

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, November 8, 2022

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 **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.

Bountiful City Council meetings, including this meeting, are open to the public. 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. Short Term Rentals follow up discussion – Mr. Francisco Astorga p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Consider approval of Resolution 2022-19 allowing electronic participation by Councilmember Kate Bradshaw – Mr. Clinton Drake p. 11
3. 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.
4. Consider approval of minutes of previous meetings held October 25, 2022 p. 13
5. Council Reports
6. BCYC report
7. Consider approval of:
 - a. Expenditures greater than \$1,000 paid October 17 & 24 p. 23
 - b. September 2022 Financial report p. 27
8. UDOT presentation – Mr. Justin Smart & Mr. Kevin Kilpatrick p. 41
9. Fiscal Year 2022 Annual Comprehensive Financial Report (ACFR) p. 47
 - a. Presentation of the Fiscal Year 2022 ACFR – Mr. Tyson Beck
 - b. Independent Financial Statement Audit Presentation for FY2022 – Mr. Gary Keddington
10. Consider adoption of Ordinance 2022-10 which amends the Land Use Code Text for landscaping– Mr. Francisco Astorga p. 49
11. Consider approval of an agreement with Solar Turbines to replace two natural gas turbines in the amount of \$2,163,327 – Mr. Alan Farnes p. 65
12. Consider approval of the purchase of a police vehicle in the amount of \$34,426 – Chief Ed Biehler p. 69
13. Consider approval of the lot line adjustment at 4317 South Monarch Drive – Mr. Lloyd Cheney p. 73
14. Consider approval of the lot line adjustment at 153 South 300 East – Mr. Lloyd Cheney p. 77
15. Consider approval of the lot line adjustment at 4396 South Hidden Hollow Drive – Mr. Lloyd Cheney p. 81
16. Adjourn


City Recorder



City Council Staff Report

Subject: Follow up Discussion of the Short-Term Rentals
Author: Francisco Astorga, AICP, Planning Director
Department: Planning
Date: November 8, 2022

Background

Last summer the Planning Department received complaints about a short-term rental (STR) operating in an accessory dwelling unit (ADU) without a permit on 800 East. On August 1st staff notified the property owner Brady Price of the violation. The next day an application for an ADU and STR were filed with the City by Mr. Price's wife, Allison Price. It soon became apparent that the Prices did not live in the home, but had a relationship with Jorge Morataya, who resided in the home with his family. Bountiful City Code requires a property owner to occupy either the principal unit or the accessory dwelling unit as their permanent residence.

The definition of "owner" and the actions taken by the Prices and Mr. Morataya to meet the "owner-occupied" requirement became the focal point of staff's and the Administrative Committee's considerations. A detailed timeline of the interactions between the City, the Prices, and Mr. Morataya is attached. A summary of the major points include:

- August 10 – Mr. Price transfers title of the property to Price is Right LLC and makes Jorge Morataya a "governing person" of the LLC.
- August 16 - Staff determines that a "governing person" does not meet the definition of owner, but that a "member" of an LLC *would* qualify. Staff shares this with Mr. Price via e-mail, asks for documentation that Mr. Morataya is a member of the LLC and requests that Mr. Morataya "sign the application forms" if he is.
- August 16 (afternoon) – Acting on the City's determination, Mr. Price makes Mr. Morataya a member of the LLC and provides the requested documents.
- August 17 – Mr. Morataya updates the applications and signs them as LLC member/owner.
- August 29 – The Planning Department approves the ADU application (per city code, ADUs are approved by planning staff, and STRs are approved by the Administrative Committee).
- September 1 – The Administrative Committee considers the STR application. During public comments, neighbors question if membership in an LLC constitutes ownership. The Admin Committee postpones a decision until the City Attorney and staff can opine.
- Week of September 8 – The City Attorney determines that "when a parcel of real property is owned by an LLC, members of the LLC are not the property owner of the same parcel" (see attached memo).
- Week of September 20 – Staff shares this new interpretation of "owner" with the applicants (Price/Morataya) and provides a staff report to the Administrative Committee recommending denial of the STR.
- September 26 (date of Administrative Committee meeting) – The applicants provide

documentation to city staff that Jorge Morataya was made a joint owner of the property with the LLC, satisfying the owner-occupancy requirement. Staff recommends approval of the STR to the Committee at the meeting who vote 2-1 to approve the application.

Analysis

One of the City Council's goals of owner occupancy in STRs and ADUs was to make sure that someone was onsite to address issues. Another was that an on-site owner would have more investment in the property and neighborhood. The Code does not provide further definitions or clarification on who is eligible of owner-occupancy as it relates to ADUs and STRs, which is why staff was first interpreted LLC/Trust ownership as being consistent with the ADU Code until additional research was concluded by the City Attorney.

As the law evolves, and applicants become more creative, new questions and issues arise. The recent approval of the 800 East STR illustrates this point. **The current interpretation, which does not allow members of LLCs or Trusts to qualify for owner-occupancy may mean the STR and ADU ordinances are no longer consistent with the City Council's original intent. The Council may want to consider further defining "owner-occupant".**

Some cities define owner-occupant specifically for ADUs and STRs. Some definitions include family members of individuals who are listed on a recorded deed. Some include an individual who is a trustor of a family trust who possess legal ownership of the property, etc.

Another issue is that Trust ownership is much more common within the City than LLC ownership. There are already a number of approved ADUs that are owned by a family trust, for example. These would not be allowed in the future based on Staff's current understanding of the code or

Significant Impacts

Based on the current legal interpretation of "owner", members of trusts or LLCs moving forward will not be considered as owner-occupiers. This would include, for example, 30-year homeowners who recently put the family into a trust.

Department Review

This report was written by the Planning Director and reviewed by the City Attorney and the City Manager.

Recommendation

This item is for information only, but Staff would like to know if the City Council is interested in making additional changes to ownership definitions or any other aspect of the STR ordinance.

Attachments

1. 211 North 800 East Application Timeline
2. 211 North 800 East Quit Claim Deed
3. Memo – LLC Real Property Ownership (City Attorney C. Drake)



Subject Property: 211 North 800 East
Property Owner(s): Price is Right Properties LLC & Jorge Morataya

Timeline Summary:

On June 9th, 2022, Nicholas Lopez (Assistant Planner) received a code enforcement complaint of an unpermitted short-term rental (STR) and internal accessory dwelling unit (ADU), via e-mail from Donald Glover; however, an address of the complaint was not provided.

On June 29th, 2022, the address of the unpermitted STR and ADU was provided by Donald Glover to Nicholas Lopez via e-mail.

In the month of July, Staff received two (2) more written complaints regarding the subject site, one from Ed Richardson, and another from a Royce Rodgers.

On August 1st, 2022, Nicholas Lopez sent a notification via mail and e-mail to the listed property owner per Davis County records, Mr. Brady Price, to cease operations immediately of the unpermitted short-term rental.

On August 2nd, 2022, Allison Price submitted applications for both an Internal ADU & STR. Allison Price provided documentation for power of attorney for Brady Price.

On August 3rd, 2022, an inspection of the property was performed by Don Simons (Building Official), CJ Thompson (Building Inspector), and Nicholas Lopez for compliance with both Bountiful Land Use Code and applicable Building Codes. The property was not found in compliance and the property owner was provided with information via e-mail on what would need to be changed. During this inspection, Nicholas Lopez told Allison Price that they would not be able to run a STR as the property didn't appear to satisfy the owner-occupied requirement.

On August 10th, 2022, Brady Price provided information to Nicholas Lopez via e-mail which indicated that the site was transferred from Brady Price to Price is Right LLC, a Utah limited liability company and assigned Mr. Jorge Morataya as a "Governing Person" of the LLC.

On August 11th, 2022, Nicholas Lopez and Don Simons met with Jorge Morataya (resident upstairs, business partner of Brady Price per phone conversation with Mr. Lopez, and "Governing

Person of the LLC) onsite for re-inspection. Don Simons found everything to be in order except a minor electrical connection.

On August 15th, 2022, Nicholas Lopez and Don Simons re-inspected the site and Don Simons found that the site complied with applicable building codes.

On August 16th, 2022, Nicholas Lopez approached Francisco Astorga (Planning Director) and Clinton Drake (City Attorney) to review the “Governing Person” status of Jorge Morataya. It was determined that an LLC governing person does not qualify as a proper owner to satisfy the owner-occupied requirement, but that a “member” of an LLC *would* qualify as an owner. That same day Brady Price was contacted via e-mail by Nicholas Lopez and told the following:

“Your submitted Internal Accessory Dwelling Unit (ADU) application for a basement ADU at 211 North 800 East is incomplete and currently does not comply with the Code. You have indicated verbally that Brady Price and Jorge Morataya own the subject property. You indicated that Jorge Morataya resides onsite (upper level). You have also indicated that Brady Price and Alison Price do not currently reside at the subject property. The adopted ADU Code requires the property owner to occupy either the principal unit or the ADU (basement) as their permanent residence and at no time receive rent from the owner-occupied unit. As an owner that resides onsite, Jorge Morataya, needs to sign the application forms”

The following information was requested from Brady Price/Jorge Morataya in order to have a complete application:

- “Documentation indicating that Jorge Morataya is a member of the LLC. (Screenshots will not be accepted).”
- “Internal ADU Acknowledgement Checklist to be completed by Jorge Morataya.”
- “Property Owner’s Affidavit signed by Jorge Morataya.”

Later on the same day, August 16th, 2022, Nicholas Lopez received documentation from the State of Utah (via e-mail from Brady Price) indicating that Jorge Morataya was now designated as a member of the Price is Right LLC.

On August 17th, 2022, Jorge Morataya updated application forms for both the Internal ADU and the STR, including Acknowledgement Checklists and the Property Owner’s Affidavits.

On August 29th, 2022, the Bountiful City Planning Department approved the Internal ADU.

On September 1st, 2022, Bountiful City Administrative Committee convened to consider the STR application for 211 North 800 East. Staff provided a recommendation to the Committee to approve it with conditions. During public input, residents questioned whether membership in an LLC constituted ownership. The item was continued under advice of the City Attorney to do more research on legal ownership through an LLC.

During the week of September 8th, 2022, the City Attorney determined that LLC members do not own property owned by the LLC, and therefore cannot satisfy owner occupancy requirement of the STR. Staff recommended that the Administrative Committee deny the STR permit as shown on the published staff report dated September 26th, 2022.

On September 26th, 2022, on the day of Administrative Committee meeting, Nicholas Lopez was provided documentation that Jorge Morataya was made a joint owner of the property with the LLC, satisfying the owner-occupancy requirement. Subsequently, Staff recommended approval based on this new information. The Administrative Committee voted to approve the request 2-1, with the condition that Jorge Morataya sign an updated application as a joint owner of the property.

QUIT CLAIM DEED

Price is Right Properties, LLC, a Utah limited liability company, Grantor, of Utah, hereby **QUIT CLAIMS** to Price is Right Properties, LLC, a Utah limited liability company and Jorge Morataya, Grantees, of 211 North 800 East, Bountiful, UT 84010 for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following described tract of land in Davis County, State of Utah, to-wit:

PARCEL NO. 04-027-0012: LOT 58, IN BLOCK "D", CENTRAL HEIGHTS SUBDIVISION AMENDED AND EXTENDED, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE DAVIS COUNTY RECORDER'S OFFICE, STATE OF UTAH.

Together with all improvements thereon and anywise appertaining thereto.

Subject to easements, rights, restrictions, rights-of-way, conditions, covenants, reservations, currently of record or enforceable in law or equity and subject to current general property taxes.

WITNESS THE HAND of said Grantor this 26th day of September, 2022.

Price is Right Properties, LLC, a Utah limited liability company

Brady Price, Manager

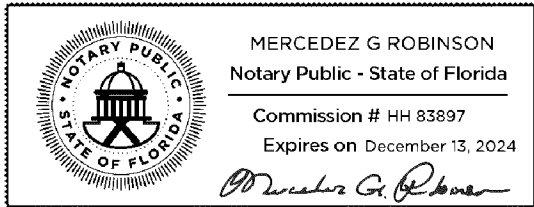
Brady Price, Manager

STATE OF Florida)
)
) : ss.
COUNTY OF St. Lucie County)

On the 26th of September, 2022, before me, a Notary Public in and for the said state, appeared Brady Price, Manager of Price is Right Properties, LLC, a Utah limited liability company personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. **Provided Driver License**

Mercedes G Robinson

Notary Public



Notarized online using audio-video communication

Memorandum from the Bountiful City Attorney



To: Bountiful City Administrative Committee
Re: LLC Real Property Ownership
From: Clinton Drake, City Attorney
Date: September 22, 2022

Bountiful City Administrative Committee,

I have been asked to review whether a member of a limited liability company (LLC) that is the record owner of a parcel is an owner of the said parcel of real property. Recently, the Administrative Committee received an application for a short-term rental on an internal accessory dwelling unit for property located at 211 North 800 East, Bountiful, Utah. According to the application and the Davis County Recorder's Office, Price Is Right LLC, is the record owner for the property. The application was submitted by Jorge Morataya, member of Price is Right LLC.

Bountiful Municipal Code § 14-14-128(D)(2) requires all short-term rentals to comply with the City Accessory Dwelling Unit Ordinance. It states, "Short-term rentals are only allowed within approved Accessory Dwelling Units. It is unlawful to allow, construct, or reside in a short-term rental within an entire single-family dwelling, duplex, or multi-family residential dwelling or property."

The Bountiful City Accessory Dwelling Unit Ordinance requires a property to be occupied by the property owner. Bountiful Municipal Code § 14-14-124(E)(6) states in part, "The property owner must occupy either the principal unit or the accessory dwelling unit as their permanent residence and at no time receive rent for the owner-occupied unit."

The Utah Revised Uniform Limited Liability Company Act ("the ACT") states that "a limited liability company is an entity distinct from its member or members". See Utah Code Annotated § 48-3a-104(1). The Act further states that LLCs are granted "the power to do all things necessary or convenient to carry on its activities and affairs". See Utah Code Annotated § 48-3a-105. In other words, under Utah law, an LLC is a separate legal entity that can do many of the same things as a person. For example, an LLC has the power to contract, file a lawsuit, and own property among other things.

In addition to the Utah Code, the Court of Appeals has noted that in the case of an LLC that owns real property, the LLC itself, not its members, owns the property. The Utah Court of Appeals, in *CFD Payson, LLC v. Christensen*, noted that "a membership interest in an LLC therefore does not give the member any interest in the real property owned by the company." 361 P.3d 145, 148 ¶ 9 (Utah App. 2015) citing *In re McCauley*, 520 B.R. 874, 882 (Bankr.D.Utah 2014). The Court reasoned that even though the plaintiff

was the sole member of the LLC, “he had no personal ownership interest” in the land itself because it was owned by the LLC. *See id. See also White v. White*, 402 P.3d 136, 142–43 (Utah App. 2017).

Accordingly, under the legal framework described above, when a parcel of real property is owned by an LLC, members of the LLC are not the property owner of the same parcel.

Sincerely,

/s/ Clint Drake .
Clinton Drake
Bountiful City Attorney



BOUNTIFUL

BOUNTIFUL CITY, UTAH RESOLUTION NO. 2022-19

MAYOR
Kendalyn Harris
CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish
CITY MANAGER
Gary R. Hill

A RESOLUTION ALLOWING COUNCILMEMBER KATE BRADSHAW TO ATTEND THE TUESDAY, NOVEMBER 8, 2022 REGULAR SESSION CITY COUNCIL MEETING ELECTRONICALLY

WHEREAS, Utah Code Annotated §52-4-207 prohibits a public body from holding an electronic meeting unless the public body has adopted a resolution, rule of ordinance governing the use of electronic meetings; and

WHEREAS, Councilmember Kate Bradshaw will not be able to physically attend the November 8, 2022, Bountiful City Council Meeting; and

WHEREAS, a request has been made by a member of the Bountiful City Council to authorize Councilmember Bradshaw to attend the November 8, 2022, Regular Session Meeting via telephone or other electronic means, and

WHEREAS, Councilmember Bradshaw desires to attend the November 8, 2022, Bountiful City Council Regular Session Meeting and can do so via telephone or other electronic means; and

WHEREAS, the Bountiful City Council finds that it is in the best interests of Bountiful City to authorize Councilmember Bradshaw to electronically attend the November 8, 2022, Bountiful City Council Meeting via telephone or other electronic means.

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

Section 1. Authorization. Bountiful City Councilmember Bradshaw is hereby authorized to attend the November 8, 2022, Bountiful City Council Regular Session Meeting via telephone or other electronic means.

Section 2. Effective date. This Resolution shall take effect immediately upon passage.

**APPROVED, PASSED AND ADOPTED BY THE BOUNTIFUL CITY COUNCIL THIS 8TH DAY
NOVEMBER, 2022.**

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Minutes of the
BOUNTIFUL CITY COUNCIL
October 25, 2022 – 5:00 p.m.

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

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	Planning Commissioners	Lynn Jacobs (Chairman), Jim Clark, Sean Monson, Krissy Gilmore
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga
	Asst City Planner	Nicholas Lopez
	Senior Planner	Amber Corbridge
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 5:06 p.m. and welcomed those in attendance.

JOINT MEETING WITH THE PLANNING COMMISSION ABOUT GENERAL PLAN – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga thanked everyone for their support as the City goes through the process of updating the General Plan. He explained that this is the second of four scheduled joint meetings between the City Council and the Planning Commission. He turned the remainder of the meeting over to Mr. Joe Moss and Ms. Olivia Cvetko of Logan Simpson Design.

Mr. Moss gave an overview of the process, explaining that they have completed Phase I and are rolling into Phase II. They did a public kickoff and began formulating existing conditions in Bountiful. They also held one-on-one interviews with residents and held steering committee meetings. Phase II will include even more public input and will start the community visioning process. Phase III will be when they draft the plan, getting input from the Planning Commission and the City Council along the way.

Ms. Cvetko reviewed the results of the first public survey they did and said the response rate was fairly impressive; 370 responses in a wide range of age groups. They also held 25 stakeholder interviews and they talked to people at the farmers market and food truck events. They took all the information, organized it, and then took it to the steering committee to help make sense of it. Now they are bringing it to the Council and the Planning Commission for further refinement.

Ms. Cvetko explained some of the recurring themes from public input regarding what residents would like to preserve about Bountiful and what it would like to see change in Bountiful. She said residents love the small-town feel, Main Street, local businesses, historic buildings, open

1 space, easy access to the mountainside and recreation, and affordable neighborhoods. Residents
2 would like to see more recreation and open space, a better downtown scene, more pedestrian and bike
3 infrastructure, and better retail and restaurant options.

4 Based on these answers, the steering committee came up with a vision statement to help guide
5 the principles of the plan moving forward. They put up a new visioning survey today which will ask
6 questions about future land use and opportunities and also asks residents how much the vision
7 statement resonates with them.

8 The Planning Commission and City Council discussed the components of the vision statement
9 and made changes as a group. They talked about Bountiful's position as the "anchor" of South Davis
10 County, and that although they want to bring people here to shop, recreate and dine, Bountiful is not
11 an aspiring tourist destination beyond our immediate neighbors. They discussed that access to our
12 "mountain backyard" and our friendly and loving community are what really set Bountiful apart from
13 other cities.

14 Ms. Cvetko presented more data from the survey that showed a desire for more family-sized
15 rental housing. The Council and Commission discussed this "gap" in the types of available housing in
16 Bountiful and how to encourage the development of more housing types. Councilmember Bradshaw
17 said she feels there are not enough opportunities for young families to own their own apartment,
18 condo or townhome. If people can own a townhome, it allows them to build equity that helps them
19 move up and into their next home when the time comes. Ms. Cvetko said she would research current
20 practices for helping zone for and encourage those housing types.

21 Mr. Moss explained some of the next steps in the process and said that the next public
22 outreach workshops are scheduled to be during the holidays, according to the original schedule, so
23 they are trying to figure out the best way to handle that. Councilmember Bradshaw advised not
24 holding it during the holidays, that it is too important to not do right, and the Council and
25 Commission agreed. Ms. Cvetko said they will figure out the best way, perhaps holding online input
26 in December and the in-person workshops in January. They will gather input at the Trick-or-Treating
27 on Main Street event as well.

28 Ms. Cvetko added that they have a downtown redevelopment specialist on their team who will
29 be focusing on ideas for Main Street, and they also have an active transportation consultant they will
30 be working with for that portion of the plan.

31 Mr. Moss added that they will be working with the City Engineer to discuss the vision for the
32 master water plan and to document it. The General Plan requires that we state all water sources and
33 give estimated projections of future water needs.

34 Councilmember Price-Huish asked about addressing the rehabilitation of 500 South. Mr.
35 Moss said that it was definitely a big concern for residents, and they will be addressing it as part of
36 the plan update.

37 Councilmember Higginson asked if traffic calming measures were actually requested by
38 residents. Mr. Gary Hill explained that many people requested safer streets and pedestrian and bike
39 safety infrastructure and that he and Mr. Astorga chose to word it in a way that helped show people
40 the balance between safety and traffic flow.

41 Mr. Jacobs explained some of the industry standards in the traffic safety world and said that
42 many people disagree with how speed limits are determined. He added that speed limit signs have
43 little impact compared to the design of the road when it comes to how fast cars travel down a street.
44 He also said that traffic signals make a bigger impact on how well traffic flows than the speed limit.
45 He said he feels Bountiful needs to design a network for pedestrians and cyclists first, and then find a
46 way to get people to the network. But the City does not currently have a network and the network

1 needs to come first. Councilmembers Bell and Price-Huish and Commissioner Gilmore agreed that
2 pedestrian and bike infrastructure needed to improve.

3 Councilmember Higginson voiced his concern about following Salt Lake City’s
4 example in this area. Councilmember Bradshaw agreed but said there are some things the City could
5 take from their “playbook” and some things that should definitely be left out. The Councilmembers
6 and Commissioners agreed.

7 Mr. Astorga presented a revised vision statement, and the Councilmembers and
8 Commissioners revised it further. Ms. Cvetko assured them they could still work on this throughout
9 the process and that they would take this back to the steering committee as well.

10 Mayor Harris thanked everyone for being there and thanked Mr. Moss and Ms. Cvetko for
11 their great work.

12 The meeting ended at 6:48 p.m.

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14
15
16 **Regular Meeting – 7:00 p.m.**
17 **City Council Chambers**

18
19 Present: Mayor Kendalyn Harris
20 Councilmembers Mille Segura Bahr, Jesse Bell, Kate Bradshaw, Richard
21 Higginson, Cecilee Price-Huish
22 City Manager Gary Hill
23 City Attorney Clinton Drake
24 Planning Director Francisco Astorga
25 Finance Director Tyson Beck
26 Power Director Allen Johnson
27 Parks Director Brock Hill
28 Streets Director Charles Benson
29 Recording Secretary Maranda Hilton
30

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

32 Mayor Harris called the meeting to order at 7:01 p.m. and welcomed those in attendance. Mr.
33 Nick Wadsworth led the Pledge of Allegiance and Rev. Robin S. Swope, Bountiful Community
34 Church, offered a prayer.
35

36 **PUBLIC COMMENT**

37 The public comment section was opened at 7:03 p.m.
38

39 Mr. Gary Davis (2814 South 500 West) said that he attended the joint work session and
40 commented that the Council will have some tough decisions to make about the general plan. He
41 advised that balance was a good thing to discuss. He also said that he has a big issue with the term
42 “affordable housing”, because he feels it is not that big of a problem, due to the fact that it seems
43 most housing is currently occupied, which means it can be afforded by someone. He asked if we want
44 more housing or if we want open space.
45

1 Mr. Nick Wadsworth said he just wanted to say hello to the Council and that he wants to be
2 more involved in these meetings in the future. He said he has a Facebook Live called Nick
3 Wadsworth on Life Adventures
4

5 The public comment section was closed at 7:06 p.m.
6

7 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON OCTOBER**
8 **11, 2022**

9 Councilmember Bradshaw made a motion to approve the minutes with the following
10 corrections, replacing the words “Planning Commission” with “City Council” on page 3, Line 9.
11 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bahr, Bell,
12 Bradshaw, Higginson and Price-Huish voting ‘aye.’
13

14 **COUNCIL REPORTS**

15 Councilmember Bahr did not have a report.

16 Councilmember Price-Huish mentioned the General Plan update is underway and encouraged
17 everyone to become involved and take part in the public input process.

18 Councilmember Bell reported that the BCYC held a very well-attended Pumpkin Walk last
19 Saturday at North Canyon Park. He also reported that the CERT program is looking for volunteers to
20 help with the mock disaster on November 5th from 9:00 a.m. – 12:00 p.m. Any interested persons
21 should contact Mr. Richard Watson of the Bountiful Community Service Council or go to the CERT
22 website.

23 Councilmember Bradshaw reported that Lakeview Hospital is holding their Drug Take-Back
24 event on Saturday, October 29th from 10:00 a.m. to 2:00 p.m. Residents can drop off medicines and
25 drugs for safe disposal, and there will also be a drive-through option on the east side of the hospital.
26 More information can be found on the City and hospital websites and social media pages. She also
27 reported that the SDRD Board met yesterday and began working on the budget process, specifically
28 going over revenues. At the next meeting they will look at expenses. Their budget will be adopted in
29 December. She also asked Councilmember Higginson if he would give the Council an update about
30 the Fiber RFP.

31 Councilmember Higginson asked Mr. Gary Hill if he would give the Council a fiber update.
32 Mr. Hill said that the Fiber committee met last week and is finalizing the selection criteria for the
33 RFP and hope to distribute it Monday or Tuesday of next week.

34 Councilmember Higginson asked Mr. Allen Johnson to please give a brief update of the
35 resource news from the Power Commission meeting when he presents his agenda item.
36

37 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID OCTOBER**
38 **3 & 10, 2022**

39 Councilmember Price-Huish made a motion to approve the expenditures paid October 3 & 10,
40 2022 and Councilmember Higginson seconded the motion. The motion was approved with
41 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
42
43
44

1 **HONORING THE LATE MR. CHRISTIAN COSTLOW FOR DOING BUSINESS IN**
2 **BOUNTIFUL AS THE OWNER OF GREAT WESTERN E-BIKES – MAYOR KENDALYN**
3 **HARRIS**

4 Mayor Harris welcomed the Costlow family and asked Councilmember Bradshaw to offer her
5 comments first.

6 Councilmember Bradshaw explained that she met Mr. Costlow (Christian) last year when she
7 was attempting to organize a showcase of Bountiful’s trail projects for State recreation leaders and
8 others. She reached out to Christian for e-bikes, and he donated bikes for the group to use and joined
9 the ride and added greatly to the conversation that day. As a result of that ride, the City was awarded
10 a grant to help with trails projects. Councilmember Bradshaw explained that she reached out to
11 Christian a second time as she was organizing another, larger ride, and he generously offered the use
12 of his bikes again and would not accept payment for them. She said she appreciated his generosity
13 and his shared love of mountain biking and the trails. She said she was sad that he was unable to join
14 the second ride and thanked his amazing staff who helped with the event despite the fact that they
15 were dealing with mourning his passing. She said it was an awesome thing to know a business owner
16 who was so willing to give back and support his community.

17 Mayor Harris said that she really loved going into Christian’s shop; he always had a big smile
18 on his face, and he was interested in getting to know you, not just in selling you something. She
19 quoted his obituary, which said, “making memories was a principle he lived by” and she appreciated
20 that he was a friend to all. She thanked his parents for raising a wonderful son who truly contributed
21 to the community.

22 Mayor Harris led a round of applause and presented Christian’s parents with a certificate of
23 appreciation in his honor. She invited his parents to speak.

24 Mr. Costlow expressed his appreciation of the Council’s recognition of Christian and his
25 willingness to support his community. He explained that Christian had passion for his business and
26 that he loved Bountiful and had made many friends here despite only having his shop for a short time.
27

28 **CONSIDER APPROVAL OF THE PURCHASE OF WASHINGTON PARK PLAYGROUND**
29 **EQUIPMENT FROM SONNTAG RECREATION IN THE AMOUNT OF \$150,000 – MR.**
30 **BROCK HILL**

31 Mr. Brock Hill explained that staff reached out to suppliers in the area for playground
32 equipment for Washington Park and, after evaluating the three bids, they believe the offer from
33 Sonntag will be the best option. He said that staff considered availability, quality, specific play
34 elements and the value of the play equipment, noting that data gathered from public outreach for
35 Washington Park indicated residents prefer a large structure that allows many children to play at one
36 time. Mr. Hill explained that he has worked with Sonntag in the past and feels they will be the most
37 responsive from a customer service aspect.

38 Councilmember Bahr said she liked the variety in Garret’s bid best and said she was
39 concerned that Sonntag’s quote did not have line items included. Mr. Brock Hill answered that he
40 asked Sonntag about that, and based on their working relationship, he feels confident that Sonntag
41 will deliver everything the City asks for. He said that he has had difficulty in the past getting what he
42 needed from Garret. Councilmember Bahr said she liked the zipline element from Garret’s quote and
43 knows that the zipline at Deer Hollow Park gets a lot of use. Mr. Brock Hill said that staff will take
44 that into consideration while working with the selected supplier.

45 Councilmember Price-Huish said she appreciated staff taking the time to gather public input
46 and try to implement the wishes of the residents, even if that means fewer elements in total. She

1 asked Mr. Brock Hill about the engineered surfacing being a separate purchase. Mr. Brock Hill
2 explained that the City plans to contract directly with the supplier to save money.

3 Mr. Brock Hill explained that staff and the contractors have been finding ways to save money
4 throughout the process which enabled them to purchase a larger playground. He also said that they
5 would have to take something out to stay in budget with the proposal from Garret.

6 Councilmember Bell made a motion to approve the purchase of the playground equipment
7 from Sonntag and Councilmember Price-Huish seconded the motion.

8 Councilmember Price-Huish asked about the circle sidewalk shown in the Sonntag rendering
9 that was not included in the others. Mr. Brock Hill answered that the other bidders had earlier designs
10 from which they created their renderings, but Sonntag received a copy of the early master plan
11 design, which included a round sidewalk. However, cost saving measures were applied after that
12 design, and the actual site will have a straight sidewalk there.

13 The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-
14 Huish voting “aye.”

15
16 **CONSIDER APPROVAL OF THE PURCHASE OF 48 TRANSFORMERS FROM ANIXTER**
17 **POWER SOLUTIONS IN THE AMOUNT OF \$129,264 – MR. ALLEN JOHNSON**

18 Mr. Allen Johnson explained that there is a national shortage of transformers, so they are
19 trying to take advantage of an opening for supplies from Anixter. These transformers will not be
20 delivered until next summer, but what happened in Florida is pushing back delivery times even more
21 than usual, and these transformers will be put into inventory and used as needed.

22 Councilmember Price-Huish asked how many transformers are typically used or replaced
23 every year. Mr. Johnson said that 50-60 transformers is typical. So, this order represents almost a
24 year’s worth of inventory, which will be nice to have on hand.

25 Councilmember Higginson made a motion to approve the purchase of the 48 transformers
26 from Anixter and Councilmember Bradshaw seconded the motion. The motion was approved with
27 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

28 Mr. Johnson then gave an update on power resources as requested by Councilmember
29 Higginson. He explained that resources are still low and costs are being driven up further, due to the
30 fire in Lila Canyon Mine and the second year of the Colorado River Storage Project (CRSP)
31 emergency order. The San Juan project is no longer burning coal, but the renovation project is being
32 held up by litigation now. He said producing power from natural gas at the power plant does not
33 make financial sense, although they may just have to do it anyway. The good news is that the Red
34 Mesa solar project is set to start production in February 2023. The Steel solar project is being delayed
35 another three months, due to issues getting the silicon sand through customs, so it may not be running
36 until winter of next year. There is a nuclear project in Oregon that looks like it might be favorable,
37 but subscription is an issue. Lastly, one of the units at the power plant is smoking and needs the
38 motor replaced, which he will bring back for Council approval in a few weeks.

39 Mayor Harris thanked him for his efforts to find sufficient and affordable power for our
40 residents.

41 Councilmember Bradshaw asked if the City will be responsible for legal bills from the
42 Enchant project lawsuit. Mr. Johnson answered that the City will pay their portion of the legal bills
43 that UAMPS receives, which is 6.5%, but the total amount is not yet known.

44
45

1 **CONSIDER APPROVAL OF ORDINANCE 2022-10 FOR LANDSCAPE TEXT**
2 **AMENDMENTS – MR. FRANCISCO ASTORGA**

3 Mr. Francisco Astorga presented the ordinance that was drafted by staff and the Planning
4 Commission which proposes amendments to the landscape code text. Weber Basin has approved
5 these amendments as compliant with their Flip-the-Strip program. He asked Council for a decision on
6 whether or not to keep the language regarding single-family additions of 750 sq. ft., and to review the
7 ordinance.

8 Councilmember Bradshaw asked a question about “large cobbles” and how they differ from
9 “boulders.” After some discussion the Council agreed that it was confusing, and Mr. Gary Hill said
10 that staff could remove it if the Council wished.

11 Councilmember Higginson asked if the ordinance would still comply with Weber Basin if the
12 City removed the requirement concerning single-family additions of 750 sq. ft. Mr. Astorga said that
13 it would be compliant either way.

14
15 **A. PUBLIC HEARING**

16 The public hearing was opened at 8:01 p.m.
17

18 Mr. Jack Holt (1201 East 700 North) said he has been working with Weber Basin since March
19 on Flip-your-Strip and he hopes to give the Council a citizen’s view of how the new
20 ordinance would apply to installing a new parking strip. He talked to experts about what
21 science tells us about aesthetic guidelines for greenery, and there are none; beauty is in the
22 eye of the beholder. He asked experts about existing studies regarding an optimum percentage
23 for plant coverage, and there are no studies. He was advised that best practice is to plant based
24 on target water consumption, which is far too complicated. He said he believes there should
25 be some greenery in the park strip, a change in his opinion from earlier, but that the City
26 should change its 50% requirement to a range from 25% to 50%. He also suggested that
27 residents be allowed to plant the required street trees in their front yards. He believes they
28 provide the same purpose and would help eliminate lifted sidewalks. He also suggested that
29 low-income families be subsidized to allow them to participate in this program if they can
30 prove income and apply for a permit.

31
32 Mr. Jim Lansbarkis (554 South Moss Hill Drive) said he agreed that a range of greenery
33 should be allowed. He also liked the idea of allowing street trees in the front yard. He
34 suggested lines 409-411 (section H1) should be moved to a different section, because it was
35 confusing in that section. He asked if existing homeowners must comply with these
36 requirements or if they will be grandfathered in.

37
38 Mr. Gary Davis (2814 South 500 West) said he was concerned that Weber Basin is being
39 allowed to dictate what our landscaping code is and that the code is being made based on
40 current climate conditions. He worries that the City will continue to change the code and
41 people will have to dig up their yards every 10-15 years.

42
43 Mr. Randy Peterson (859 East Center Street) explained that as a former hydrologist, he
44 recommends the City look very closely at conservation of water and power. He is concerned
45 that we are drawing down our water from Weber Basin and ground water too much, and it all
46 affects the Great Salt Lake. He reprimanded the City for not supporting solar panels on

1 homes, saying that paying residents for generated solar power would be a lot cheaper than
2 other sources now, and he asked them to reconsider their policy. He said he thinks
3 encouraging residents to Flip-the-Strip makes a lot of sense, but that it could use a lot more
4 flexibility.
5

6 The public hearing was closed at 8:22 p.m.
7

8 **B. ACTION**

9 Mr. Astorga replied to some of the questions asked during the public hearing, saying that the
10 Council could allow street trees in the front yard and a range of greenery in the park strip and still
11 comply with Weber basin’s restrictions, if they decide they want to allow that flexibility; that only
12 new homes and developments (and possibly additions over 750 sq. ft.) would have to comply with
13 the new standards; and that if they change the code in the future the same grandfathering in would
14 happen.

15 After much discussion the Council decided upon giving staff further direction for some final
16 changes to the ordinance before it is adopted at a future meeting. They asked staff to allow flexibility
17 for street trees to be planted in the front yard, and to give a range of 35-50% for live vegetation in the
18 park strip. They asked to prohibit bricks intended for use on buildings, lava rock, and large cobbles
19 exceeding six inches in diameter from park strips. They also asked to strike “and additions to existing
20 single-family and two-family dwellings consisting of 750 sq. ft. or more” from the amendments.

21 No additional public hearing is required, and the landscaping amendments will be placed on
22 the next agenda.
23

24 **CONSIDER GRANTING FINAL ACCEPTANCE OF THE TOWNS ON 2ND**
25 **DEVELOPMENT AND AUTHORIZE THE RELEASE OF THE REMAINING BOND**
26 **FUNDS FOR THE DEVELOPMENT – MR. LLOYD CHENEY**

27 Councilmember Higginson made a motion grant final acceptance of the Towns on 2nd
28 development and Councilmember Price-Huish seconded the motion. The motion was approved with
29 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
30

31 **ADJOURN**

32 Councilmember Bahr made a motion to adjourn the regular session and Councilmember
33 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,
34 Higginson and Price-Huish voting “aye.”
35

36 The regular session was adjourned at 9:02 p.m.
37

Mayor Kendalyn Harris

City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
October 17 & 24, 2022

Author: Tyson Beck, Finance Director

Department: Finance

Date: November 8, 2022



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 October 17 & 24, 2022

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 17, 2022**

<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	36,959.80	230453	10012022	September 2022 Recycling Fees
14116	ADV RELINE SERVICE	Water	515100 474500	Machinery & Equipment	149,189.00	230455	12001	Reline Summerwood - Approved by Council
1164	ANIXTER, INC.	Light & Power	535300 448632	Distribution	1,340.83	230459	5457039-00	Tap Covers, Washers,150w HPS lamps- Cust # 6000052
1447	BP ENERGY COMPANY	Light & Power	53 213100	Accounts Payable	341,658.35	230462	21234498	Natural Gas - Contract # 23191
1555	CALLAWAY GOLF	Golf Course	555500 448240	Items Purchased - Resale	1,177.68	230466	935543213	Golf Balls - Acct # 14853
13977	CHEMTRAC	Water	515100 474500	Machinery & Equipment	6,850.00	230469	31989	Chemical Probe & Analyzer - Cust ID BOUNT
9982	DIAMOND TREE EXPERTS	Light & Power	535300 448632	Distribution	10,284.32	230481	75895	Tree Trimming
5281	DOMINION ENERGY UTAH	Light & Power	53 213100	Accounts Payable	46,109.65	230483	10012022L	Natural Gas - Account # 6056810000
5458	HANSEN, ALLEN & LUCE	Landfill	575700 431300	Environmental Monitoring	6,557.82	230492	47857	Pro Services for Sept. 2022 Ground Water Sampling
2517	HOME DEPOT CREDIT SE	Government Buildings	104160 426000	Bldg & Grnd Suppl & Maint	1,089.99	230498	0014230	Misc. Supplies - Minus Sales Tax(Exempt)
10416	KURTZ, BRAD	Engineering	104450 453100	Interest Expense	1,851.14	230509	10122022	Towns on 2nd 1st Bond Release
13521	MAGELLAN ADVISORS	Legislative	104110 466000	Contingency	10,835.00	230514	MA06302258	Fiber Project Consultation Fee-Approved by Council
10559	MASSIMO'S	Legislative	104110 461000	Miscellaneous Expense	1,200.00	230516	10102022	Catering for Bountiful City
14115	MOUNTAIN VALLEY GLAS	Golf Course	555500 472100	Buildings	19,500.00	230520	Msc 1711-1	Replaced Glass on Bountiful Ridge Club
3375	OLYMPUS INSURANCE AG	Workers' Comp Insurance	646400 451000	W/C Reinsurance Premiums	1,337.00	230528	16288	Addition Workers Comp Premium- Acct # BOUN050
5553	PURCELL TIRE AND SER	Sanitation	585800 425000	Equip Supplies & Maint	1,960.28	230533	280025492	Tires for Sanitations Trucks - Acct # 2801867
13120	RECYCLE IT	Landfill	575700 448000	Operating Supplies	2,010.00	230537	10048	134 Mattresses Recycled for Bountiful Landfill
3899	SHERRILL / VERTICAL	Light & Power	535300 448636	Special Equipment	2,727.61	230543	INV-796724	Swivel Block & Saw blade - Customer # 68053
4171	THATCHER COMPANY	Water	515100 448400	Dist Systm Repair & Maint	7,152.00	230550	2022100124518	Chlorine - Customer # C1303
4217	TITLEIST	Golf Course	555500 448240	Items Purchased - Resale	1,838.40	230551	914265030	Golf Balls - Acct # US00021802
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	2,483.80	230553	0351280	Triton ATF Bulk - Acct # 000275
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	4,100.92	230553	0350530	Fuel - Account # 000276
5442	TRAVIS MATHEW, LLC	Golf Course	555500 448240	Items Purchased - Resale	1,689.24	230554	90973769	Men's Wear - Account # 1006176
4450	VERIZON WIRELESS	Light & Power	535300 448641	Communication Equipment	1,993.40	230561	9917081846	Account # 371517689-00001
4528	WAXIE SANITARY SUPPL	Police	104210 426000	Bldg & Grnd Suppl & Maint	1,785.02	230564	81234500	TP and Cleaning Products - Customer # 9024
5334	WEST COAST CODE CONS	Engineering	104450 431000	Profess & Tech Services	7,502.03	230566	UT22-545-011	Building Inspection Services
13601	WHERE'S ALDO	Legislative	104110 461000	Miscellaneous Expense	1,200.00	230567	Square 2022 Aug30	Catering for Bountiful City
TOTAL:					<u>672,383.28</u>			

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid October 24, 2022**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,233.03	230571	51084807	Testing and Repairs - Customer # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,299.88	230571	51086671	Testing and Repairs - Customer # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,339.81	230571	51086669	Testing and Repairs - Customer # 98370
1105	ALTEC INDUSTRIES, IN	Light & Power	535300 448635	Vehicles	1,611.72	230571	51086658	Testing and Repairs - Customer # 98370
1465	BRIDGESTONE GOLF, IN	Golf Course	555500 448240	Items Purchased - Resale	1,009.78	230578	INV-1003063345	Golf Balls - Customer # 33740
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,100.00	230586	22J0122	Lab Fees
4806	CHEMTECH-FORD, INC	Water	515100 431000	Profess & Tech Services	1,350.00	230586	22I0953	Lab Fees
13110	DORSETT CONTROLS	Water	515100 474500	Machinery & Equipment	5,085.81	230592	J005802	SCADA Maintenance - Customer # 687
2350	GREEN SOURCE, L.L.C.	Golf Course	555500 426000	Bldg & Grnd Suppl & Maint	12,835.00	230600	22480	Turf Treatment for Golf Course
2649	IPSA-INTERMOUNTAIN P	Light & Power	535300 423000	Travel & Training	1,200.00	230606	3022	Hotstick School Registration
4996	KEDDINGTON & CHRISTE	Finance	104140 431100	Legal And Auditing Fees	3,937.19	230609	4333	1st Interim bill audit services for yearend6/30/22
4996	KEDDINGTON & CHRISTE	Finance	104140 431100	Legal And Auditing Fees	4,105.92	230609	4360	2nd Interim bill audit services for yearend6/30/22
4996	KEDDINGTON & CHRISTE	Light & Power	535300 431100	Legal And Auditing Fees	4,356.64	230609	4333	1st Interim bill audit services for yearend6/30/22
4996	KEDDINGTON & CHRISTE	Light & Power	535300 431100	Legal And Auditing Fees	4,543.33	230609	4360	2nd Interim bill audit services for yearend6/30/22
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,476.60	230612	9129	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,931.54	230612	9095	Patching - Customer # BOUN02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	3,955.54	230612	9141	Waterline Patching 1400 N 400 W - Cust # Boun02610
8137	LAKEVIEW ASPHALT PRO	Streets	104410 473200	Road Materials - Overlay	12,303.62	230612	9118	Patching - Customer # BOUN02610
2886	LAKEVIEW ROCK PRODUC	Water	515100 461300	Street Opening Expense	4,409.37	230613	408446	Road Base - Customer # BCTY07399
13762	PRECISION COMPLETE	Golf Course	555500 425000	Equip Supplies & Maint	4,563.23	230634	82011	Auto Repairs, labor and parts for Bountiful City
11638	SIDDONS-MARTIN EMERG	Streets	104410 425000	Equip Supplies & Maint	1,201.50	230646	38404508	Latch for Fire Truck
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	2,703.61	230657	2022100124679	T-Chlor - Acct # C1303 Bountiful City Water
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	39,245.85	230660	0351463	Fuel - Acct # 000275
5000	U.S. BANK CORPORATE	Legislative	104110 461000	Miscellaneous Expense	1,298.30	230662	10102022SC	Employee BBQ,Training - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Legislative	104110 461750	Employee Wellness & Recognit'n	3,613.19	230662	10102022SC	Employee BBQ,Training - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 423000	Travel & Training	1,147.28	230662	10102022DE	Training & tarps - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	1,568.24	230662	10102022EB	Training,Frames - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Police	104210 445100	Public Safety Supplies	8,620.95	230662	10102022DE	Training & tarps - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Parks	104510 424000	Office Supplies	1,381.29	230662	10102022BH	Misc.Supplies - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Water	515100 474500	Machinery & Equipment	1,464.76	230662	10102022AW	Misc.I.T.supplies - Acct # 4246-0445-5571-8851
5000	U.S. BANK CORPORATE	Light & Power	535300 448628	Pineview Hydro Operating Costs	1,660.53	230662	10102022AJ	UAMPS Train,Misc.Supply- Acct# 4246-0445-5571-8851
4334	USDA-FOREST SERVICE	Light & Power	535300 448627	Echo Hydro Operating Costs	8,580.79	230664	BF041901AD001	Special Use Permit - Job # D5507F23
4450	VERIZON WIRELESS	Water	515100 428000	Telephone Expense	1,966.06	230666	9917805494	Account # 242434136-00001
9364	VISTA OUTDOOR SALES	Golf Course	555500 448240	Items Purchased - Resale	1,446.22	230667	646514	Golf Accessories - Account # 199088-0000
TOTAL:					<u>149,546.58</u>			

City Council Staff Report

Subject: September 2022 Financial Reports
Author: Tyson Beck, Finance Director
Department: Finance
Date: November 8, 2023



Background

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

Analysis

Data within the reports and graphs presented provide detail of revenue, expense, and budget results for the associated period. Additional revenue and expense graphs are provided that give comparative data for FY2023 through September as compared to the past three fiscal year periods through that same timeframe.

The FY2023 budget portion of these reports is the originally adopted FY2023 budget approved by the City Council in June of 2022.

Department Review

These reports were prepared and reviewed by the Finance Department.

Significant Impacts

Financial information to aid in legislative and operational decision making.

Recommendation

Council should review the attached revenue, expense, and budget reports.

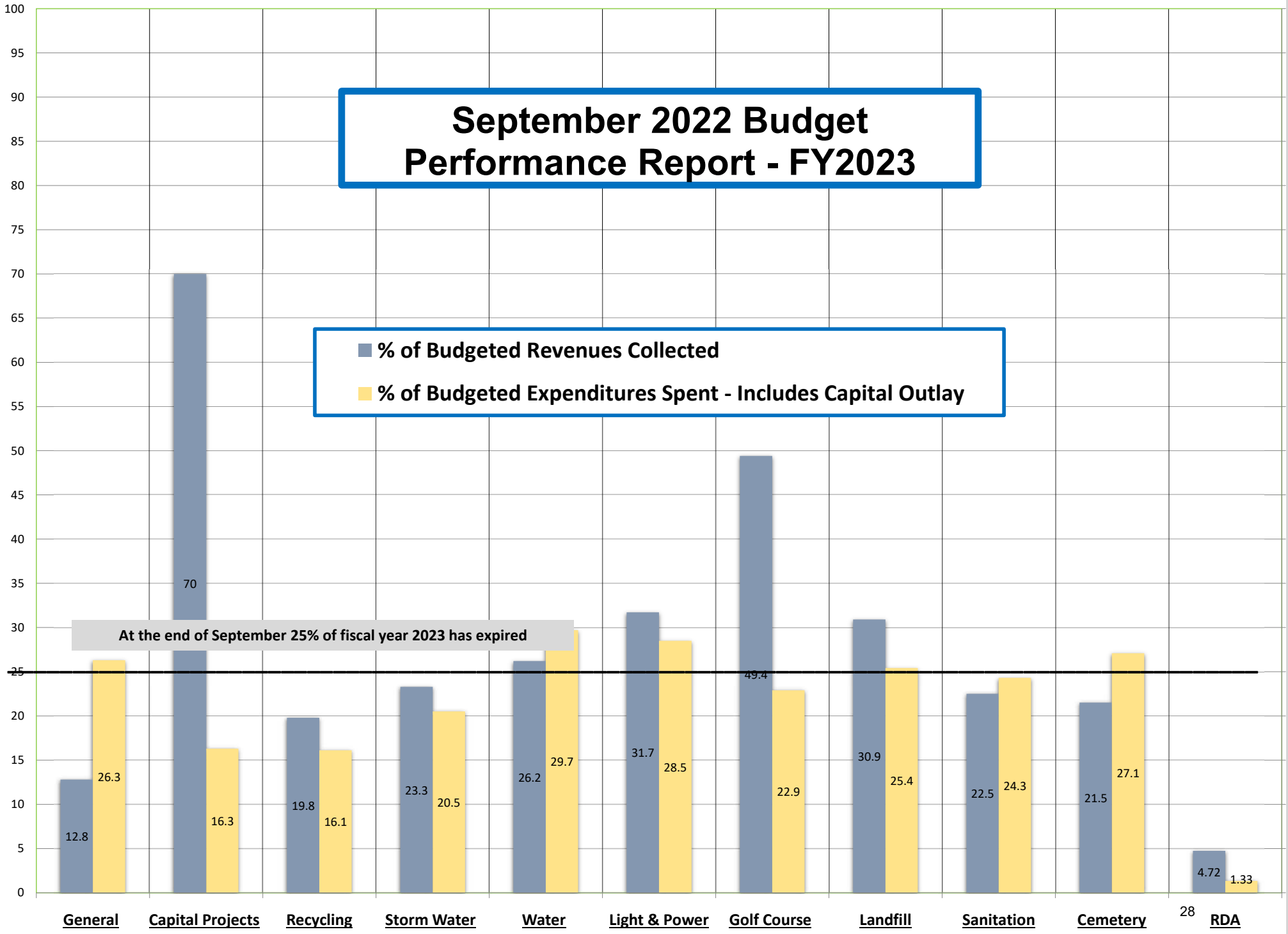
Attachments

- September 2022 Revenue & Expense Reports – Fiscal 2023 YTD

September 2022 Budget Performance Report - FY2023

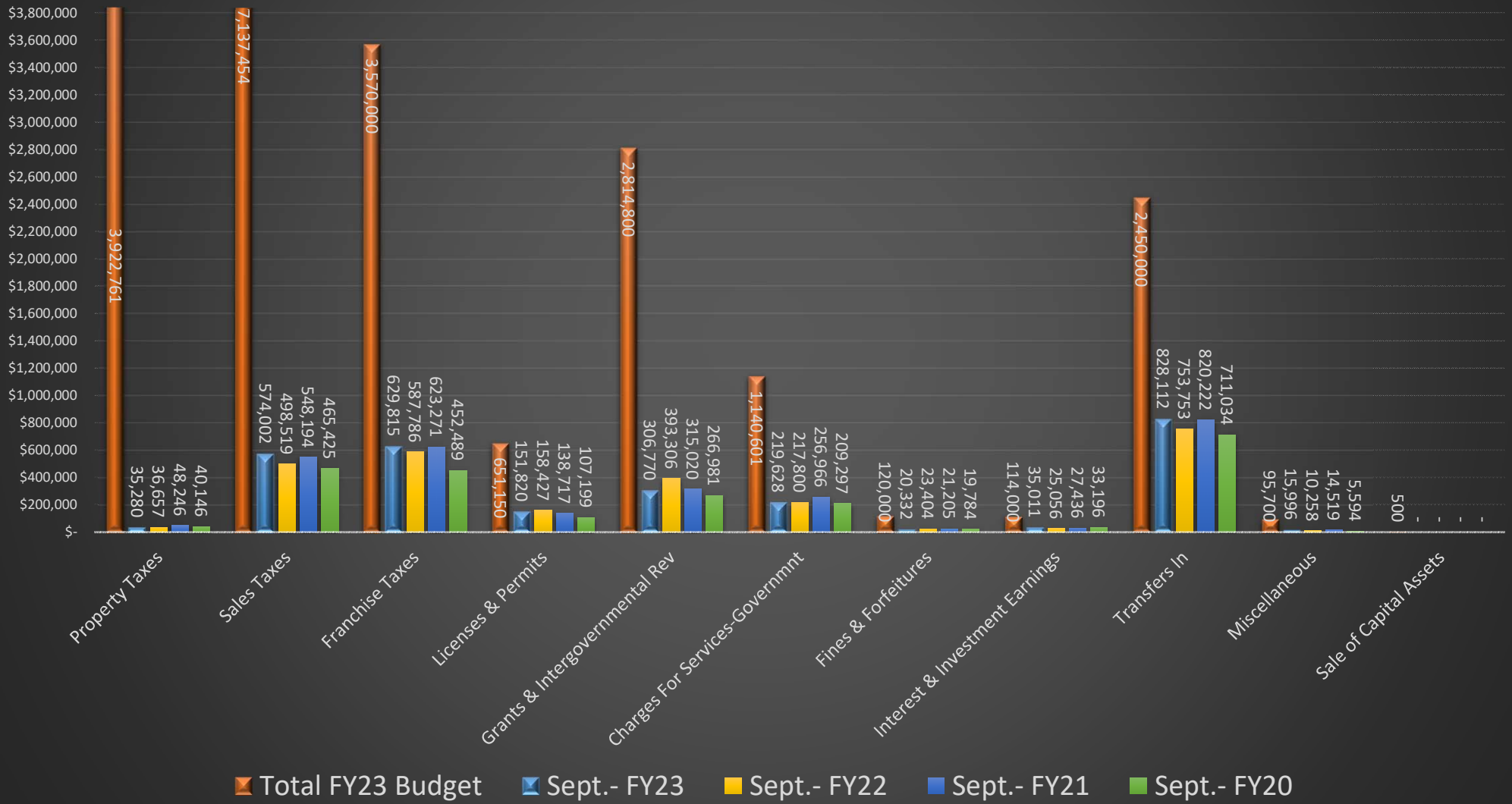
■ % of Budgeted Revenues Collected
 ■ % of Budgeted Expenditures Spent - Includes Capital Outlay

At the end of September 25% of fiscal year 2023 has expired

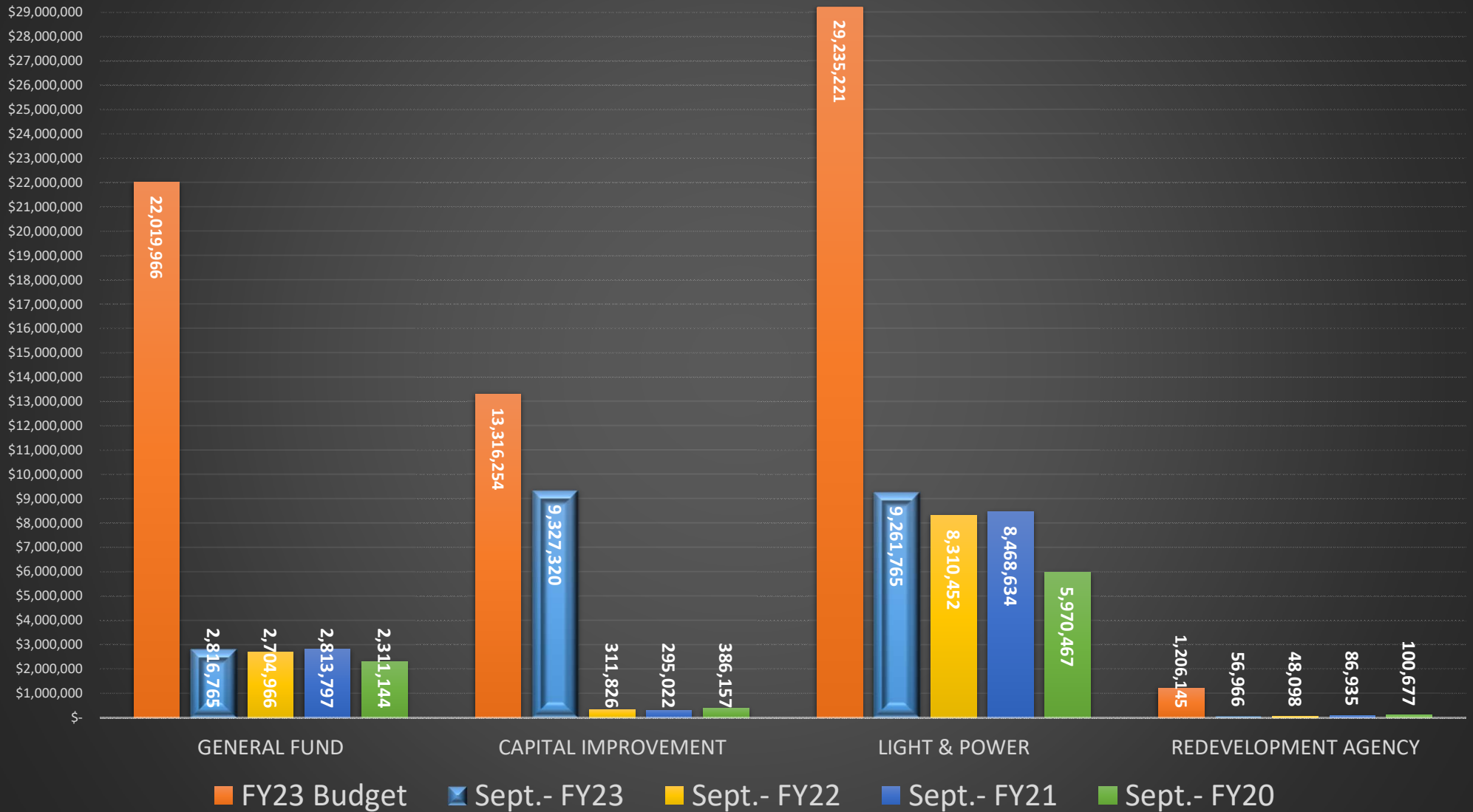


General Fund Detailed Revenues - September 2022

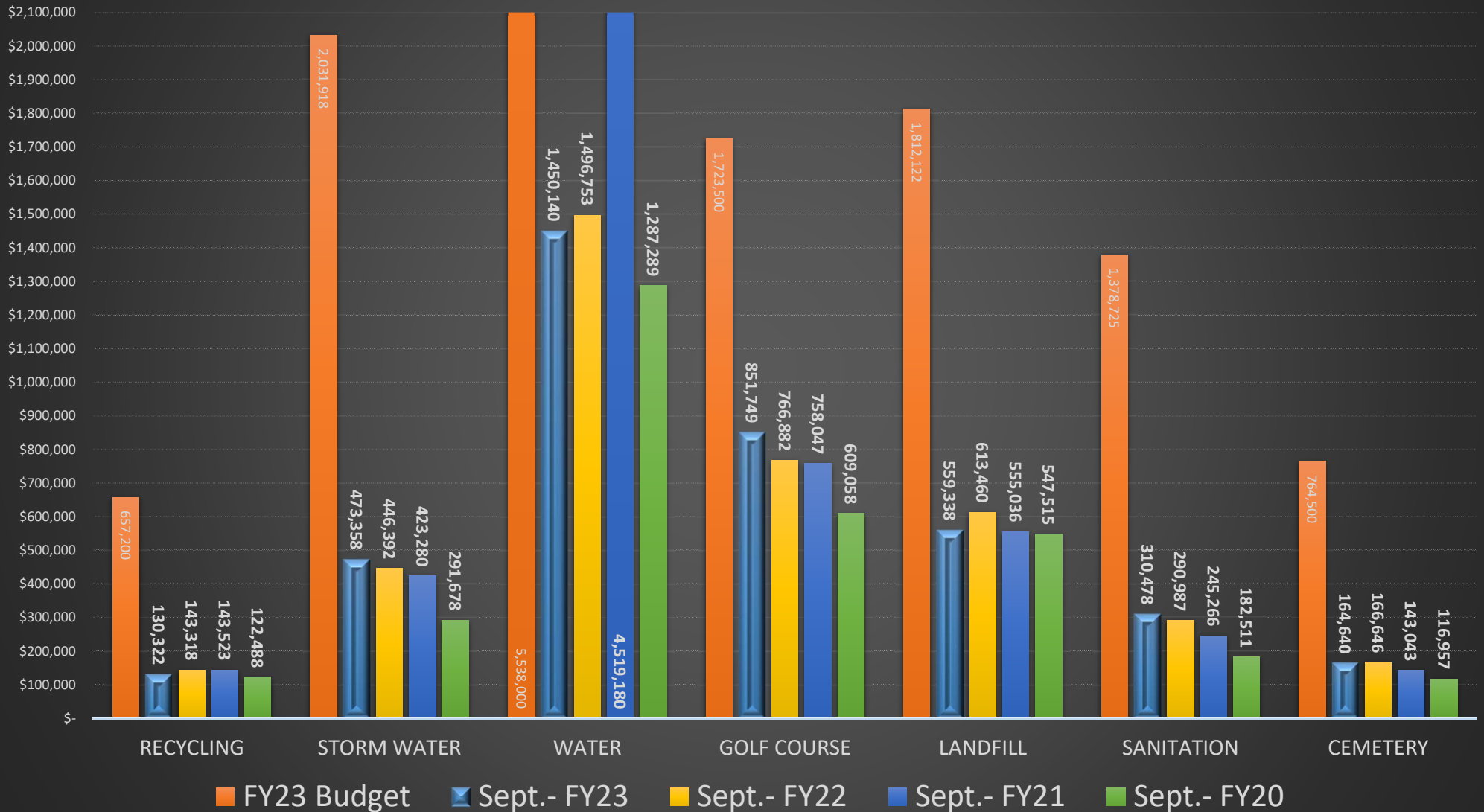
YTD Revenues (Fiscal Year 2023) Compared to Budget and also the Revenues of the Same Timeframe of the Past Three Fiscal Years



September 2022 YTD Revenues (Fiscal 2023) Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years



September 2022 (Fiscal 2023) YTD Revenues Compared to Budget and also the Revenues of Same Timeframe of the Past Three Fiscal Years



11/02/2022 15:07
tyson

Bountiful City Corporation
SEPTEMBER 2022 - FY2023 YTD REVENUE

P 1
glytddbud

FOR 2023 03

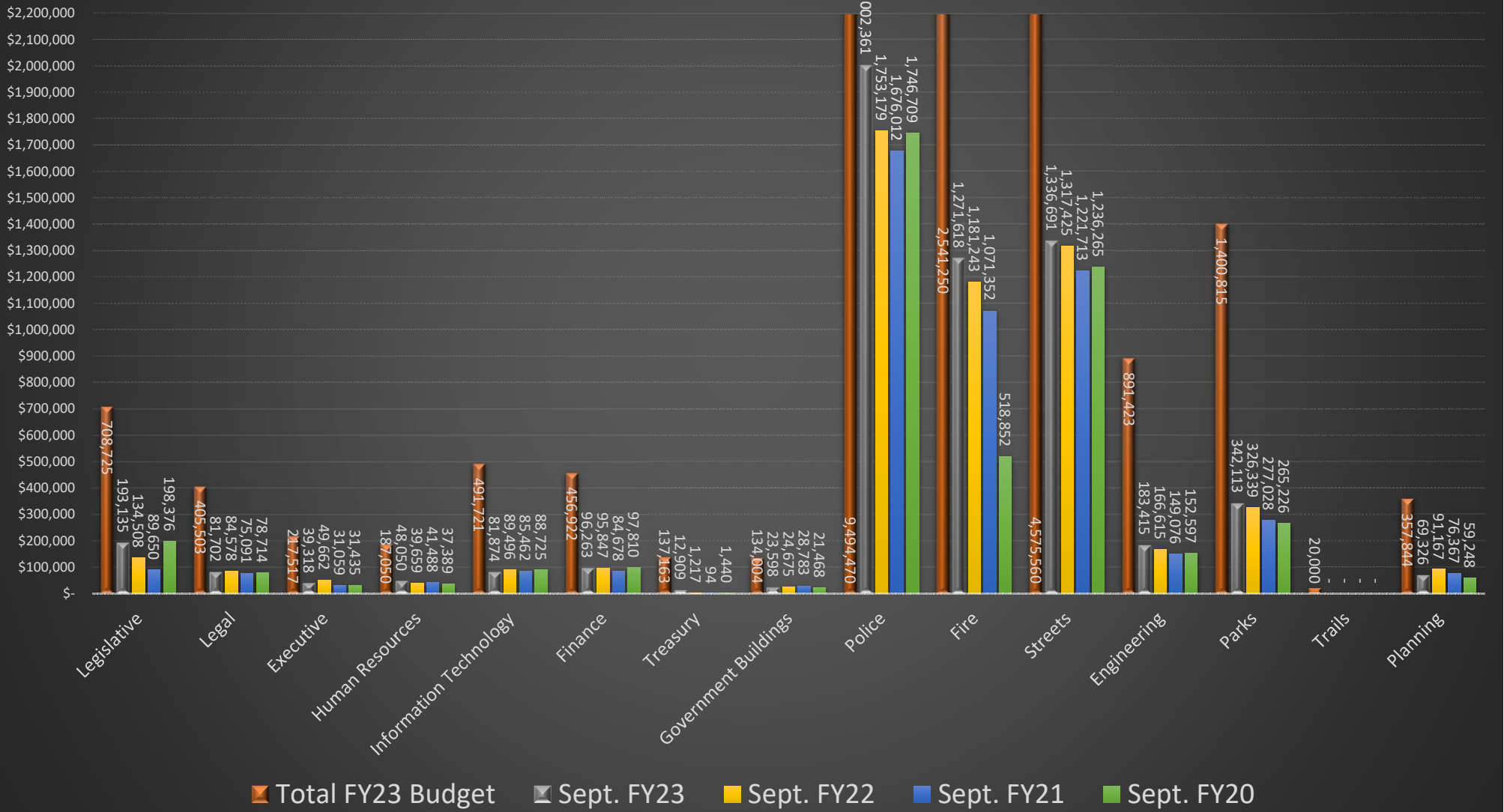
JOURNAL DETAIL 2022 1 TO 2022 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND	-22,017,466	-22,019,966	-2,816,765.09	-1,541,948.73	.00	-19,203,200.91	12.8%
30 DEBT SERVICE	-679,904	-679,904	.00	.00	.00	-679,904.00	.0%
45 CAPITAL IMPROVEMENT	-13,318,754	-13,316,254	-9,327,319.52	-1,341,612.00	.00	-3,988,934.48	70.0%
48 RECYCLING	-657,200	-657,200	-130,322.31	-49,073.71	.00	-526,877.69	19.8%
49 STORM WATER	-2,031,918	-2,031,918	-473,357.77	-178,803.14	.00	-1,558,560.23	23.3%
51 WATER	-5,538,000	-5,538,000	-1,450,139.93	-515,921.47	.00	-4,087,860.07	26.2%
53 LIGHT & POWER	-29,235,221	-29,235,221	-9,261,765.32	-3,309,006.06	.00	-19,973,455.68	31.7%
55 GOLF COURSE	-1,723,500	-1,723,500	-851,748.61	-290,291.93	.00	-871,751.39	49.4%
57 LANDFILL	-1,812,122	-1,812,122	-559,338.03	-187,689.06	.00	-1,252,783.97	30.9%
58 SANITATION	-1,378,725	-1,378,725	-310,477.82	-117,360.42	.00	-1,068,247.18	22.5%
59 CEMETERY	-764,500	-764,500	-164,640.46	-70,215.18	.00	-599,859.54	21.5%
61 COMPUTER MAINTENANCE	-74,611	-74,611	-1.31	-.83	.00	-74,609.69	.0%
63 LIABILITY INSURANCE	-488,307	-488,307	-594,872.78	-1,772.06	.00	106,565.78	121.8%
64 WORKERS' COMP INSURANCE	-176,377	-176,377	-69,627.24	-25,180.75	.00	-106,749.76	39.5%
72 RDA REVOLVING LOAN FUND	-201,145	-201,145	-55,840.54	-20,335.91	.00	-145,304.46	27.8%
73 REDEVELOPMENT AGENCY	-1,005,000	-1,005,000	-1,125.30	-599.72	.00	-1,003,874.70	.1%
74 CEMETERY PERPETUAL CARE	-122,000	-122,000	-24,413.27	-10,359.22	.00	-97,586.73	20.0%
78 LANDFILL CLOSURE	-4,800	-4,800	-4,751.33	-1,825.14	.00	-48.67	99.0%
83 RAP TAX	-714,000	-714,000	-60,181.68	-59,398.35	.00	-653,818.32	8.4%
92 OPEB TRUST	0	0	-1,932.33	-217.27	.00	1,932.33	100.0%
99 INVESTMENT	0	0	1,447,198.35	769,564.62	.00	-1,447,198.35	100.0%
GRAND TOTAL	-81,943,550	-81,943,550	-24,711,422.29	-6,952,046.33	.00	-57,232,127.71	30.2%

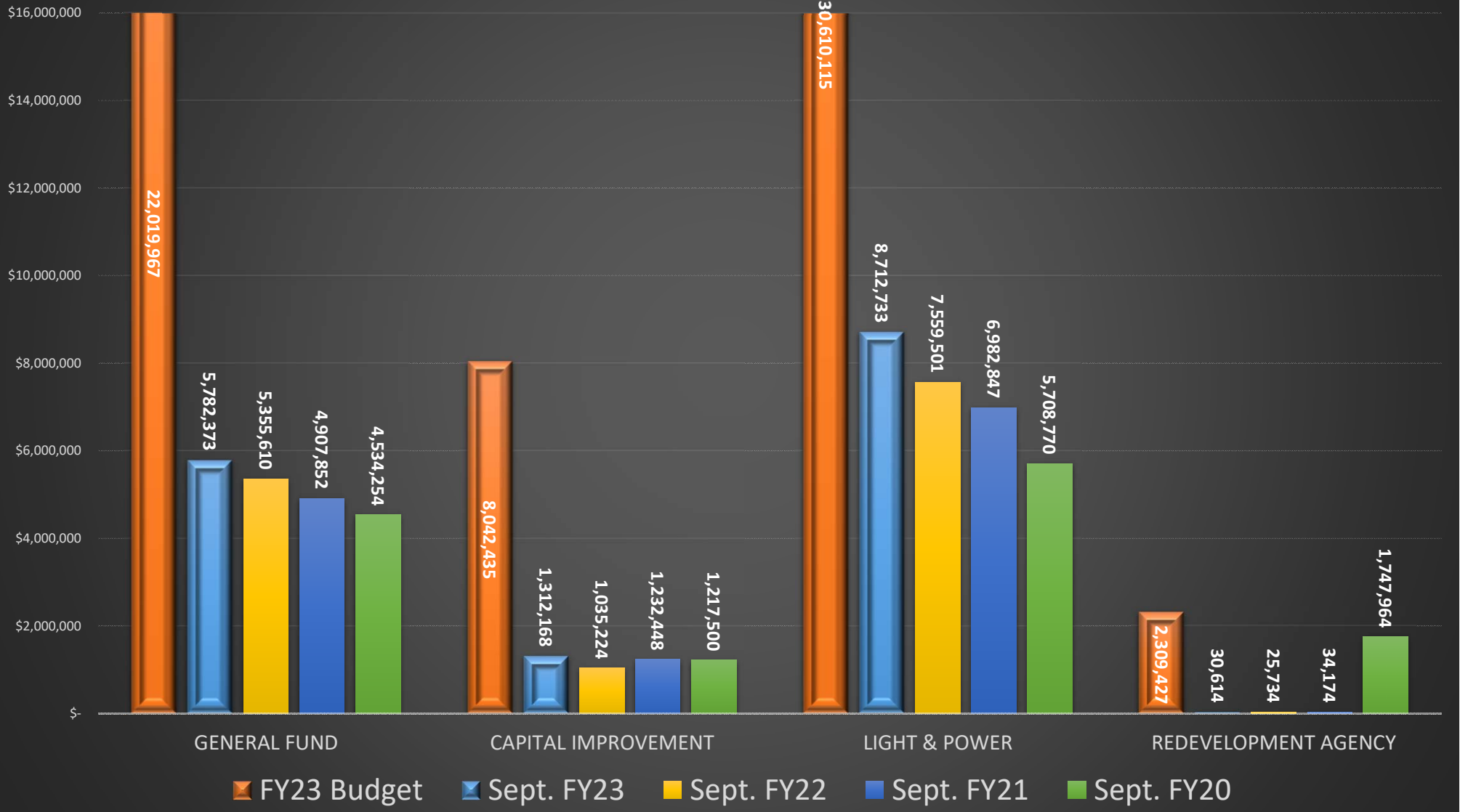
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General Fund Detailed Expenditures - September 2022

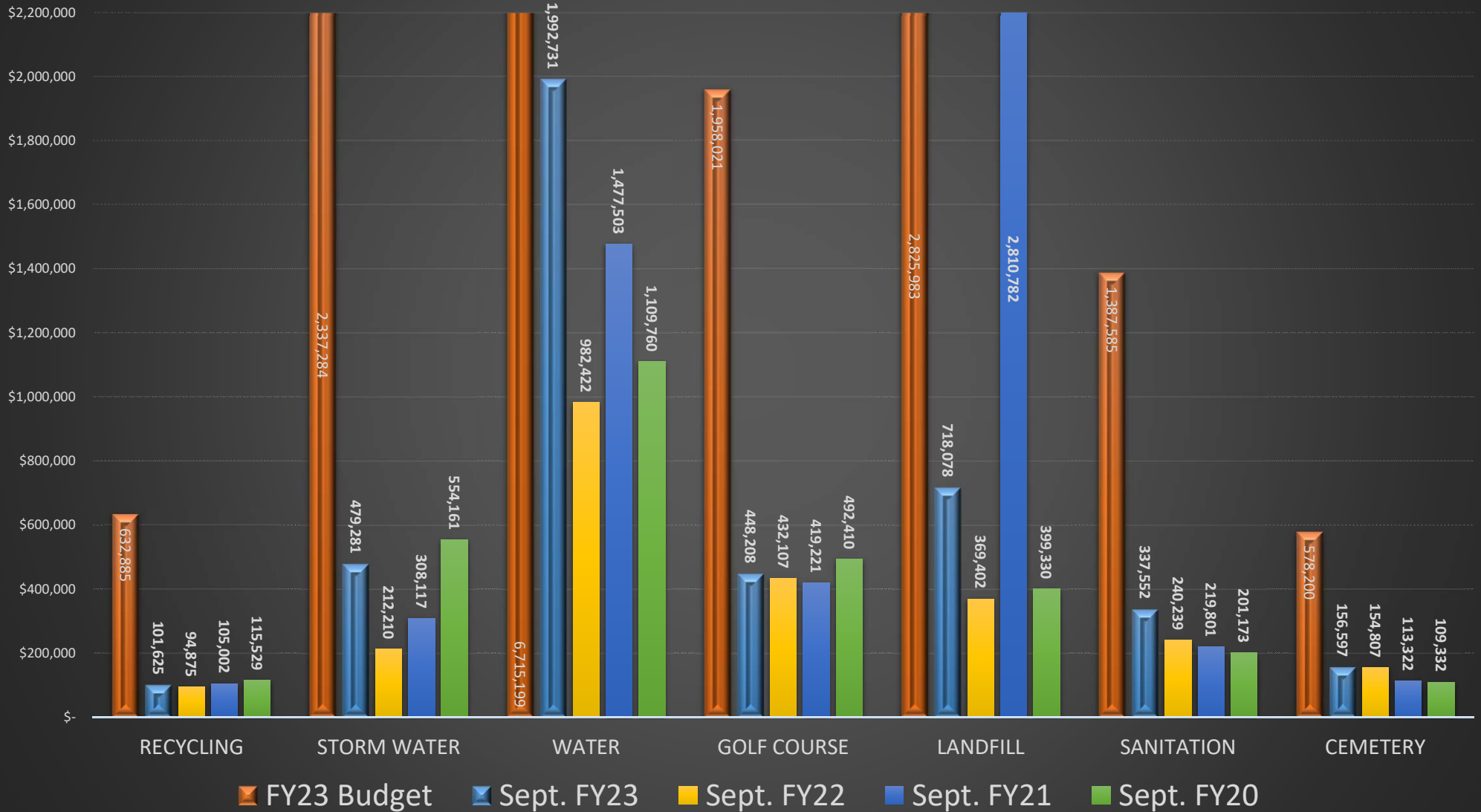
Fiscal 2023 YTD Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



September 2022 YTD (Fiscal 2023) Expenditures Compared to Budget and also the Expenditures of the Same Timeframe of the Past Three Fiscal Years



September 2022 YTD (Fiscal 2023) Expenses Compared Budget and also the Expenses of the Same Timeframe of the Past Three Fiscal Years



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Bountiful City Corporation
SEPTEMBER 2022 - FY2023 YTD EXPENSE

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FOR 2023 03

JOURNAL DETAIL 2022 1 TO 2022 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
10 GENERAL FUND							
4110 Legislative	708,725	708,725	193,135.46	44,177.76	.00	515,589.54	27.3%
4120 Legal	405,503	405,503	81,701.65	31,064.16	.00	323,801.35	20.1%
4130 Executive	217,517	217,517	39,318.23	13,279.51	.00	178,198.77	18.1%
4134 Human Resources	187,050	187,050	48,049.52	21,868.03	.00	139,000.48	25.7%
4136 Information Technology	491,721	491,721	81,874.21	29,044.39	.00	409,846.79	16.7%
4140 Finance	456,922	456,922	96,263.25	40,180.38	.00	360,658.75	21.1%
4143 Treasury	137,163	137,163	12,908.50	20,409.91	.00	124,254.50	9.4%
4160 Government Buildings	134,004	134,004	23,598.28	9,029.84	.00	110,405.72	17.6%
4210 Police	7,330,272	7,330,272	1,612,692.19	527,642.64	.00	5,717,579.81	22.0%
4215 Reserve Officers	10,000	10,000	.00	.00	.00	10,000.00	.0%
4216 Crossing Guards	155,710	155,710	15,676.56	15,676.56	.00	140,033.44	10.1%
4217 School Resource Officer	442,899	442,899	55,449.78	30,819.73	.00	387,449.22	12.5%
4218 Liquor Control	42,000	42,000	5,199.99	833.33	.00	36,800.01	12.4%
4219 PSAP - E911	1,513,589	1,513,589	313,342.41	108,971.75	.00	1,200,246.59	20.7%
4220 Fire	2,541,250	2,541,250	1,271,618.00	635,809.00	.00	1,269,632.00	50.0%
4410 Streets	4,575,560	4,575,560	1,336,691.36	516,986.36	.00	3,238,868.64	29.2%
4450 Engineering	891,423	891,423	183,415.01	66,907.52	.00	708,007.99	20.6%
4510 Parks	1,400,815	1,400,815	342,113.24	84,469.47	.00	1,058,701.76	24.4%
4550 Trails	20,000	20,000	.00	.00	.00	20,000.00	.0%
4610 Planning	357,844	357,844	69,325.80	34,220.79	.00	288,518.20	19.4%
TOTAL GENERAL FUND	22,019,967	22,019,967	5,782,373.44	2,231,391.13	.00	16,237,593.56	26.3%
30 DEBT SERVICE							
4710 Debt Sevice	787,629	787,629	21,019.60	.00	.00	766,609.40	2.7%
TOTAL DEBT SERVICE	787,629	787,629	21,019.60	.00	.00	766,609.40	2.7%
45 CAPITAL IMPROVEMENT							
4110 Legislative	3,317,800	3,317,800	924,321.41	488,297.05	.00	2,393,478.59	27.9%
4140 Finance	19,000	19,000	6,276.36	2,408.46	.00	12,723.64	33.0%
4160 Government Buildings	10,500	10,500	8,700.00	.00	.00	1,800.00	82.9%
4210 Police	877,635	877,635	.00	.00	.00	877,635.00	.0%
4410 Streets	2,992,500	2,992,500	223,824.89	223,123.89	.00	2,768,675.11	7.5%

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Bountiful City Corporation
SEPTEMBER 2022 - FY2023 YTD EXPENSE

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FOR 2023 03

JOURNAL DETAIL 2022 1 TO 2022 6

	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
4510 Parks	95,000	95,000	64,132.00	.00	.00	30,868.00	67.5%
4550 Trails	730,000	730,000	84,912.91	49,152.51	.00	645,087.09	11.6%
TOTAL CAPITAL IMPROVEMENT	8,042,435	8,042,435	1,312,167.57	762,981.91	.00	6,730,267.43	16.3%
<hr/> 48 RECYCLING <hr/>							
4800 Recycling	632,885	632,885	101,624.60	49,522.75	.00	531,260.40	16.1%
TOTAL RECYCLING	632,885	632,885	101,624.60	49,522.75	.00	531,260.40	16.1%
<hr/> 49 STORM WATER <hr/>							
4900 Storm Water	2,337,284	2,337,284	479,281.25	89,579.30	.00	1,858,002.75	20.5%
TOTAL STORM WATER	2,337,284	2,337,284	479,281.25	89,579.30	.00	1,858,002.75	20.5%
<hr/> 51 WATER <hr/>							
5100 Water	6,715,199	6,715,199	1,992,731.13	838,368.60	.00	4,722,467.87	29.7%
TOTAL WATER	6,715,199	6,715,199	1,992,731.13	838,368.60	.00	4,722,467.87	29.7%
<hr/> 53 LIGHT & POWER <hr/>							
5300 Light & Power	30,610,115	30,610,115	8,712,733.02	2,851,813.33	.00	21,897,381.98	28.5%
TOTAL LIGHT & POWER	30,610,115	30,610,115	8,712,733.02	2,851,813.33	.00	21,897,381.98	28.5%
<hr/> 55 GOLF COURSE <hr/>							
5500 Golf Course	1,958,021	1,958,021	448,208.03	136,222.58	.00	1,509,812.97	22.9%
TOTAL GOLF COURSE	1,958,021	1,958,021	448,208.03	136,222.58	.00	1,509,812.97	22.9%
<hr/> 57 LANDFILL <hr/>							

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Bountiful City Corporation
SEPTEMBER 2022 - FY2023 YTD EXPENSE

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FOR 2023 03

JOURNAL DETAIL 2022 1 TO 2022 6

57	LANDFILL	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
5700	Landfill	2,825,983	2,825,983	718,077.83	149,420.88	.00	2,107,905.17	25.4%
	TOTAL LANDFILL	2,825,983	2,825,983	718,077.83	149,420.88	.00	2,107,905.17	25.4%
<hr/>								
58	SANITATION							
5800	Sanitation	1,387,585	1,387,585	337,551.70	88,053.25	.00	1,050,033.30	24.3%
	TOTAL SANITATION	1,387,585	1,387,585	337,551.70	88,053.25	.00	1,050,033.30	24.3%
<hr/>								
59	CEMETERY							
5900	Cemetery	578,200	578,200	156,596.60	58,225.42	.00	421,603.40	27.1%
	TOTAL CEMETERY	578,200	578,200	156,596.60	58,225.42	.00	421,603.40	27.1%
<hr/>								
61	COMPUTER MAINTENANCE							
6100	Computer Maintenance	97,799	97,799	440.95	.04	.00	97,358.05	.5%
	TOTAL COMPUTER MAINTENANCE	97,799	97,799	440.95	.04	.00	97,358.05	.5%
<hr/>								
63	LIABILITY INSURANCE							
6300	Liability Insurance	696,701	696,701	626,302.07	8,844.27	.00	70,398.93	89.9%
	TOTAL LIABILITY INSURANCE	696,701	696,701	626,302.07	8,844.27	.00	70,398.93	89.9%
<hr/>								
64	WORKERS' COMP INSURANCE							
6400	Workers' Comp Insurance	325,110	325,110	140,919.05	8,789.88	.00	184,190.95	43.3%
	TOTAL WORKERS' COMP INSURANCE	325,110	325,110	140,919.05	8,789.88	.00	184,190.95	43.3%
<hr/>								
72	RDA REVOLVING LOAN FUND							

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Bountiful City Corporation
SEPTEMBER 2022 - FY2023 YTD EXPENSE

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FOR 2023 03

JOURNAL DETAIL 2022 1 TO 2022 6

72	RDA REVOLVING LOAN FUND	ORIGINAL APPROP	REVISED BUDGET	YTD EXPENDED	MTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
7200	RDA Revolving Loans	502,000	502,000	667.25	238.82	.00	501,332.75	.1%
	TOTAL RDA REVOLVING LOAN FUND	502,000	502,000	667.25	238.82	.00	501,332.75	.1%
<hr/>								
73	REDEVELOPMENT AGENCY							
7300	Redevelopment Agency	1,807,427	1,807,427	29,946.55	9,748.00	.00	1,777,480.45	1.7%
	TOTAL REDEVELOPMENT AGENCY	1,807,427	1,807,427	29,946.55	9,748.00	.00	1,777,480.45	1.7%
<hr/>								
74	CEMETERY PERPETUAL CARE							
7400	Cemetery Perpetual Care	1,740	1,740	442.68	158.27	.00	1,297.32	25.4%
	TOTAL CEMETERY PERPETUAL CARE	1,740	1,740	442.68	158.27	.00	1,297.32	25.4%
<hr/>								
83	RAP TAX							
8300	RAP Tax	1,303,739	1,303,739	51,149.57	44.80	.00	1,252,589.43	3.9%
	TOTAL RAP TAX	1,303,739	1,303,739	51,149.57	44.80	.00	1,252,589.43	3.9%
<hr/>								
92	OPEB TRUST							
9200	OPEB Trust	0	0	2,412.50	29.58	.00	-2,412.50	100.0%
	TOTAL OPEB TRUST	0	0	2,412.50	29.58	.00	-2,412.50	100.0%
	GRAND TOTAL	82,629,819	82,629,819	20,914,645.39	7,283,432.81	.00	61,715,173.61	25.3%

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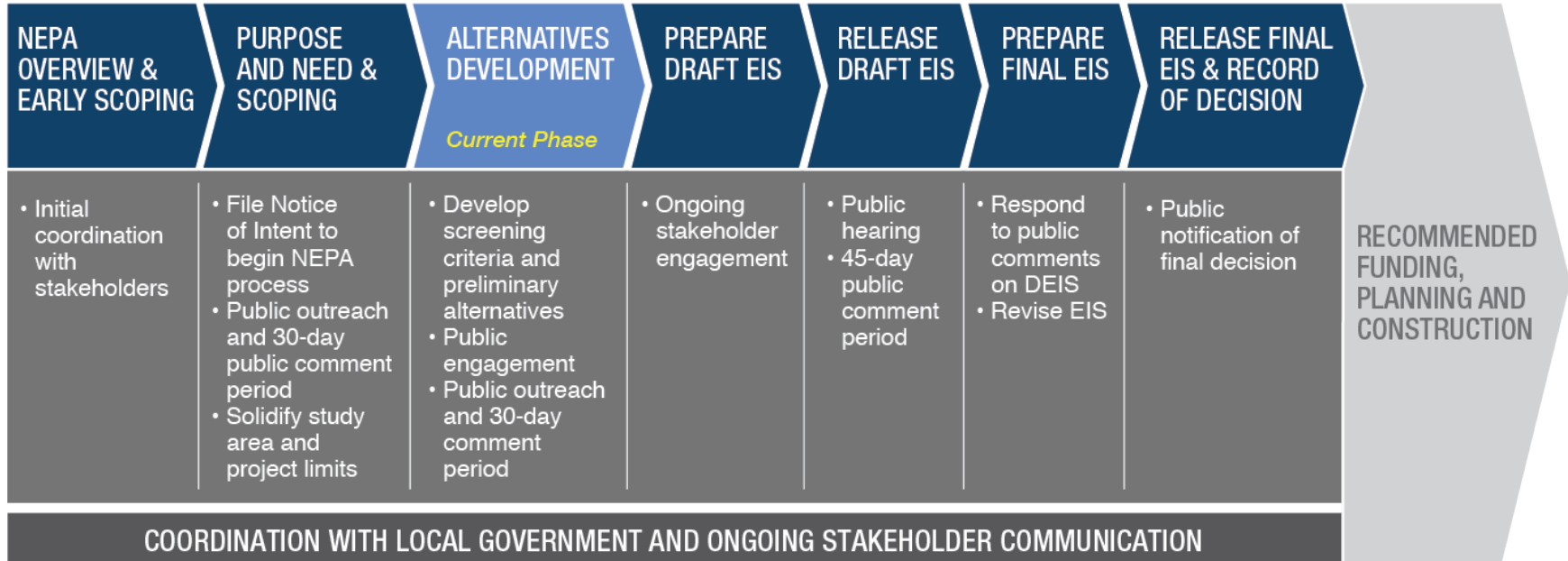


I-15 **ENVIRONMENTAL**
IMPACT STATEMENT
Farmington to Salt Lake City

Bountiful

Tuesday, Nov. 8

Environmental Study Timeline



Alternatives Overview

QUALITY OF LIFE FRAMEWORK



Better Mobility



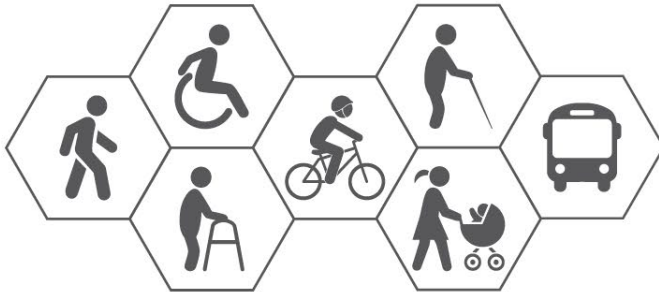
Good Health



Connected Communities



Strong Economy



Alternatives Open Houses and Comment Period

Comment period November 10–December 16, 2022



November 14

Virtual Meeting

5:00-7:00 p.m.

Visit i15eis.udot.utah.gov
to learn how to participate



November 15

Rose Park Elementary

1105 West 1000 North

Salt Lake City

5:00-7:00 p.m.



November 16

South Davis

Recreation Center

550 North 200 West

Bountiful

5:00-7:00 p.m.

Study Team Contact Information

 Phone: **385-220-5797**

 Email: **i15eis@utah.gov**

 Website: **i15eis.udot.utah.gov**

 Join our Facebook group to stay up to date:
www.facebook.com/groups/udoti15eis

City Council Staff Report



Subject: Annual Comprehensive Financial Report & the independent auditor's Supplemental Reports for FY2022
Author: Tyson Beck, Finance Director
Department: Finance
Date: November 8, 2022

Background

Our annual audit has been completed and the Annual Comprehensive Financial Report (ACFR) and independent auditor's Supplemental Reports must be presented to the City Council.

Analysis

State law requires that municipalities prepare and present to the governing body an annual financial report in conformity with Generally Accepted Accounting Principles (GAAP). State law also requires municipalities with annual revenues or expenditures of \$1,000,000 or more receive an annual independent audit and that the report of said audit be presented to the governing body (*See UCA Sections 10-6-150 and 51-2a-201 through 203.*).

For the fiscal year ended June 30, 2022 (FY2022) the ACFR was again prepared in-house by the Finance Department and audited by the independent auditing firm Keddington & Christensen, LLC. The FY2022 ACFR received an unmodified opinion (i.e. clean opinion) from the auditors.

Auditing standards require the independent auditing firm to report the scope of the audit, audit findings (if any), and significant audit adjustments (if any) directly to the governing body. Gary Keddington, Partner at Keddington & Christensen, LLC., will present the audit and Supplemental Reports to the City Council.

Department Review

The ACFR was prepared principally by the Finance Director and reviewed by the Assistant Finance Director and Assistant City Manager, as well as audited by Keddington & Christensen, LLC. The Supplemental Reports were prepared by Keddington & Christensen, LLC. and reviewed by the Finance Director and Assistant City Manager. This staff report was written by the Finance Director and reviewed by the City Manager.

Significant Impacts

There is no action required or other significant impacts in regard to these financial reports.

Attachments

ACFR and the auditor's Supplemental Reports for fiscal year ended June 30, 2022, will be provided electronically initially and physically when they are printed and bound.

Recommendation

These reports are for your review of the City's FY2022 operations and finances. There is no formal action needed from the Mayor and City Council.



City Council Staff Report

Subject: Landscaping Ordinance Land Use Code Text Amendment
Author: Francisco Astorga, AICP, Planning Director
Date: November 8, 2022

Background

This item is a follow up discussion of the Landscaping Ordinance Land Use Code Text Amendment that was reviewed by the City Council on October 25, 2022 (see prior [staff report for details](#)).

Analysis

Staff has incorporated the City Council's changes identified during the October 25, 2022, public meeting. The updated proposed Landscaping Ordinance includes:

- Added the term landscaped areas to non-impervious areas for clarity, line 235.
- Updated code applicability to affect:
 - New construction of single/two-family dwellings. (Does not include additions/remodels to existing single/two-family dwellings.
 - New construction and additions/remodels of all developments (commercial, office, multi-family residential, etc.).
- Updated street tree area to include both the park strips and the front/street side setback area.
- Clarifies that street trees planted in a front or street side setback area do not count toward the live vegetation requirements in the park strip.
- Updated live vegetation requirement to include 35%-50% of the park strip area.
- Added that boulders are allowed in park strips.
- Removed cobble exceeding six inches (6") as a prohibited material within the park strip.
- Moved the exemption for public parks from 14-16-109(D)(5) to 14-16-109(A).

Department Review

This report was written by the Planning Director and reviewed by the City Attorney and the City Manager.

Significant Impacts

Amending the Code could create a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code will impact the City's Code Enforcement program as there will be additional parameters to enforce.

Recommendation

Staff recommends that the City Council approve the drafted Land Use Code Text Amendment reflected on the proposed Landscaping Ordinance.

Attachments

1. Proposed Landscaping Ordinance

Attachment 1 – Proposed Landscaping Ordinance



BOUNTIFUL

Bountiful City Ordinance No. 2022-10

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 Chapter 16 of the Land Use Code of Bountiful City related to Landscaping.

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 relating to landscaping be considered; and
3. After review and a public hearing of a proposed landscaping ordinance on October 4, 2022, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a work session discussion regarding landscaping on June 21, 2022, August 23, 2022, and October 11, 2022.
5. The Planning Commission of Bountiful City held a work session discussion regarding landscaping on July 19, 2022, August 16, 2022, and September 20, 2022.
6. The City Council of Bountiful City held a public hearing on this Ordinance on October 25, 2022, and considered the statements made from the public, as well as the recommendations from the Planning Commission and the Staff.
7. 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
8. The City Council of Bountiful City reviewed the proposed landscaping ordinance on November 8, 2022 and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

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

SECTION 1. Chapter 16 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related to Landscaping is hereby adopted and enacted as shown on Exhibit A.

SECTION 2. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 8 day of November 2022.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

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CHAPTER 16

LANDSCAPING AND FENCING

- 14-16-101 PURPOSE**
- 14-16-102 APPLICATION**
- 14-16-103 DEFINITIONS**
- 14-16-104 PLAN SUBMITTAL**
- 14-16-105 PLAN IMPLEMENTATION**
- 14-16-106 INSTALLATION BOND**
- 14-16-107 GENERAL PROVISIONS**
- 14-16-108 CLEAR-VIEW AREAS**
- 14-16-109 TYPES AND LOCATION OF LANDSCAPING**
- 14-16-110 FENCE, WALL AND LIGHTING STANDARDS FOR A SINGLE-FAMILY OR TWO-FAMILY DWELLING**
- 14-16-111 FENCE, WALL AND LIGHTING STANDARDS IN ALL OTHER DEVELOPMENTS**
- 14-16-112 GRADE DIFFERENTIAL**
- 14-16-113 VACANT LOTS**
- 14-16-114 NONCOMPLYING WALLS AND FENCES**
- 14-16-115 XERISCAPE STANDARDS**
- 14-16-116 BARBED WIRE AND ELECTRICAL FENCE RESTRICTIONS**
- 14-16-117 TREE SELECTION LIST**

14-16-101 PURPOSE

This Chapter establishes general standards for the manner in which landscaping, fences, walls, and other types of screening and buffering devices shall be installed and maintained. Other sections of this Title may contain specific criteria that supersede the provisions of this Chapter.

14-16-102 APPLICATION

The provisions of this Chapter shall apply to all parcels of land located within Bountiful City, unless specifically stated otherwise in this Title.

14-16-103 DEFINITIONS

See Chapter 3 of this Title for the following definitions:

- “WALL” or “FENCE”
- “SCREENING DEVICE”
- “BUFFERING DEVICE”
- “HEIGHT OF WALLS AND FENCES”
- “OPEN-STYLE FENCE”
- “XERISCAPE”

14-16-104 PLAN SUBMITTAL

Any site plan submittal required by this Title shall include a landscaping plan that includes:

- A. The location and type of landscaped areas,

- 54 B. An area calculation table showing the size and percentage of landscaping and
- 55 impervious surface areas,
- 56
- 57 C. A list of existing and proposed landscape materials/plants,
- 58
- 59 D. The location of walls, fences and other screening and buffering devices,
- 60
- 61 E. The location and design of a pressurized irrigation system.
- 62
- 63 F. Landscape and/or sprinkler plans shall be prepared by a Landscape Architect licensed
- 64 to practice in the State of Utah. The City may waive this requirement for projects less
- 65 than one (1) acre in size.
- 66

67 **14-16-105 PLAN IMPLEMENTATION**

68

69 In administering the implementation of an approved landscaping plan, the Planning Director

70 may allow substitutions for approved plants, landscape features and other amenities consistent

71 with the intent of this Chapter, but only if the existing conditions of the site or the availability of

72 the building materials make it not possible to implement the plan as approved.

73

74 **14-16-106 INSTALLATION BOND**

75

76 Landscaping, sprinkling system, walls, fences, screening structures, walks, parking areas and

77 other on-site improvements shall be installed and bonded for in accordance with the provisions

78 of this Title and the City Code.

79

80 **14-16-107 GENERAL PROVISIONS**

81

82 The following shall apply to all property within the City of Bountiful:

83

- 84 A. Each property owner and/or occupant shall provide and continuously maintain on-site
- 85 landscaping, fencing, walls and other required improvements equal to the minimum
- 86 requirements of this Title and as shown on an approved site plan.
- 87
- 88 B. Any dead vegetation or growth shall be removed immediately and shall not be allowed to
- 89 accumulate on the property.
- 90
- 91 C. Each property owner and/or occupant shall provide and continuously maintain
- 92 landscaping within park strip areas (between the curb and sidewalk), ~~except for~~
- 93 ~~approved driveways, walkways and utility service areas.~~ Asphalt ~~or concrete paving~~ in
- 94 place of landscaping between the sidewalk and curb is prohibited.
- 95
- 96 D. Any developed property shall have a pressurized irrigation system that shall be installed
- 97 and continuously maintained in all landscape areas. ~~Drip irrigation shall be used in non-~~
- 98 ~~lawn areas. Lawn areas, planting beds, etc., shall be irrigated on separate valves. Drip~~
- 99 ~~emitters, pop up spray heads, and rotors shall be placed on separate irrigation valves.~~
- 100 ~~WaterSense labeled smart irrigation controllers shall be used for landscaped areas.~~
- 101
- 102 E. It is unlawful to strip, excavate or otherwise remove top soil from a site unless a permit
- 103 allowing the activity has been issued by the Engineering Department.
- 104
- 105 F. Any required improvement, including landscaping, shall be installed within six (6) months
- 106 of the date of the occupancy permit or of the equivalent final inspection.

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14-16-108 CLEAR-VIEW AREAS

- A. For the purpose of providing adequate vision of vehicular and pedestrian traffic, a clear-view area shall be maintained at the intersection of every street, whether public or private, and at the intersection of every driveway with a public or private street. The clear-view provisions are considered life-safety standards and shall supersede any conflicting provisions of this Title.
- B. No provision of this section shall be construed to allow the continuance of any nonconforming tree, shrub, plant or plant growth, fence, wall, other screening material, or other obstruction which interferes with the safety of pedestrians or vehicle traffic.
- C. The clear-view area for a street intersection is the area of land determined by measuring forty (40) feet from the point of juncture of street curb lines, and then connecting the termini of those lines forming a triangle that encompasses a portion of the street right-of-way and the adjoining lot. Within that clear-view area, the following shall apply:
 - 1. Solid fences, walls, signs, sight obscuring vegetation, and/or other sight obscuring devices shall not exceed two (2) feet in height above the level of the curb.
 - 2. Open style fences shall not exceed four (4) feet in height above the level of the curb.
 - 3. Tree trunks shall not be located within the clear-view area; however, tree canopies may extend into the clear view area if they are trimmed at least seven (7) feet above the elevation of the sidewalk and eleven (11) feet above the elevation of the street. It is unlawful to allow any vegetation or other growth to block any traffic sign, traffic signal, street light, or other public safety device, regardless of whether it is located in a clear-view area or not.
 - 4. No sign shall be allowed in the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
 - 5. No obstruction of any sort which interferes with the safety of pedestrians or traffic shall be allowed within the clear-view area unless it is specifically permitted by this Title and it is determined by the City Engineer that it is not a safety hazard.
- D. The clear-view area for the intersection of a driveway and a street shall be determined by first establishing the point of intersection of the driveway edge and the street property line, then measuring ten (10) feet along the property line away from the driveway, and ten (10) feet along the edge of the driveway in toward the property. A line is then drawn from the termini of the two lines, forming a triangle. This is accomplished on both sides of the driveway. Within the triangles and the area between them, the following shall apply:
 - 1. An open style fence shall be a maximum of four (4) feet in height.
 - 2. Any wall or other type of solid fence or sight obscuring growth shall be a maximum of three (3) feet in height.

- 159 3. Tree trunks shall not be located within this clear view triangle; however, tree
160 canopies may extend into the clear view area if they are trimmed at least seven
161 (7) feet above the sidewalk and eleven (11) feet above the street.
- 162
- 163 4. Tree canopies or other growth shall not block signs or signals.
- 164
- 165 5. Sight obscuring growth shall be a maximum of three (3) feet in height in the
166 parkstrip.
- 167
- 168 6. The driveway clear-view fencing provisions may not be required on corner and
169 double frontage lots for a secondary drive access that is gated, locked and that
170 accesses the rear yard, if it is determined by the Planning Director that the drive
171 access is not a primary access.
- 172

173 **14-16-109 TYPES AND LOCATION OF LANDSCAPING**

- 175 A. With the exception of a single-family or a two-family dwelling on an individual lot, ~~and~~
176 ~~public parks~~, the landscaping on a lot or parcel shall meet the following criteria:
- 177
- 178 A. 1. Each tree shall be planted and staked in accordance with the Standard Tree Planting
179 Detail of this Title.
- 180
- 181 B. 2. The first ten (10) feet of yard setback adjacent to any street shall be landscaped,
182 except for approved driveways, walkways, and utility service areas.
- 183
- 184 C. 3. ~~Street-Front yard~~ trees shall be required along each street and any reverse frontage
185 conditions. ~~Street-Front yard~~ trees shall be located within the front, ~~corner side or~~ and
186 street ~~side~~ yard setbacks. Each tree shall be a minimum two (2) inch caliper and shall be
187 planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street
188 frontage or fraction thereof over twenty (20) feet.
- 189
- 190 D. 4. In addition to required ~~street-front yard~~ trees, each lot or parcel shall include the
191 following:
- 192
- 193 4. a. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1)
194 screening tree of at least two (2) inch caliper, for each
- 195
- 196 a. i. Five hundred (500) square feet of required landscaping in ~~commercial~~
197 developments that are two (2.0) acres or larger, or
- 198
- 199 a. ii. Seven hundred fifty (750) square feet of required landscaping in all
200 ~~multifamily developments and all commercial~~ developments that are less
201 than 2.0 acres in size; and
- 202
- 203 2. b. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200)
204 square feet of required landscaping.
- 205
- 206 3. c. Up to half of the required shrubs may be substituted for trees on a ten to one
207 (10 to 1) basis.
- 208
- 209 4. d. Screening trees as indicated in the Tree Selection List of this Chapter shall be
210 planted at thirty (30) foot intervals inside property lines of each multi-family,

211 commercial, institutional, or industrial use located within twenty (20) feet of a
212 single-family residential development or zone.

213
214 5. Lawn areas in all developments shall not exceed twenty percent (20%) of the
215 total landscape areas.

216
217 B. The landscaping on a lot or parcel with a single-family or a two-family dwelling shall
218 meet the following criteria:

219
220 1. Each tree shall be planted and staked in accordance with the Standard Tree
221 Planting Detail of this Title.

222
223 2. Each lot or parcel shall have a minimum of two (2) front yard trees.

224
225 3. Front Yard trees shall be required along each street and any reverse frontage
226 conditions. Front yard trees shall be located within the front ~~of~~ and street side
227 yard setbacks. Each tree shall be a minimum two (2) inch caliper and shall be
228 planted at a minimum spacing of one (1) tree for every seventy (70) lineal feet of
229 street frontage.

230
231 4. Within new single-family or two-family dwellings, lawn areas shall not exceed
232 thirty-five percent (35%) of the total landscape areas in the front and side yards.

233
234 5. Lots/parcels without any lawn in the front yard shall have one (1) shrub for every
235 two hundred (200) square feet of landscaped (non-impervious) area located
236 within the front and street side yard setbacks. Trees can fulfill this requirement if
237 they are not counted towards the front yard tree requirement. The land use
238 authority may allow additional substitutions in the form of comparable live
239 vegetation such as perennials, etc.

240
241 6. This section applies to new construction.

242
243 C. Lawn shall not be installed in areas less than eight feet (8') feet wide as measured at its
244 narrowest point and/or on slopes greater than 25%.

245
246 D. Live vegetation shall be selected from the Weber Basin Water Conservancy District
247 recommended plant list. These plant materials are suitable for the local climate with
248 respect to temperature ranges and moderate to high drought tolerance. The land use
249 authority may allow substitutions if it is found similar in size, growth pattern, durability,
250 desirability, and/or impact.

251
252 E. Required deciduous trees shall have a minimum two-inch (2") caliper trunk measured at
253 a height of forty-eight inches (48") and coniferous trees shall have a minimum of forty-
254 eight inches (48") in height. All heights to be measured from the finished landscape
255 surface.

256
257 **14-16-110 FENCE, WALL AND LIGHTING STANDARDS FOR A SINGLE-FAMILY OR**
258 **TWO-FAMILY DWELLING**

259
260 The following shall apply to any single-family or two-family dwelling on an individual lot:

261
262 A. On an interior lot, a fence located within a minimum rear and/or side yard setback shall
263 be:

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1. A maximum of six (6) feet in height if the fence is solid and/or otherwise site obscuring.
 2. A maximum of eight (8) feet in height if the fence is “open style” (at least 75% open and as further defined by this Title).
 3. A maximum of eight (8) feet in height if the lower section of the fence is solid for a maximum of six (6) feet in height and then “open style” (at least 75% open and as further defined by this Title) for the remaining vertical distance.
- B. In the minimum front yard setback area, an “open style” fence shall be a maximum of four (4) feet in height, and any wall or other type of fence shall be a maximum of three (3) feet in height, except as further restricted in a clear-view area.
- C. On a corner lot and on any lot that does not qualify as an interior lot, a street side yard and/or street rear yard may be enclosed by a fence to the same extent as a minimum rear yard or minimum side yard setback on interior lot, except for any clear-view area.
- D. A fence enclosing a recreational facility (whether private or public), such as a tennis court, swimming pool, ball diamond, etc., may be allowed up to ten (10) feet in height, as long as it is “open style” and not site obscuring, is located at least five (5) feet away from the property line, and is not within the minimum front yard setback area. A fence greater than ten (10) feet in height and/or closer than five (5) feet to a property line may be permitted with a conditional use permit or through the site plan review process if the fence is part of a new project. A fence abutting the Interstate freeway system may be erected to a height not exceeding eight (8) feet on the property line adjacent to the freeway right-of-way.
- E. Outdoor lighting shall be directed downward by means of prismatic lens, deflector, or other shading device to avoid projecting onto adjacent properties or streets. No flashing lights shall be allowed except for seasonal decoration allowed by this Title.

297 **14-16-111 FENCE, WALL AND LIGHTING STANDARDS IN ALL OTHER**
298 **DEVELOPMENTS**
299

300 With the exception of a single-family or two-family dwelling on an individual lot, the following
301 shall apply to any lot or parcel within Bountiful City:
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316
- A. A wall or fence shall be a maximum of six (6) feet in height, with the exception that any wall or solid fence located within twenty (20) feet of a public street shall be a maximum of three (3) feet in height, and any “open style” fence located within twenty feet of a public street shall be a maximum of four (4) feet in height.
 - B. Any outdoor storage area shall be screened from view by a minimum six (6) foot high wall constructed of, or finished with, materials to match or compliment the main building material of the site.
 - C. Any roof mounted mechanical equipment shall be screened from public view by a parapet wall or similar device that is no lower in height than six (6) inches below the height of the mechanical equipment on the exposed side or sides. No chain link fencing, with or without slats, shall be allowed as a screening device for such equipment.

- 317 D. Any loading or delivery facility shall be screened from street view by a six (6) foot high
 318 wall constructed of wood, brick, vinyl, masonry, or similar material as approved by the
 319 land use authority.
 320
- 321 E. A solid screening device or wall of masonry, wood, vinyl or similar material shall be
 322 constructed along property lines which are located within twenty (20) feet of a residential
 323 dwelling or zone. Such wall shall be a minimum of six (6) feet in height, except for areas
 324 within twenty (20) feet of a public street property line, where it shall be the maximum
 325 height allowed in a single-family residential zone.
 326
- 327 F. A wall of six (6) feet in height shall be required along the rear lot line of a reverse
 328 frontage lot. In conjunction with a subdivision plat or Planned Unit Development a fence
 329 along the rear lot line of a reverse frontage lot may have a maximum height of eight (8)
 330 feet with specific approval of the Planning Commission. Such walls shall be constructed
 331 of masonry, wood, vinyl, or similar material as determined by the land use authority. Any
 332 **street-front yard** tree or landscaping element required by this Title shall be installed
 333 between the wall and the public street improvement.
 334
- 335 G. The exterior boundary of a mobile home park shall be provided with a masonry, wood or
 336 vinyl wall having a minimum height of five (5) feet and a maximum height of six (6) feet
 337 and shall be designed in an irregular or undulating pattern to create an attractive
 338 appearance, as determined by the land use authority. The mobile home park owner and
 339 a lessee shall landscape the land between the wall and public street improvements with
 340 **street-front yard** trees and other landscape materials and shall maintain the landscaping
 341 continuously as required by this Title.
 342
- 343 H. Outdoor lighting shall be directed downward by means of prismatic lens, deflector or
 344 other shading device to avoid projecting onto adjacent properties or streets. No flashing
 345 lights shall be allowed except for seasonal decoration allowed by this Title.
 346

347 **14-16-112 GRADE DIFFERENTIAL**

348
 349 In instances where there is a grade differential along a property line separating two (2) lots as a
 350 result of a retaining wall or topographic feature, a fence, hedge, wall, or other permitted
 351 screening device may be erected to the maximum height permitted on either side of the property
 352 line. Also, in instances where a fence runs along a sloped property line, a pre-manufactured
 353 rectangular fence panel of up to ten (10) feet in length or less may be installed horizontally to
 354 vertical posts such that one end of the panel is at grade level, and the other end is no more than
 355 two-tenths (0.2) of a foot above grade level for each linear foot of fence panel. The area
 356 beneath the bottom of the fence and the ground may be filled or remain open, and the panel
 357 height may be the maximum permitted on either side of the property line.
 358

359 **14-16-113 VACANT LOTS**

360
 361 Minimum yard setback areas apply to each lot or parcel, regardless of whether it is vacant or
 362 developed. Therefore, fencing standards shall be applied to a vacant or undeveloped lot in the
 363 same manner as to developed land.
 364

365 **14-16-114 NONCOMPLYING WALLS AND FENCES**

366
 367 A noncomplying wall, fence, landscaping element, or related site feature shall be considered a
 368 noncomplying site element and shall not be reconstructed except as permitted under the

369 procedures for noncomplying sites as set forth in the Administration and Procedures Chapter of
370 this Title.

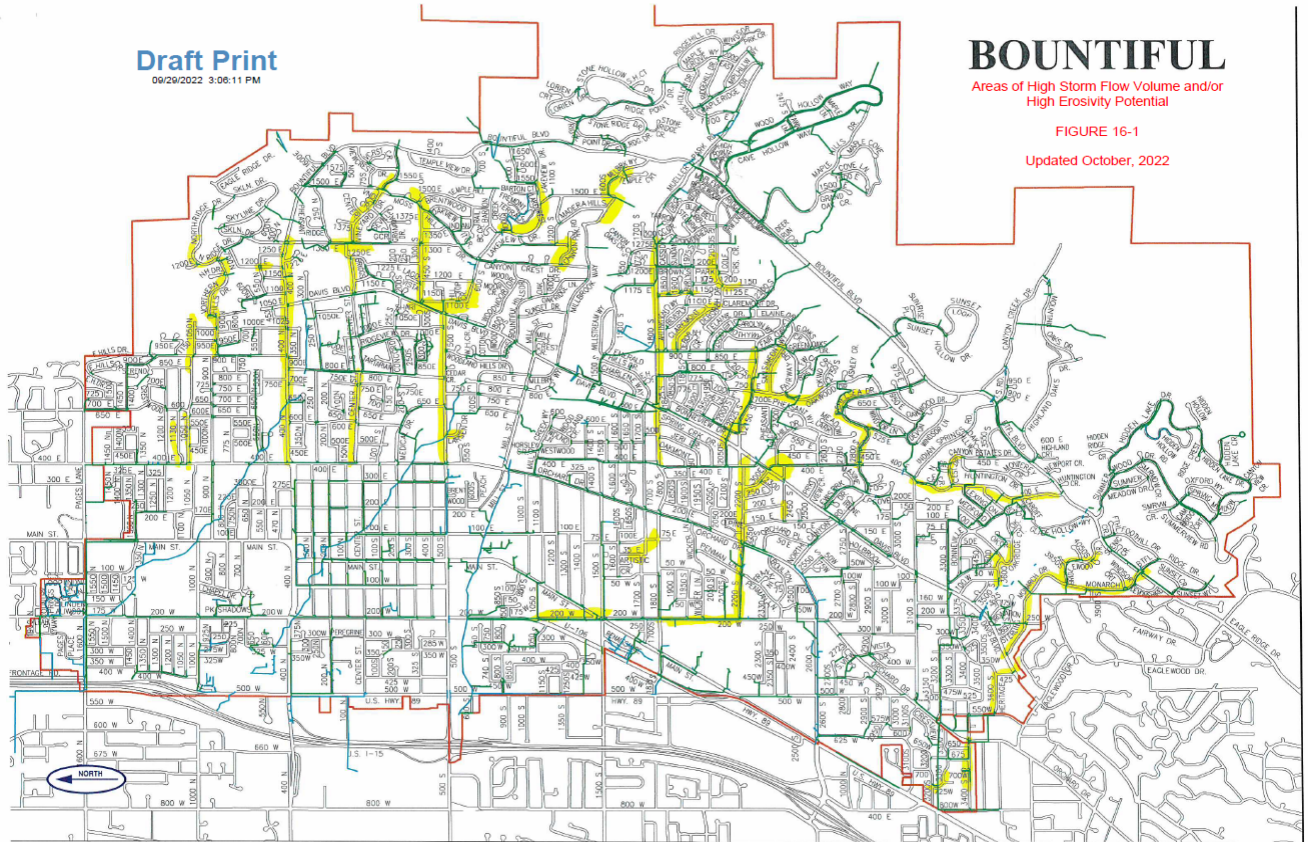
371
372 **14-16-115 XERISCAPE PARKSTRIP STANDARDS**

373
374 The following are the minimum standards for xeriscaping any parkstrip or other landscape area
375 located within a public right-of-way:

- 376
377 A. There shall be at least one (1) street tree for every forty (40) linear feet of frontage, or
378 fraction thereof. ~~Street trees may be placed within the front and street side setback~~
379 ~~areas.~~
- 380
381 B. ~~At least fifty percent (50%) of the required landscape area shall be in live vegetation.~~
382 ~~Thirty-five to fifty percent (35-50%) of the parkstrip area shall consist of live vegetation~~
383 ~~including tree canopies. Street trees placed in the front and street side setback area do~~
384 ~~not fulfill this requirement.~~
- 385
386 C. Live vegetation shall be distributed throughout the landscape area, and shall not be
387 clustered or segregated.
- 388
389 D. Bark, lawn clippings, chipped wood, ~~rubber mulch~~, and similar loose materials are not
390 permitted.
- 391
392 E. Decorative rock, ~~white quartz rock~~, and gravel material shall be a minimum of ~~one (1)~~
393 ~~two~~ inch (2") aggregate, and shall not exceed the height of the sidewalk nor the top back
394 of curb. Such material shall be at least three (3) inches deep and shall be placed
395 completely on top of a weed fabric barrier that allows the permeation of water. ~~Pavers,~~
396 ~~flagstone, cobble, or similar materials are permitted. Boulders are permitted and can~~
397 ~~exceed the top back of curb requirement. No more than fifty percent (50%) of the park~~
398 ~~strip may be concrete or similar solid paving surface including driveways and walkway~~
399 ~~approaches. Asphalt is not allowed in the park strip.~~
- 400
401 F. ~~White quartz rock, lava rock, and gravel or any other material that approximates the~~
402 ~~color of concrete, are not permitted. Bricks intended for use on buildings and lava rocks~~
403 ~~are prohibited.~~
- 404
405 G. Any area ~~of xeriscape with vegetation~~ shall be improved with a drip irrigation system or
406 similar permanent irrigation system that covers the entire area.
- 407
408 H. ~~Lawn shall not be installed in park strips.~~
- 409
410 1. ~~This section applies to new construction of a single-family dwellings and a two-family~~
411 ~~dwelling. Existing lots/parcels with a single-family dwelling or a two-family dwelling~~
412 ~~are exempt from this requirement.~~
- 413
414 2. ~~This section applies to new construction and additions/remodels of non-single/two-~~
415 ~~family dwellings, e.g., commercial, multi-family residential, mixed-use development,~~
416 ~~etc.~~
- 417
418 I. ~~Materials which are proposed to be installed in areas throughout the City that are~~
419 ~~susceptible to high flows and erosion of materials from park strips as identified in Figure~~
420 ~~16-1 shall be subject to review prior to installation by the Public Works Director, or~~
421 ~~designee.~~

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Figure 16-1



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- J. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain or other public facility, regardless of how such migration occurs.

14-16-116 BARBED WIRE AND ELECTRICAL FENCE RESTRICTIONS

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- A. Barbed Wire. It shall be unlawful for any person to erect or cause to be erected or to maintain any barbed wire fence or any similar device on any residential property. Where allowed, any barbed wire fence or similar device shall be deemed unlawful unless it is attached at the top of a fence or similar structure at a height not less than six (6) feet above the ground. In such cases, no more than three (3) strands of barbed wire, maximum of six (6) inches apart each, strung tightly and not coiled, shall be allowed and not be included in the overall height requirement of the fence.

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- B. Electrical Fences. It shall be unlawful for any person to erect or cause to be erected or to maintain any device on a fence with an electrical charge.

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446

14-16-117 TREE SELECTION LIST

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449

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree

450 available. Therefore, the land use authority may allow a substitution if it is found that the
 451 proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree
 452 contained in the approved list.

453
 454

Table 14-16-117a

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree	2 = Screening Tree	3 = Front Yard Street Tree
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3
Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crataegus Lavellei	Carrier Hawthorn	1	2	3
Crataegus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3

Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3
Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus loensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa Shubert"	Canada Red Cherry	1	2	-
Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3
Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Cleryana Rancho	Rancho Ornamental Pear	1	2	3
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3

Quercus Borealis	Northern Red Oak	1	-	-
Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-

City Council Staff Report



Subject: Solar Titan Natural Gas Engine Exchanges
Author: Allen Ray Johnson
Department: Light & Power
Date: November 8, 2022

Background

The Power Plant in Bountiful has three natural gas-fired turbine generators that we run as needed throughout the year to cover the city's peak loads. These units were manufactured by Solar Turbines, a Caterpillar Company located in San Diego California. The Taurus turbine generator was installed in 2001 and can produce 3.8 megawatts. The two Titans were installed in 2012 and can produce 10 megawatts each in the summer months and 11 megawatts each in the winter months. Cooler air is denser which means more oxygen is entering the combustion chamber. More oxygen in the combustion chamber means more fuel can be burned. More fuel burned means more power is produced.

We use our natural gas units for peak shaving generation which means in most cases, we are starting a unit and running it for 4 to 12 hours and then stopping it. Many days during the summer we will start and stop each unit every day. In the fall, winter, or spring we may start one unit per day and some days we do not run any of the turbines. It just depends on our system load compared to our other scheduled resources.

We use our turbines differently than most of other Solar Turbines customers. Most of their customers have very few starts and stops. Most of their turbines are used to run compressors on natural gas pipelines, run oil pumping platforms, or run oil refineries. These units are all base loaded which means they run nonstop until they need to have maintenance work done.

We have been working with Solar to solve an oil leak in the Unit #2 turbine engine which Solar Turbines believes is caused by a leak in the #3 labyrinth seal during the cool down cycle. This seal is between the compressor and the combustor sections of the engine. This oil is leaking into the combustion chamber which is burned off during startup. This repair is not feasible in the field and would require a complete engine change out and exchange. Solar has given us a proposal to do a complete engine exchange.

Solar is also recommending that we do a complete engine exchange on the Unit #3 turbine at the same time. They are interested in doing some detailed investigations on our units to determine where they may need to do some design improvements on their turbines to allow them to better handle the starts and stops when used as a peak shaving unit.

Analysis

Solar Turbines can schedule the engine exchanges for February 2023, and it will only take one week per unit. A typical engine exchange would cost \$3,794,889 per unit. Because Solar Turbines is interested in our engines for research and development reasons, they have provided a proposal to do the Unit #2 engine exchange for \$962,900 and to do the Unit #3 engine exchange for \$1,000,427. These prices are based on 10,000 operating hours on Unit #2 and 10,398 operating hours on Unit #3. We do plan to continue running these turbines until the engine exchange happens so the actual cost will be a higher than the proposal costs. We estimate the final cost to be \$1,963,327 plus about \$200,000 for additional run hours for a total cost of \$2,163,327.

Department Review

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

Significant Impacts

The funds to do an engine exchange for both turbines #2 and #3 will come from the plant major repairs account 535300-448617. A budget adjustment at the end of the fiscal year will probably be necessary.

Recommendation

This item was discussed at the Power Commission meeting on October 25, 2022, and was approved unanimously.

Power Commission and Staff recommend the approval of the proposal from Solar Turbines to do an engine exchange for both turbines #2 and #3 for a total cost of \$2,163,327.

Attachments

Picture



City Council Staff Report



Subject: Vehicle Purchase
Author: Chief Biehler
Department: Police Department
Date: November 8, 2022

Background

The following is a request to approve the purchase of one police vehicle. Funding for this vehicle is included in our FY 2023 budget.

Analysis

The vehicle to be purchased is:

One Ford Escape assigned to the Viewmont High School SRO. The Escape will be purchased locally at Performance Ford at the price of \$34,426. Performance Ford is not a dealer on the state contract site. We only received one other bid for this vehicle which came from Ken Garff with a price of \$38,695. Due to the difficulty in getting vehicles ordered we did make the order on this vehicle with Performance Ford.

We will sell the vehicles it is replacing which is:

2017 Ford Mustang with 43,881 miles.

Department Review

The Police Department and City Manager have reviewed this staff report.

Recommendation

I respectfully request your approval to purchase a police vehicle in the amount of \$34,426. Thank you for your consideration in this matter.

Significant Impacts

Sufficient funds are currently budgeted.

Attachments

Performance Ford Price
Ken Garff Price



Preview Order 1119 - U9N 4x4 ST Line Plus: Order Summary Time of Preview: 10/07/2022 08:17:06

Dealership Name: Performance Ford Bountiful

Sales Code : F56023

Dealer Rep.	Kurt Petersen	Type	Retail	Vehicle Line	Escape	Order Code	1119
Customer Name	X XXXXX	Priority Code	19	Model Year	2023	Price Level	315

DESCRIPTION	MSRP	INVOICE DESCRIPTION	MSRP	INVOICE
U9NO ESCAPE 4DR ST SELECT AWD	\$34040	\$32679 225/60R18 100H A/S BSW TIRES	\$0	\$0
.106.7" WHEELBASE	\$0	\$0 CV LOT MANAGEMENT	\$0	\$10
AGATE BLACK METALLIC	\$0	\$0 FLR LINERS FR-RR W/CRPT MATS	\$200	\$188
PARTIAL VINYL/CLOTH SEATS	\$0	\$0 18" ROCK MET PAINTED WHEEL	\$0	\$0
EBONY W/RED STITCH	\$0	\$0 FRONT LICENSE PLATE BRACKET	\$0	\$0
EQUIPMENT GROUP 400A	\$0	\$0 FUEL CHARGE	\$0	\$54.23
.2.5L I-VCT ATK I-4 HYB ENG	\$0	\$0 PRICED DORA	\$0	\$0
.ECVT TRANSMISSION	\$0	\$0 DESTINATION & DELIVERY	\$1495	\$1495
TOTAL BASE AND OPTIONS		<i>Your Price</i>	MSRP	INVOICE
DISCOUNTS		<i>34,426.00</i>	\$35735	\$34426.23
TOTAL			NA	NA
			\$35735	\$34426.23

Customer Name:
Customer Address:

Customer Email:

Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.



Preview Order B100 - U0E 4x2 PHEV: Order Summary Time of Preview: 10/14/2022 09:20:08

Dealership Name: Ken Garff West Valley Ford

Sales Code : F56024

Dealer Rep. Tara Mason	Type Retail	Vehicle Line Escape	Order Code B100
Customer Name T Killian	Priority Code 19	Model Year 2023	Price Level 315

DESCRIPTION	MSRP	DESCRIPTION	MSRP
U0E0 ESCAPE 4DR PHEV FWD	\$38500	.ECVT TRANSMISSION	\$0
.106.7" WHEELBASE	\$0	.225/60R18 100H A/S BSW TIRES	\$0
OXFORD WHITE	\$0	CV LOT MANAGEMENT	\$0
PARTIAL VINYL/CLOTH SEATS	\$0	FLR LINERS FR-RR W/CRPT MATS	\$200
EBONY	\$0	FRONT LICENSE PLATE BRACKET	\$0
EQUIPMENT GROUP 700A	\$0	FUEL CHARGE	\$0
.18" MACHINED MAGNETIC ALUM WHL	\$0	PRICED DORA	\$0
.2.5L I-VCT ATK I-4 HYB ENG	\$0	DESTINATION & DELIVERY	\$1495
TOTAL BASE AND OPTIONS			MSRP \$40195
DISCOUNTS			NA
TOTAL			\$40195

SHIP TO : F56024
4091 West 3500 South, West Valley City, UT, 84120-3201

State Contract
MA3790
Government Price

\$ 38,695.00

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

Customer Signature

Date

This order has not been submitted to the order bank.

This is not an invoice.

City Council Staff Report

Subject: Lot Line Adjustment for Lots 208 and 209
Bridlewood South Estates Phase 2
Address: 4317 S Monarch Dr
Author: City Engineer
Department: Engineering, Planning
Date: November 8, 2022



Background

Ben Murdock, applicant, is requesting approval of a lot line adjustment to combine Lots 208 and 209 of the Bridlewood South Estates Phase 2 Subdivision. Mr. Murdock's home currently occupies Lot 209.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The properties consist of Lot 208 (16,993 sq ft, 0.39 ac) and Lot 209 (17,731 sq ft, 0.40 ac) of the Bridlewood South Estates Phase 2 Subdivision. Both lots comply with the current R-3 Zone requirements for minimum lot size (11,000 sqft) and frontage (80 ft). The newly combined lot will greatly exceed these minimum requirements.

Future Use: Mr. Murdock is requesting approval to combine the two lots to accommodate his plans for a future detached garage, pool and pool house on Lot 208. Because Lot 208 does not have a primary structure, it would not be possible to issue a permit for any of the planned accessory structures until the lots are combined. Any proposed improvements involving grading or structures would need an appropriate Building Permit application and would be subject to the standard review process prior to issuance of a permit by the City. No new building lots would be created by this proposed action.

Utilities: No additional utilities are required.

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

This item was reviewed by the Planning Commission at their regular meeting held on November 1, 2022. The Planning Commission has forwarded a recommendation for approval to the City Council.

Department Review

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

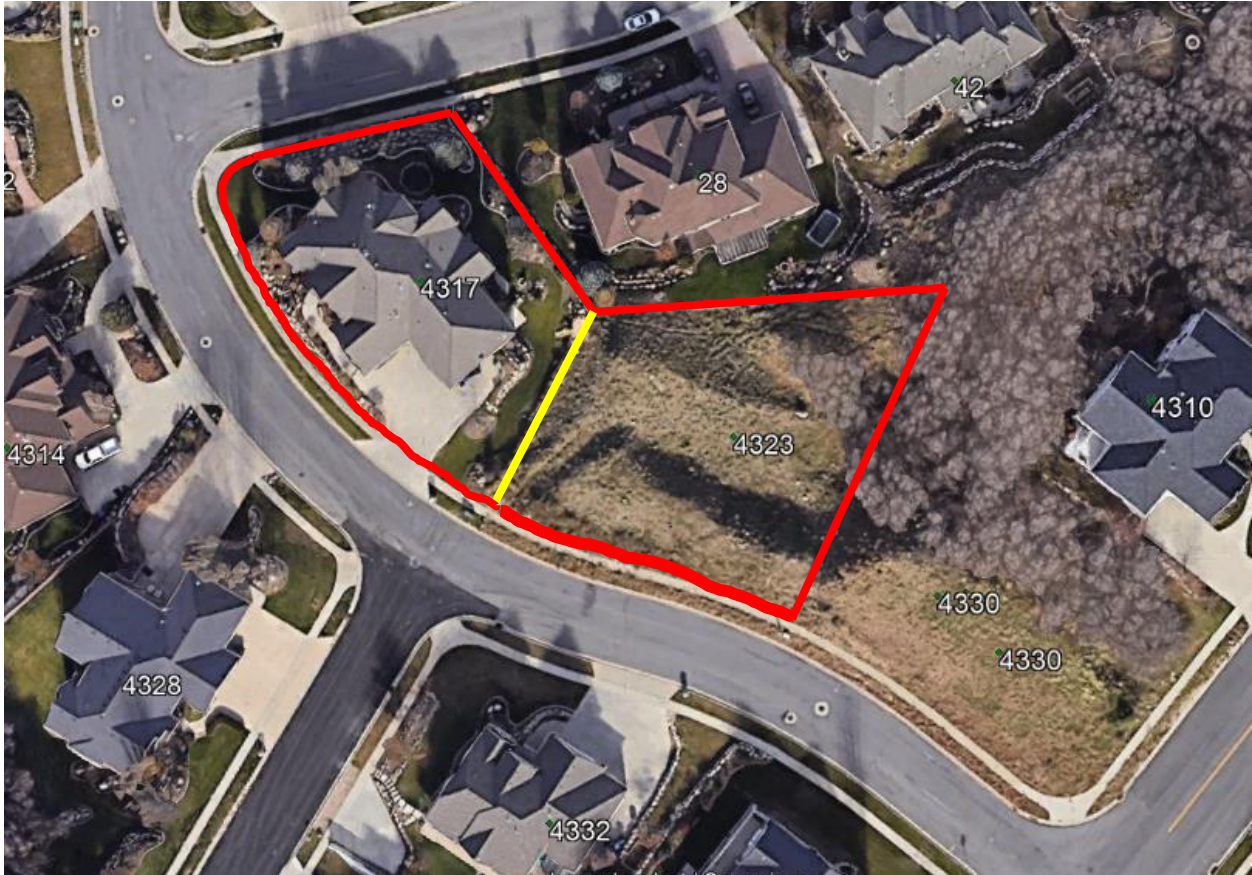


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff recommends approval of the Lot Line Adjustment at 4317 S Monarch Drive.

Significant Impacts

None

Attachments

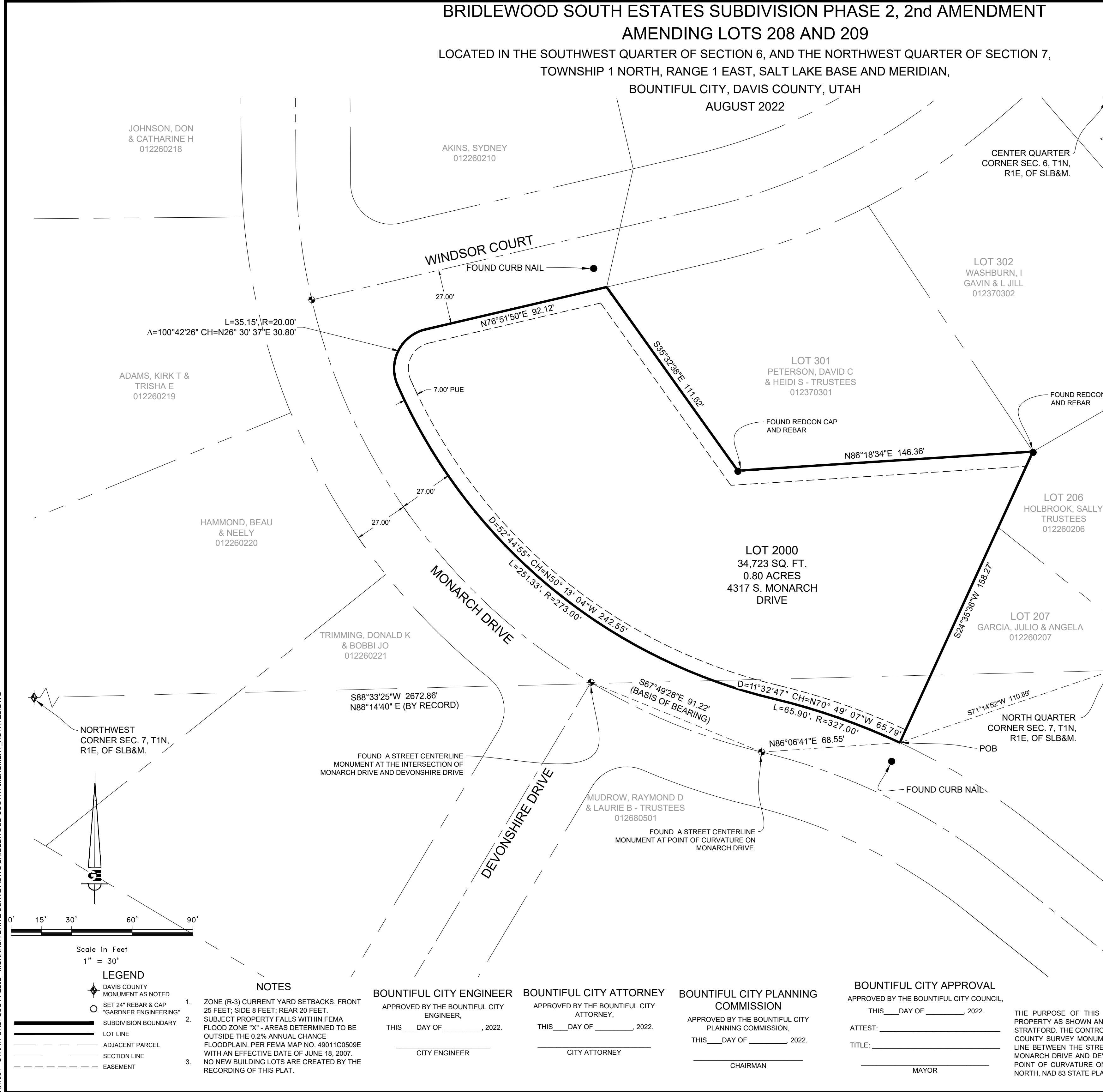
1. A copy of the preliminary amended plat.

BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT
AMENDING LOTS 208 AND 209

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 7,
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,

BOUNTIFUL CITY, DAVIS COUNTY, UTAH

AUGUST 2022



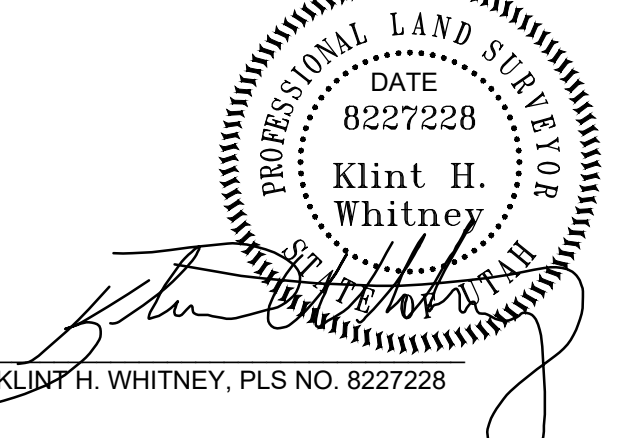
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF MONARCH DRIVE BEING LOCATED NORTH 86°06'41" EAST 68.55 FEET FROM THE STREET CENTERLINE MONUMENT AT THE POINT OF CURVATURE ON MONARCH DRIVE (BASIS OF BEARING BEING THE LINE BETWEEN THE STREET CENTERLINE MONUMENT AT THE INTERSECTION OF MONARCH DRIVE AND DEVONSHIRE DRIVE AND THE STREET CENTERLINE MONUMENT AT THE POINT OF CURVATURE ON MONARCH DRIVE WHICH BEARS SOUTH 67°49'28" EAST UTAH NORTH, NAD 83 STATE PLAN GRID BEARING), BEGINNING POINT ALSO BEING LOCATED SOUTH 71°14'52" WEST 110.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONARCH DRIVE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 327.00 FOOT RADIUS CURVE TO THE LEFT 65.90 FEET, HAVING A CENTRAL ANGLE OF 11°32'47" WITH A CHORD BEARING OF NORTH 70°49'07" WEST 65.79 FEET; (2) ALONG THE ARC OF A 273.00 FOOT RADIUS CURVE TO THE RIGHT 251.33 FEET, HAVING A CENTRAL ANGLE OF 52°44'55" WITH A CHORD BEARING NORTH 50°13'04" WEST 242.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 35.15 FEET, HAVING A CENTRAL ANGLE OF 100°42'26" WITH A CHORD BEARING NORTH 26°30'37" EAST 30.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4300 SOUTH; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 76°51'50" EAST 92.12 FEET TO THE SOUTHERLY BOUNDARY LINE OF BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 3; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE FOLLOWING TWO (2) COURSES: (1) SOUTH 35°32'38" EAST 111.82 FEET; (2) NORTH 86°18'34" EAST 146.36 FEET TO THE WEST LINE OF LOT 206 BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2; THENCE ALONG THE WESTERLY LINE OF LOTS 206 AND 207 BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2 SOUTH 24°35'36" WEST 158.27 FEET TO THE POINT OF BEGINNING, CONTAINING 34,723 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT.

BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY BOUNTIFUL CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ___ DAY OF _____, 2022.

LENDER'S CONSENT
 THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.
 DATED THIS _____ DAY OF _____, 2022.

BY: BENJAMIN MURDOCK
 BY: MINDY MURDOCK AKA MINDAY MURDOCK

FIRST AMERICAN TITLE INSURANCE COMPANY
 BY: _____ NAME/TITLE: _____
 STATE OF _____)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)
 On this _____ day of _____, 2022, before me _____, A Notary Public, personally appeared BENJAMIN MURDOCK, who being by me duly sworn did say that he/she is the _____ of FIRST AMERICAN TITLE INSURANCE COMPANY, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

LENDER'S CONSENT
 THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.
 DATED THIS _____ DAY OF _____, 2022.

BY: _____ NAME/TITLE: _____
 STATE OF _____)
 COUNTY OF _____)
 ON THE _____ DAY OF _____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF HICKMAN LAND TITLE COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT

STATE OF UTAH)
 COUNTY OF DAVIS)
 On this _____ day of _____, 2022, before me _____, A Notary Public, personally appeared MINDY MURDOCK AKA MINDAY MURDOCK, who being by me duly sworn did say that he/she is the _____ of HICKMAN LAND TITLE COMPANY, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP _____ NOTARY PUBLIC

NARRATIVE
 THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT STRATFORD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE LINE BETWEEN THE STREET CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF MONARCH DRIVE AND DEVONSHIRE DRIVE AND THE STREET CENTERLINE FOUND AT THE POINT OF CURVATURE ON MONARCH DRIVE WHICH BEARS SOUTH 67°49'28" WEST UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

LEGEND
 DAVIS COUNTY MONUMENT AS NOTED
 SET 24" REBAR & CAP "GARDNER ENGINEERING"
 SUBDIVISION BOUNDARY
 LOT LINE
 ADJACENT PARCEL
 SECTION LINE
 EASEMENT

NOTES
 1. ZONE (R-3) CURRENT YARD SETBACKS: FRONT 25 FEET, SIDE 8 FEET, REAR 20 FEET.
 2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0509E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
 3. NO NEW BUILDING LOTS ARE CREATED BY THE RECORDING OF THIS PLAT.

BOUNTIFUL CITY ENGINEER
 APPROVED BY THE BOUNTIFUL CITY ENGINEER.
 THIS _____ DAY OF _____, 2022.
 CITY ENGINEER

BOUNTIFUL CITY ATTORNEY
 APPROVED BY THE BOUNTIFUL CITY ATTORNEY.
 THIS _____ DAY OF _____, 2022.
 CITY ATTORNEY

BOUNTIFUL CITY PLANNING COMMISSION
 APPROVED BY THE BOUNTIFUL CITY PLANNING COMMISSION.
 THIS _____ DAY OF _____, 2022.
 CHAIRMAN

BOUNTIFUL CITY APPROVAL
 APPROVED BY THE BOUNTIFUL CITY COUNCIL.
 THIS _____ DAY OF _____, 2022.
 ATTEST: _____
 TITLE: _____
 MAYOR



DAVIS COUNTY RECORDER
 BOOK NUMBER _____
 PAGE NUMBER _____
 ENTRY NUMBER _____
 TIME RECORDED _____
 DATE RECORDED _____
 FEE PAID _____
 DAVIS COUNTY RECORDER
 BY: _____
 DEPUTY RECORDER

R:\1951 - STRATFORD, SCOTT\2022 - MONARCH DRIVESURVEY\DWG\BRIDLEWOOD SOUTH AMENDMENT_ROTATED.DWG

City Council Staff Report

Subject: Lot Line Adjustment for Lot 2
Hayward Subdivision
Address: 153 S 300 E
Author: City Engineer
Department: Engineering, Planning
Date: November 8, 2022



Background

Larry Dupaix, applicant, is requesting approval of a lot line adjustment to combine Lot 2 of the Hayward Subdivision and a landlocked parcel which adjoins the rear boundary of Lot 2. Lot 2 is currently undeveloped.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The properties consist of Lot 2 (8,842 sq ft, 0.203 ac) and the 0.16 ac rear parcel. Lot 2 complies with the current R-4 Zone requirements for minimum lot size (8,000 sqft) and frontage (70 ft). The newly combined lot will also comply with these minimum requirements.

Future Use: Mr. Dupaix intends to construct a new single family home and detached accessory structure on the proposed combined lot. Any proposed improvements involving grading or structures would need an appropriate Building Permit application and would be subject to the standard review process prior to issuance of a permit by the City. No new building lots would be created by this proposed action.

Utilities: No additional utilities are required.

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

This item was reviewed by the Planning Commission at their regular meeting on November 1, 2022. The Planning Commission has forwarded a recommendation for approval to the City Council.

Department Review

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

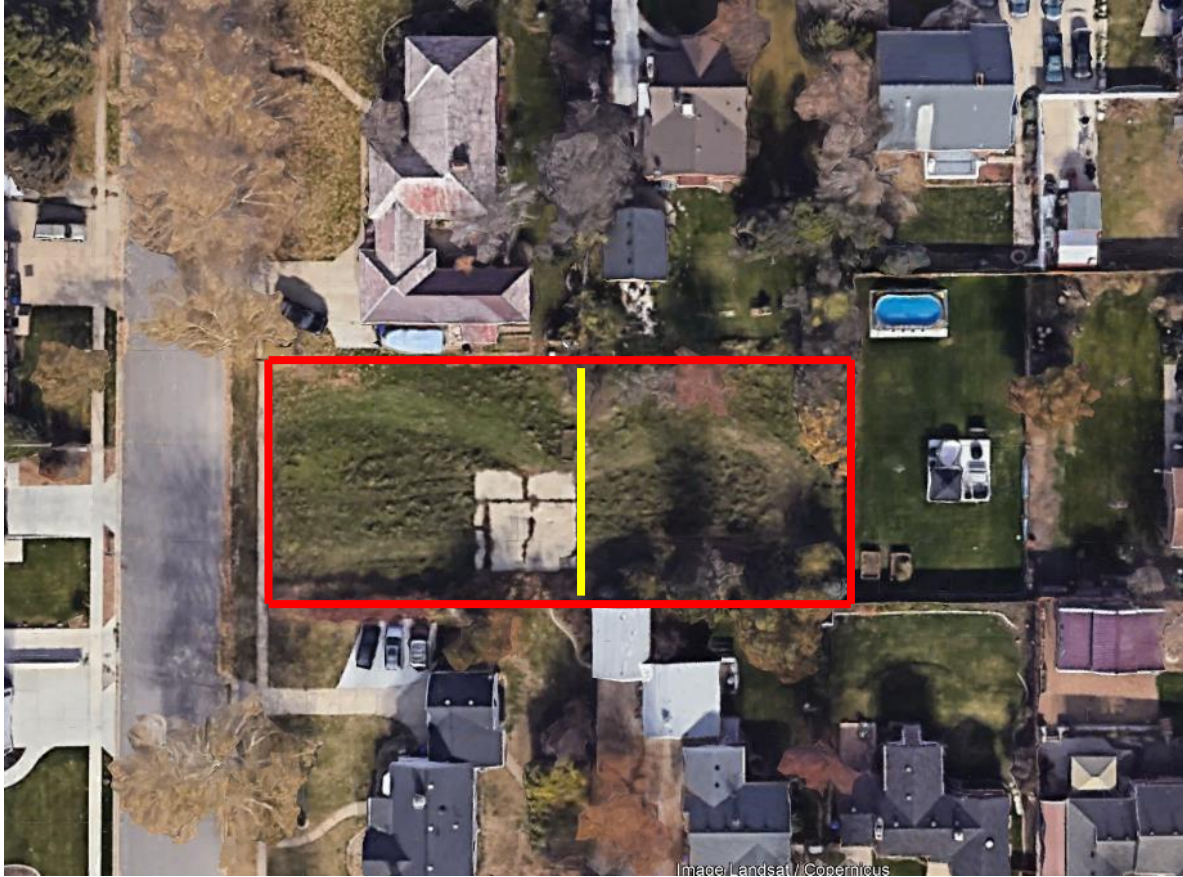


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff recommends approval of the Lot Line Adjustment at 153 S 300 E with the following conditions:

1. Complete any outstanding corrections to the plat.
2. Provide additional easements for the existing overhead power system as required by Bountiful Power, and an additional 7 ft wide Public Utility Easement along the 300 E frontage as required by the Engineering Dept.
3. Provide a current Title Report.

Significant Impacts

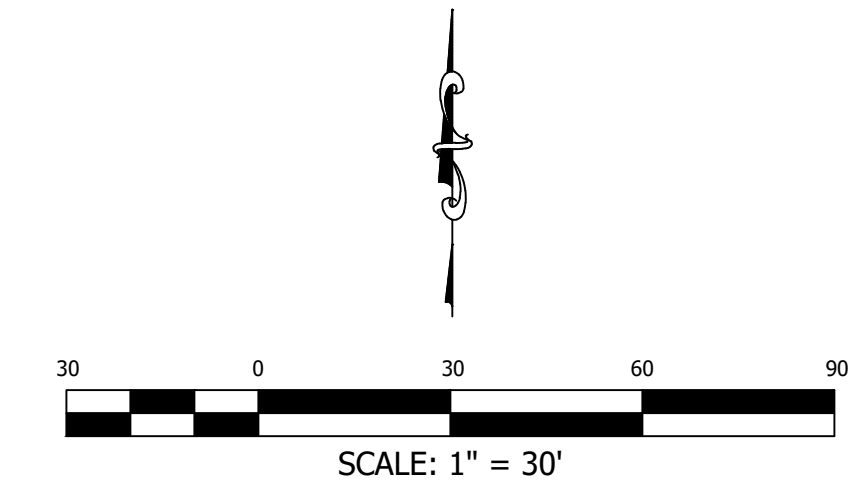
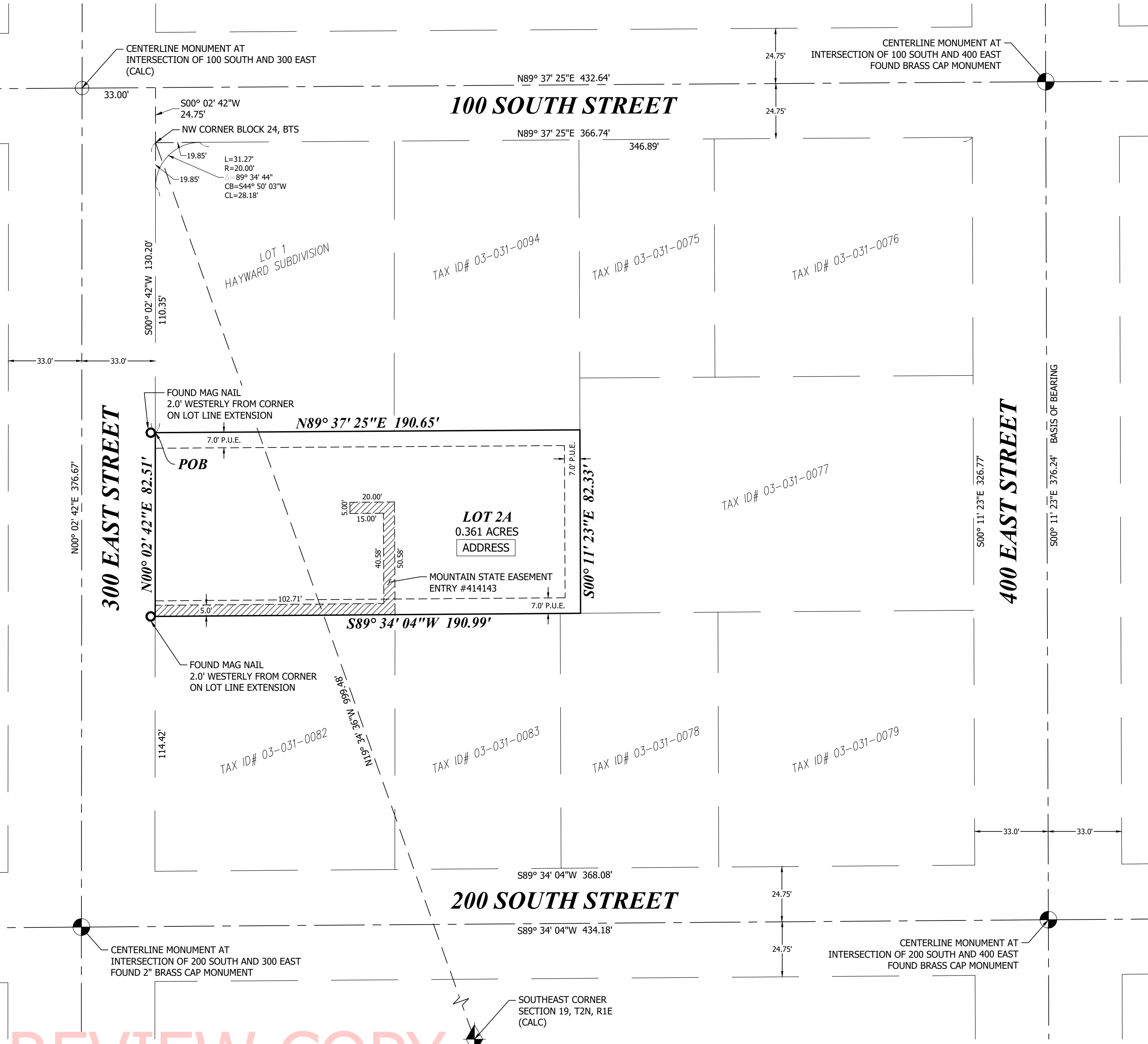
None

Attachments

1. A copy of the preliminary amended plat.

REVIEW COPY

HAYWARD SUBDIVISION 1ST AMENDED
AMENDING LOT 2 OF HAYWARD SUBDIVISION AND ADDITIONAL PARCEL
PART OF LOTS 1 AND 2, BLOCK 24, BTS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
OCTOBER 2022



LEGEND table with symbols for PROPERTY LINE, ADJACENT PROPERTY, ROAD CENTERLINE, SECTION LINE, TIE TO MONUMENT, EASEMENT LINE, RECORD CALLS, SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER, and FOUND PROPERTY MARKER.

REVIEW COPY

SURVEYOR'S CERTIFICATE
I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497
AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE
AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT
AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO
BE KNOWN AS HAYWARD SUBDIVISION 1ST AMENDMENT AND THAT SAME HAS BEEN CORRECTLY
SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION
BEGINNING AT A POINT WHICH IS NORTH 89°37'25" EAST 33.00 FEET ALONG THE MONUMENT LINE
AND SOUTH 00°02'42" WEST 154.95 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION
OF 300 EAST AND 100 SOUTH STREET, SAID POINT IS ALSO SOUTH 89°37'25" WEST 366.74 FEET
ALONG THE SOUTH LINE OF 100 SOUTH STREET AND SOUTH 00°02'42" WEST 130.20 FEET ALONG THE
EAST LINE OF 300 EAST STREET FROM THE NORTHWEST CORNER OF BLOCK 24, PLAT A, BOUNTIFUL
TOWN SURVEY, SAID POINT IS ALSO CALCULATED AS NORTH 19°34'36" EAST 999.48 FEET FROM THE
SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND
MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°37'25" EAST 190.65 FEET; THENCE
SOUTH 00°11'23" EAST 82.33 FEET; THENCE SOUTH 89°34'04" WEST 190.99 FEET TO THE WEST LINE
OF SAID BLOCK; THENCE NORTH 00°02'42" EAST 82.51 FEET ALONG SAID BLOCK LINE TO THE POINT
OF BEGINNING.
CONTAINING 0.361 ACRES.

OWNER'S DEDICATION
WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO
BE SUBDIVIDED INTO LOTS TO BE KNOWN AS HAYWARD SUBDIVISION 1ST AMENDMENT, DO HEREBY
DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS
INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL
ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ___,
20___.
LAWRENCE DUPAIX JANIS DUPAIX

ACKNOWLEDGEMENT
ON THIS ___ DAY OF ___, 20___, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, LAWRENCE DUPAIX AND JANIS DUPAIX, WHO DULY ACKNOWLEDGED
TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC:
RESIDENCE:
MY COMMISSION EXPIRES:

UTILITY APPROVAL
SOUTH DAVIS SEWER DISTRICT: DATE:
BOUNTIFUL LIGHT AND POWER: DATE:
BOUNTIFUL CITY WATER: DATE:
CENTURY LINK: DATE:
COMCAST: DATE:
BOUNTIFUL IRRIGATION DISTRICT: DATE:

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE
PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH
MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT
CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES
INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR
EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY
TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE
NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS
SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY
DEPARTMENT AT 800-366-8532.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS ___ DAY OF ___, 20___
BY:
TITLE:

REVIEW COPY

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com, PROJECT #1182003, 09/22/2022, JJS

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS
___ DAY OF ___, 20___.
CITY RECORDER ATTEST:
MAYOR:

CITY ENGINEER'S APPROVAL
APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS ___ DAY OF
___, 20___.
BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL
APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY,
THIS ___ DAY OF ___, 20___.
PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL
APPROVED ON THIS ___ DAY OF ___, 20___.
BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER
ENTRY NO. ___ FEE PAID ___
FILED FOR RECORD AND RECORDED THIS ___ DAY OF ___, 20___
AT ___ IN BOOK ___ OF ___
COUNTY RECORDER:
BY: DEPUTY

City Council Staff Report

Subject: Lot Line Adjustment for Lots 702 and 704
Hidden Hollow at Hidden Lakes PUD
Address: 4396 S Hidden Hollow Dr
Author: City Engineer
Department: Engineering, Planning
Date: November 8, 2022



Background

Davis Crockett, applicant, is requesting approval of a lot line adjustment of the common boundary between Lots 702 and 704 of the Hidden Hollow at Hidden Lakes PUD. Mr. Crockett's home currently occupies Lot 702.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

The properties consist of Lot 702 (166,093 sq ft, 3.81 ac) and Lot 704 (144,822 sq ft, 3.325 ac) of the Hidden Hollow at Hidden Lakes PUD. Both lots comply with the current R-F Zone requirements for frontage (120 ft). The original boundary line and the requested adjusted alignment (which follows an existing fence line) cross areas where the slope of the ground exceeds 30%. The proposed adjustment does not affect the frontage of either lot and essentially resizes Lot 704 to a similar size of the original configuration of Lot 702, and vice-versa for Lot 702. Adjustment of the boundary line would not affect the buildable portion of Lot 704, which is currently undeveloped. Any future development of Lot 704 would be subject to the requirements of the R-F zone, and the City's building permit review process prior to the issuance of any building permits.

It should be noted that a prior exchange of property was executed between Lot 702 and Lot 305 of the Hidden Lake at Summerwood Estates Phase 3 subdivision which affected the common southerly boundary, which is not part of this proposal.

Utilities: No additional utilities are required.

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

This item was reviewed by the Planning Commission at their regular meeting held November 1, 2022. The Planning Commission has forwarded a recommendation of approval of the lot line adjustment to the City Council.

Department Review

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

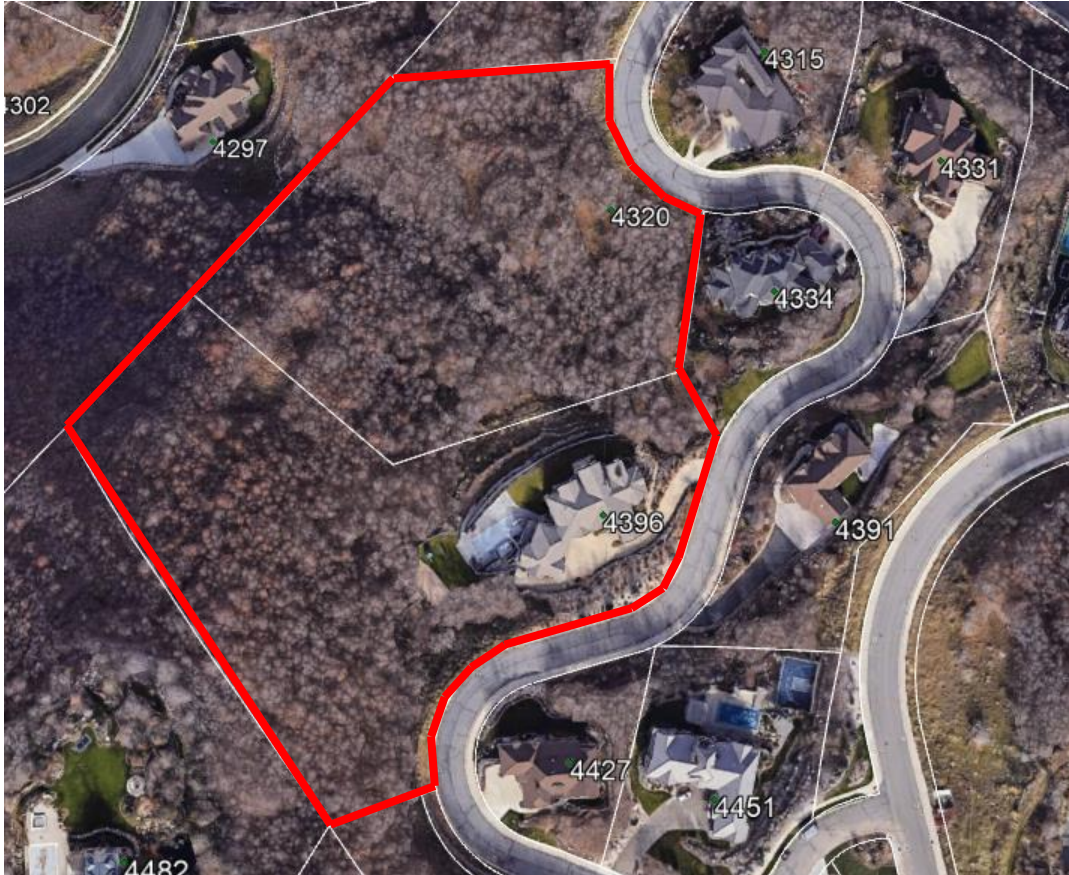


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff recommends approval of the Lot Line Adjustment at 4396 S Hidden Hollow Drive to the City Council with the following conditions:

1. Complete any outstanding corrections to the Plat.
2. Provide a current Title Report.

Significant Impacts

None

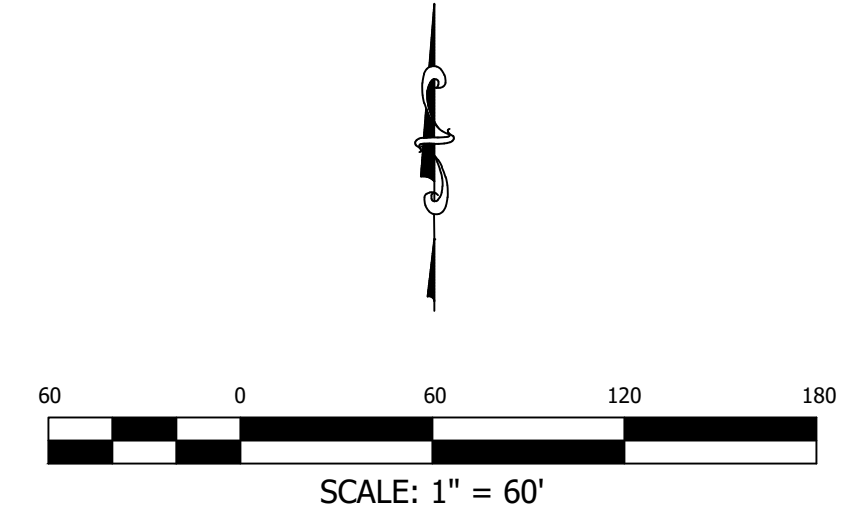
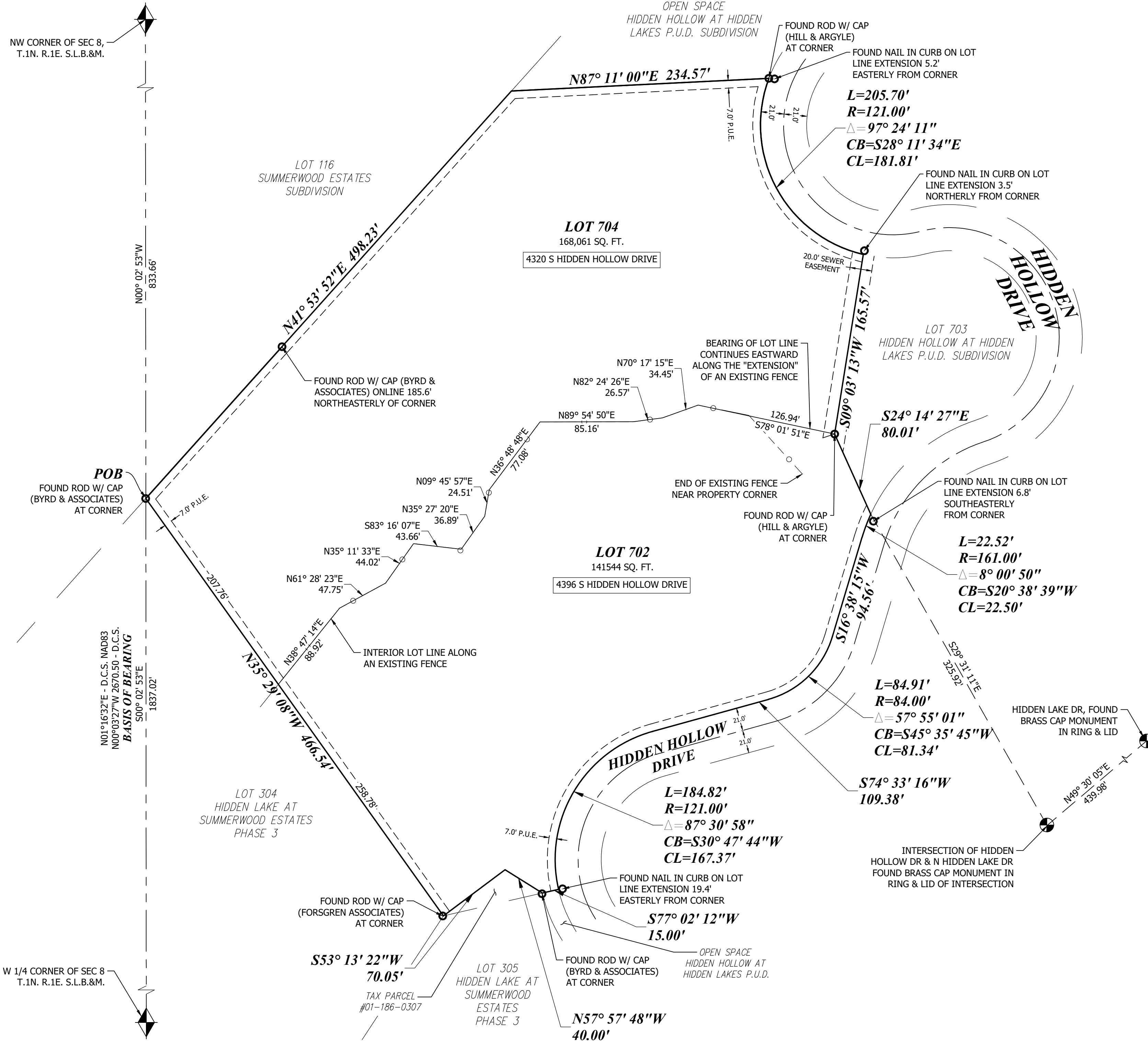
Attachments

1. A copy of the preliminary amended plat.

COPY FOR REVIEW

HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION AMENDMENT NO. 1

AMENDING LOT 704 & 702, HIDDEN HOLLOW AT HIDDEN LAKE P.U.D. SUBDIVISION LOCATED IN THE NW QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH SEPTEMBER, 2022



LEGEND table with symbols for PROPERTY LINE, ADJACENT PROPERTY, ROAD CENTERLINE, SECTION LINE, TIE TO MONUMENT, EASEMENT LINE, LOT LINE, FENCE LINE, RECORD CALLS, SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER, and FOUND PROPERTY MARKER.

NOTES: 1. NO NEW LOTS ARE CREATED BY RECORDING THIS PLAT. 2. SLOPES OF 30% OR GREATER ARE NOT USEABLE AND MAY NOT BE DISTURBED, EXCAVATED OR USED FOR CONSTRUCTION.

TRUST ACKNOWLEDGMENT section with blank lines for date, name, residence, and commission expiration.

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TRUST ACKNOWLEDGMENT section with blank lines for date, name, residence, and commission expiration.

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION AMENDMENT NO. 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

COPY FOR REVIEW

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BOUNDARY DESCRIPTION text detailing the survey starting from the north right of way of Hidden Hollow Drive and describing the boundaries of the lots and easements.

CONTAINING 7.108 ACRES.

OWNER'S DEDICATION

OWNER'S DEDICATION text stating that the undersigned owners have caused the same to be subdivided into lots and streets to be known as Hidden Hollow at Hidden Lakes P.U.D. Subdivision Amendment No. 1.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ___ DAY OF ___, 20__.

Signatures and names of David Crockett and Abby Crockett as trustees of the Sebus Trust, dated June 11, 2004 and March 20, 2009.

COPY FOR REVIEW

TRUST ACKNOWLEDGMENT

TRUST ACKNOWLEDGMENT text with blank lines for date, name, residence, and commission expiration.

NOTARY PUBLIC, RESIDENCE, MY COMMISSION EXPIRES: blank lines for notary information.

Entellus logo and contact information: 1470 South 600 West Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com, PROJECT #2085001, 08/31/2022, GWP, 10/15/2022, RJW

CITY COUNCIL'S APPROVAL section with blank lines for date and signature.

CITY ENGINEER'S APPROVAL section with blank lines for date and signature.

PLANNING COMMISSION APPROVAL section with blank lines for date and signature.

CITY ATTORNEY'S APPROVAL section with blank lines for date and signature.

DAVIS COUNTY RECORDER section with blank lines for entry number, date, and signature.