

Minutes of the  
BOUNTIFUL CITY COUNCIL  
August 8, 2023 – 6:00 p.m.

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

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

|          |                     |                                                                                         |
|----------|---------------------|-----------------------------------------------------------------------------------------|
| Present: | Mayor               | Kendalyn Harris                                                                         |
|          | Councilmembers      | Millie Segura Bahr, Kate Bradshaw, Richard Higginson,<br>Cecilee Price-Huish (via Zoom) |
|          | City Manager        | Gary Hill                                                                               |
|          | Asst City Manager   | Galen Rasmussen                                                                         |
|          | City Engineer       | Lloyd Cheney                                                                            |
|          | City Attorney       | Clinton Drake                                                                           |
|          | Planning Director   | Francisco Astorga                                                                       |
|          | Finance Director    | Tyson Beck                                                                              |
|          | IT Director         | Greg Martin                                                                             |
|          | Streets Director    | Charles Benson                                                                          |
|          | Parks Director      | Brock Hill                                                                              |
|          | Water Director      | Kraig Christensen                                                                       |
|          | Power Director      | Allen Johnson                                                                           |
|          | Police Chief        | Ed Biehler                                                                              |
|          | Recording Secretary | Maranda Hilton                                                                          |
| Excused: | Councilmember       | Jesse Bell                                                                              |

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

**PROJECT UPDATES – MR. GARY HILL**

Mr. Gary Hill opened up the discussion for the Councilmembers to ask questions about current City projects.

Councilmember Bahr asked about the Eagle Ridge Drive project. Mr. Lloyd Cheney gave an update and said that paving will begin tomorrow and should be done by the end of August.

Councilmember Higginson asked about the Pineview Hydro Plant. Mr. Allen Johnson gave an update on the recent maintenance and repair projects and said that the reservoir is only down a couple feet, which is amazing for August.

Mayor Harris asked about the General Plan update. Mr. Francisco Astorga gave an update on the General Plan and reminded the Council about the next joint meeting with the Planning Commission on September 14.

Councilmember Bradshaw asked about the consolidated dispatch project. Chief Biehler explained that the virtual consolidation is going very well, and the biggest part of the project is supposed to go live on October 10. The northern Davis County cities are working on an agreement

1 and Bountiful is waiting to see which cities would like to be dispatched by the Bountiful dispatch  
2 center.

3 Councilmember Price-Huish asked about the new air quality regulations for VOCs (volatile  
4 organic compounds) and NOx (nitric oxide). Mr. Allen Johnson explained that the Power Plant will  
5 be reducing their “potential to emit” from 65 tons of NOx to 49 tons, which will meet the new  
6 requirement being enforced in Davis County. The plant averages well below the limit, six to eight  
7 tons of NOx, so it will not have an impact on the operations of the plant. The other option was to  
8 spend \$3.5M per engine to put in emissions equipment that would get them below 50 tons of NOx.

9 Councilmember Bradshaw asked about the Road Condition Survey. Mr. Benson explained  
10 that it was moving forward nicely. The fieldwork has been done and staff expects to see a draft of the  
11 final report anytime.

12 Mayor Harris asked about the road striping project. Mr. Benson explained that the striping for  
13 crosswalks is being done first to prepare for school and then the long line should be started in the next  
14 week or so.

15 Councilmember Bahr asked about the library project. Mr. Gary Hill answered that the County  
16 Library Board recommended to the County Commissioners a trade with Bountiful City to build a new  
17 library on the park property along Main Street in front of City Hall and to give Bountiful the land  
18 where the current library sits. However, he and the Mayor have been invited to a work session with  
19 the County Commissioners on August 22 to discuss potential locations with North Salt Lake, so it  
20 seems the decision has not been finalized yet.

21 Councilmember Bradshaw asked about the skate park at Washington Park. Mr. Cheney said  
22 they have about 30-40% of the flatwork/streetscape sections complete and will start working on the  
23 shotcrete installations (curved surfaces) tomorrow. Staff expects the park to be complete in the next  
24 month.

25 Mayor Harris asked about the Calder Well rehab project. Mr. Kraig Christensen answered that  
26 work halted for a couple of months, but they now have a tentative start date of September 1 and the  
27 company doing the work have verified that they are ready to begin. The process will take a few  
28 months.

29 Councilmember Price-Huish asked about the Moderate-Income Housing Report. Mr. Astorga  
30 answered that the report was submitted and they do not foresee any issue with it.

31 Councilmember Bahr asked about trails. Mr. Brock Hill said that there are currently three  
32 different contractors working in the foothills to create trails and install bridges. A lot of work is  
33 happening and many more trails will be tied together in the next couple years, which is exciting.

34 Councilmember Bradshaw asked about the 300 and 400 South reconstruction project. Mr.  
35 Benson said that they are currently in the water line replacement phase, then the lower section will be  
36 started in the next week or so. It should be completed well before snow flies.

37 Councilmember Higginson asked about the North Canyon Trailhead. Mr. Cheney reported  
38 that the grading has been done and curb and gutter will be put in shortly, then it will be paved before  
39 winter.

40 Councilmember Higginson asked about the fiber project bond and the construction. Mr. Galen  
41 Rasmussen reported that the bond was issued last week for \$45.5M with a rate of 4.07%, and the  
42 funds were received. Mr. Gary Hill added that the AA+ bond rating and the timing of the market will  
43 save Bountiful about \$2M over the life of the bond. Mr. Cheney reported that the Engineering  
44 Department has issued a permit to B. Jackson who will begin the underground work for installation of  
45 the fiber network and staff has been working with the consultants on the hut sites and plan to issue  
46 permits for those shortly.

The work session ended at 6:55 p.m.

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

|          |                     |                                                                                         |
|----------|---------------------|-----------------------------------------------------------------------------------------|
| Present: | Mayor               | Kendalyn Harris                                                                         |
|          | Councilmembers      | Millie Segura Bahr, Kate Bradshaw, Richard Higginson,<br>Cecilee Price-Huish (via Zoom) |
|          | City Manager        | Gary Hill                                                                               |
|          | Asst City Manager   | Galen Rasmussen                                                                         |
|          | City Engineer       | Lloyd Cheney                                                                            |
|          | City Attorney       | Clinton Drake                                                                           |
|          | Planning Director   | Francisco Astorga                                                                       |
|          | Streets Director    | Charles Benson                                                                          |
|          | Parks Director      | Brock Hill                                                                              |
|          | Police Chief        | Ed Biehler                                                                              |
|          | Recording Secretary | Maranda Hilton                                                                          |
| Excused  | Councilmember       | Jesse Bell                                                                              |

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

Mayor Harris called the meeting to order at 7:01 p.m. and welcomed those in attendance. Ms. Olivia Outsen led the Pledge of Allegiance and Ms. Kathy Wardrop, Bountiful East Stake Young Women President, offered a prayer.

**PUBLIC COMMENT**

The public comment section was opened at 7:04 p.m.

No comments were made.

The public comment section was closed at 7:04 p.m.

**CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD JULY 25, 2023**

Councilmember Bahr made a motion to approve the minutes from July 25, 2023, and Councilmember Higginson seconded the motion. The motion was approved with Councilmembers Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”

**COUNCIL REPORTS**

Mayor Harris reported that the South Davis Metro Fire District board voted to approve an 18% property tax increase last night. They hope it will help them attract and retain employees.

Councilmember Price-Huish did not have a report.

Councilmember Bradshaw reported that the South Davis Recreation District (SDRD) has been negotiating with the Davis School District, specifically with Farmington High School, to ask them to help with the financial burden associated with operating the pool that their students use but that their parents do not pay property taxes on. Discussions are not finalized but have been productive. The

1 Board has also been talking to the school district about what they would be willing to donate in the  
2 event that the SDRD decides to expand.

3 Councilmember Higginson reported that bonds have been issued for the Bountiful Fiber  
4 Project at a favorable percentage rate, which will save the City millions of dollars. He thanked the  
5 many people at the City who have carefully managed the City's finances for many years.  
6 Construction has begun on the project, and he said he is very excited to see the network be installed.

7 Councilmember Bahr did not have a report.  
8

## 9 **BCYC REPORT**

10 Ms. Athena Tongaonevai (BCYC City Manager) reported that the BCYC held their first  
11 meeting and designed their t-shirts. Next week they will tour City Hall and learn more about City  
12 operations. They also have activities scheduled to help clean the Bountiful Museum and the Heber C.  
13 Kimball Mill, and to tour the Woods Cross Teen Center to find out more about how they can help.  
14

## 15 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID JULY 12, 19** 16 **& 26, 2023**

17 Councilmember Higginson made a motion to approve the expenditures paid July 12, 19 & 26,  
18 2023, and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
19 Bahr, Bradshaw, Higginson and Price-Huish voting "aye."  
20

## 21 **CONSIDER APPROVAL OF A CONTRACT WITH ROCKY MOUNTAIN MONUMENT TO** 22 **PURCHASE AND INSTALL A 144 UNIT URN NICHE WALL IN THE AMOUNT OF** 23 **\$88,595 – MR. BROCK HILL**

24 Mr. Brock Hill explained that urn burials are an affordable option for residents and have  
25 become increasingly popular at the Bountiful Cemetery. The existing columbarium is already one-  
26 third full and staff feels it is time to build a new wall in the healing garden at the cemetery. The  
27 product they ordered is unique and comes from a sole source in Salt Lake City, but the lead time on  
28 granite is about six months. The price for the wall includes installation, and while they wait for the  
29 granite Rocky Mountain Monument will be preparing the site by laying the footings, doing the  
30 groundwork and building the block wall that will sit behind the urn unit.

31 Councilmember Price-Huish asked when the healing garden will be completed. Mr. Brock  
32 Hill answered that there are about 200 urn plots and the garden will be completed in phases as those  
33 plots are filled, which should take about six to eight years.

34 Councilmember Bradshaw made a motion to approve the purchase of the 144-unit urn niche  
35 wall and Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr,  
36 Bradshaw, Higginson and Price-Huish voting "aye."  
37

## 38 **CONSIDER APPROVAL OF THE PURCHASE OF A TRUCK FOR THE LANDFILL** 39 **INCLUDING THE CHASSIS, BODY PACKAGE, TOOLS AND OUTFITTING IN THE** 40 **TOTAL AMOUNT OF \$491,982 – MR. CHARLES BENSON**

41 Mr. Charles Benson explained that the landfill needs a new service truck which helps them  
42 maintain and extend the life of their large compactors. This is a sole-source, highly specialized piece  
43 of equipment. They expect it to last fifteen to twenty years and will help them service their machinery  
44 in a safer way.

1 Councilmember Bahr made a motion to approve the purchase of the truck for the landfill as  
2 outlined and Councilmember Bradshaw seconded the motion. The motion passed with  
3 Councilmember Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”  
4  
5  
6

7 **CONSIDER APPROVAL OF THE PURCHASE OF A PETERBILT CHASSIS AND A**  
8 **LABRIE SIDE LOADING COLLECTION BODY IN THE TOTAL AMOUNT OF \$350,982 –**  
9 **MR. CHARLES BENSON**

10 Mr. Benson explained that it is time to replace their 2018 side-loading refuse truck. They will  
11 keep the 2018 truck as a backup garbage truck. They received two bids that have the needed capacity  
12 and will be available within the needed timeframe. He said that both the body and the chassis are  
13 brands that the department has used for years and has been very happy with. This purchase is part of  
14 their ten-year replacement plan.

15 Councilmember Higginson made a motion to approve the purchase of the truck chassis and  
16 body and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
17 Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”  
18

19 **CONSIDER APPROVAL OF THE PURCHASE OF A 10-WHEEL DUMP TRUCK CHASSIS**  
20 **AND THE PLOW, BODY AND HYDRAULICS PACKAGES IN THE TOTAL AMOUNT OF**  
21 **\$280,438 – MR. CHARLES BENSON**

22 Mr. Benson explained that this purchase will replace a ten-wheel dump truck they also use as  
23 a snowplow. They were grateful to receive state bids on this truck.

24 Councilmember Bradshaw made a motion to approve the purchase of the dump truck as  
25 outlined and Councilmember Higginson seconded the motion. The motion passed with  
26 Councilmembers Bahr, Bradshaw, Higginson and Price-Huish voting “aye.”  
27

28 **CONSIDER APPROVAL OF ORDINANCE 2023-05 WHICH AMENDS THE LAND USE**  
29 **CODE REGARDING DOWNTOWN ZONE RESIDENTIAL PARKING AND CARPORT**  
30 **STANDARDS – MR. FRANCISCO ASTORGA**

31 Mr. Francisco Astorga explained that this ordinance would change the Land Use Code  
32 regarding residential parking and carports in the Downtown Zone. Mr. John Egan and Mr. Ken  
33 Knighton initiated this process when they applied to reduce residential parking and a change in  
34 carport setbacks in the Downtown Zone. The Planning Commission reviewed this item and voted 4-3  
35 to reduce the parking standards and voted 7-0 to allow smaller setbacks for carports.

36 Mr. Astorga explained the process undertaken by the Planning Commission as they  
37 researched this request, looking at both national and local trends and data regarding downtown  
38 parking. He explained why parking is so important in the downtown zone as it determines, along with  
39 setbacks and height, how much a developer can build on a lot.

40 Councilmember Bahr asked if angled parking would increase parking spaces on Main Street  
41 by much and when it might happen. Mr. Gary Hill answered that there is a lot going on and it will  
42 probably be a few years before they work on that project. Mr. Astorga said it would definitely result  
43 in more spaces, but he does not know the exact number.  
44

45 **A. PUBLIC HEARING**

46 The public hearing was opened at 7:57 p.m.

1  
2 Ms. Janel Vandenberghe (691 West 3200 South) asked if the Planning Department had  
3 surveyed the residents in the Downtown Zone, or if they only spoke to businesses. Mr.  
4 Astorga said they sent out two requests for opinions to every registered property  
5 owner in the Downtown Zone via letter.  
6

7 Mr. Brian Knowlton (70 North Main Street) explained how the carport setback and  
8 parking minimum reductions would help developers add units to each development  
9 and how that would, in turn, help increase foot traffic to businesses on Main Street. He  
10 feels the current parking zoning in Bountiful simply does not allow the downtown area  
11 to grow.  
12

13 Mr. Bob Murray (390 South Main Street) said that he would like to see more angled  
14 parking along Main Street and believes it would greatly benefit the Downtown Zone.  
15 He feels not making that more of a priority would inhibit opportunity there.  
16

17 Mr. John Egan (1424 South 1500 East) explained that if parking minimums are more  
18 for a one-bedroom than for a studio apartment, developers will build studios. So, it  
19 makes more sense to keep both one-bedroom and studios at one parking stall per unit.  
20 He also said that he is in favor of bringing angled parking back to Main Street.  
21

22 The public hearing was closed at 8:11 p.m.  
23

## 24 **B. ACTION**

25 Councilmember Higginson reiterated how parking standards can influence the  
26 type of housing stock that is built.

27 Councilmember Price-Huish expressed her opinion that the recommendation  
28 from the Planning Commission is common sense and will help bring positive  
29 development to the downtown area.

30 Councilmember Bahr expressed her reservations about the changes, especially  
31 given the wishes of the Streets and Police Departments to not reduce the parking. She  
32 also wondered why they are talking about reducing parking spaces when Mr. Egan  
33 was just complaining about how few spaces he has in front of his building.

34 Chief Biehler gave his comments on downtown parking and said that he often  
35 sees the downtown apartment residents parking on the street, instead of in their  
36 assigned spaces, which impinges on the businesses there. He believes that in order to  
37 create the vision of a vibrant downtown zone, there needs to be sufficient public  
38 transportation infrastructure built first, like in parts of Europe. He does not believe that  
39 just because people have fewer parking spaces they will choose to own fewer cars.

40 Mr. Charles Benson said the Streets Department still has a lot of issues  
41 plowing and sweeping the streets and often need police help to get cars moved. He  
42 believes building fewer spaces for development will result in more people parking on  
43 Main Street and it will exacerbate the issue.

44 Mr. Kenny Knighton said if the City wants to see more development  
45 downtown, they have got to cut developers a break. He does not think parking is an  
46 issue and that keeping the number of parking spaces so high makes it impossible for

1 builders to do their projects. He pointed to the fact that nothing has been built  
2 downtown in the last five years and said it was because parking standards are  
3 prohibitive.

4 Councilmember Higginson said that he thinks the Planning Commission  
5 recommendation seems reasonable for the current level of transit.

6 Councilmember Bradshaw said that she wants vibrancy for Main Street and  
7 that there are a number of components responsible for achieving that, but she's  
8 comfortable with this change as a step in the right direction. She also said she would  
9 like to see angled parking prioritized sooner.

10 Councilmember Price-Huish said that she would also like to see vibrancy and  
11 that the Council needs to be aware of the non-productive properties that are currently  
12 in the downtown zone, because they really kill that vibrancy. She said she likes the  
13 recommendations from the Planning Commission and that although she voted "no" at  
14 the Planning Commission meeting, it was simply because she felt 1.25 parking spaces  
15 was a better rate for a one-bedroom apartment. She believes the developers who are  
16 involved in that area are invested in building good projects and share that vision of  
17 vibrancy.

18 Councilmember Bahr asked how the Planning Commission could recommend  
19 taking away parking spaces when there are not enough on Main Streets.

20 Councilmember Higginson explained that current apartments have more than enough  
21 parking, but that people park on the street when it is closer to their doors. Mr. John  
22 Egan agreed, saying his complex has ample parking for tenants and patrons.

23 Councilmember Price-Huish made a motion to approve Ordinance 2023-05  
24 and Councilmember Higginson seconded the motion. The motion passed with  
25 Councilmembers Bahr, Bradshaw, Higginson and Price-Huish voting "aye."  
26

27 **CONSIDER APPROVAL OF A LOT LINE ADJUSTMENT AT 3269 SOUTH SUNSET**  
28 **HOLLOW DRIVE – MR. LLOYD CHENEY**

29 Mr. Cheney explained this item was to consider a lot line adjustment in the Sunset Hollow  
30 subdivision.

31 Councilmember Higginson made a motion to approve the lot line adjustment and  
32 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bahr,  
33 Bradshaw, Higginson and Price-Huish voting "aye."  
34

35 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

36 Councilmember Bradshaw made a motion to adjourn to an RDA meeting and Councilmember  
37 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, and  
38 Higginson voting "aye."  
39

40 The regular session was adjourned at 8:44 p.m.  
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Mayor Kendalyn Harris

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City Recorder