

Minutes of the
BOUNTIFUL CITY COUNCIL
March 26, 2024 – 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

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| Present: | Mayor | Kendalyn Harris |
| | Councilmembers | Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish |
| | City Manager | Gary Hill |
| | Asst City Manager | Galen Rasmussen |
| | City Attorney | Brad Jeppsen |
| | City Engineer | Lloyd Cheney |
| | Parks Director | Brock Hill |
| | Planning Director | Francisco Astorga |
| | Streets Director | Charles Benson |
| | Senior Planner | Amber Corbridge |
| | Golf Pro | Kent McComb |
| | Assistant Golf Pro | Scott Olsen |
| | Recording Secretary | Maranda Hilton |

Mayor Harris called the meeting to order at 5:13 p.m. and welcomed those in attendance.

GOLF COURSE FEES DISCUSSION – MR. BROCK HILL

Mr. Kent McComb explained that the Bountiful Ridge Golf Course tries its best to run a premier course for a great value, and because the cost of doing business has skyrocketed it is time that green fees and cart fees increase to help the golf course keep up with maintenance, operations and to fund future improvements. Staff is recommending the green fee increase \$2 per nine-holes and the cart fee increase \$1 per nine-holes.

Councilmember Higginson said he does not think the fee increase is out of line at all, but he hopes they are not helping people choose to go to another course instead of coming here. Mr. McComb said that luckily there is high demand for rounds right now and staff does not think there will be a decrease with this rate change.

Councilmember Price-Huish said she is glad to see this will put Bountiful Ridge right in the middle of other local courses. She asked how much this increase will bring in each year. Mr. McComb said they estimate \$200,000 in additional revenue.

Councilmember Bell asked about what future improvements are on the horizon. Mr. Brock Hill answered that irrigation system changes on the course will be a big project, also the HVAC system in the clubhouse and other utility upgrades in the shop building.

1 Councilmember Bell asked about how much they have in reserve funds. Mr. McComb said
2 about \$1.2M.

3 Councilmember Price-Huish asked if the golf course has ever considered having an advisory
4 board. Mr. Brock Hill said that they do have one but they haven't used them in a couple years and
5 they will get it back up and going.
6

7 **GENERAL PLAN DISCUSSION – MR. FRANCISCO ASTORGA**

8 Mr. Francisco Astorga led a discussion about the Land Use portion of the General Plan. They
9 began by talking about whether duplexes, tri-plexes, four-plexes, townhouses and/or cottage courts
10 should be allowed in the Neighborhood Residential area or not. The Mayor and Councilmember
11 Price-Huish both said they would like to allow those housing types in Neighborhood Residential
12 areas. Councilmembers Higginson, Bradshaw and Murri all said they do not want to allow those
13 types of housing in the Neighborhood Residential areas.

14 Mr. Astorga moved on to discuss the Neighborhood Mixed Residential area.

15 Councilmember Bradshaw asked how townhomes are different than duplexes, tri-plexes and
16 four-plexes. Mr. Astorga answered that Bountiful code is overly simplistic in its definitions of
17 housing types and staff recommends changing that in the future. Mr. Brad Jeppsen answered that
18 other cities typically define townhomes as sharing multiple walls, but not a floor or ceiling, having its
19 own garage, and built to be sold to different entities. Councilmember Higginson agreed that they are
20 buildings that touch, not multiple separate dwellings all in the same building. Councilmember Bell
21 said they typically have individual tax ID numbers, meaning they are intended to be sold individually.

22 Mr. Astorga asked the Council to provide direction on each of the following types of housing
23 for the Neighborhood Mixed Residential area; ADUs, Duplexes, Tri-plexes, Four-Plexes,
24 Townhomes, and Cottage Courts. A majority of the Council agreed to ADUs duplexes, and tri-plexes
25 being allowed in the Residential Mix Neighborhood areas. Councilmember Bradshaw did not want
26 four-plexes to be allowed in the Neighborhood Mixed Residential areas, saying it would significantly
27 increase the density from what is currently allowed.

28 Mr. Gary Hill suggested that perhaps the General Plan should split this area into two areas,
29 Neighborhood Mixed Residential (a) and Neighborhood Mixed Residential (b). Councilmember
30 Bradshaw said she liked that idea and also suggested that they be renamed to avoid confusion. The
31 rest of the Council was divided on whether the area needed to be split.

32 After some discussion, a majority of the Council said they would be okay having four-plexes
33 in the Neighborhood Mixed Residential areas. Councilmember Bradshaw did not want that.

34 Mr. Astorga moved on to asking about cottage courts. The entire Council agreed to allow
35 cottage courts in the Neighborhood Mixed Residential area.

36 Councilmember Higginson suggested they evaluate and reduce minimum lot sizes in some of
37 the zones.

38 Mr. Astorga moved on to talking about Transit Ready Development. The Council discussed
39 some of the language in this section and whether or not some of the sections seemed redundant and
40 should be merged or deleted. They decided to clarify the language on parking in this section.

41 The Council all approved the Community Commercial section, and Councilmember
42 Bradshaw suggested an edit to the language in the Commercial Corridor section to address the scale
43 and sizing of warehouses. Staff took note.
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45 The meeting ended at 6:58 p.m.
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Regular Meeting – 7:00 p.m.
City Council Chambers

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Present:	Mayor	Kendalyn Harris
	Councilmembers	Jesse Bell, Kate Bradshaw, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	Asst City Manager	Galen Rasmussen
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	Parks Director	Brock Hill
	Power Director	Allen Johnson
	Water Director	Kraig Christensen
	Police Lieutenant	David Gill
	Senior Planner	Amber Corbridge
	Code Enforcement	Jonah Hadlock
	Planning Admin Asst	Samantha Harris
	Recording Secretary	Maranda Hilton

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:04 p.m. and welcomed those in attendance. Mr. Lance Lewis led the Pledge of Allegiance and Rev. Robin Swope, Bountiful Community Church, offered a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:05 p.m.

Mr. Nelson Crawford (118 East 1000 South) said he lives next door to the 100 East well, a great source of unfluoridated water, but asked if the City would consider restricting the hours that people can come use the tap. He said it is an issue of both noise and security for the neighbors to the well. He also reported that since switching to the variable frequency drives (VFD’s) it is a lot louder than it was before.

Mr. Layne Papenfuss (719 West 3100 South) said that as the Council works on the General Plan, he hopes they will make policy choices that help attract young families to Bountiful and make it affordable for them to live here. He said that townhomes and cottage courts are affordable options for these families, and he believes they can belong in every neighborhood in Bountiful.

The public comment section was closed at 7:10 p.m.

CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD FEBRUARY 13 & 27, 2024

1 Councilmember Bradshaw made a motion to approve the minutes from February 13 & 27,
2 2024, and Councilmember Bell seconded the motion. The motion was approved with
3 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
4

5 **COUNCIL REPORTS**

6 Councilmember Price-Huish thanked all the Power Commissioners and the Power Director,
7 Mr. Allen Johnson, for their hard work and engagement in the issues that impact our power resources.

8 Mayor Harris reported that Asst. Fire Chief Powers is retiring, and an open house will be held
9 on April 15th. The fire district is hosting a fire school for all elected officials on April 27th. The Sewer
10 District is considering a \$6 rate increase and is looking to bond to finance the upgrades to the north
11 plant, so a public hearing will be held for that soon. She also reported that the homelessness task
12 force is in favor of finding a permanent/long-term solution for a shelter in Davis County.

13 Councilmember Bell reported that the Bountiful History Museum has been working with the
14 State History Preservation office and will soon put a historical marker plaque on the building.

15 Councilmember Bradshaw reported that the BDAC celebrated its 50th birthday with a
16 wonderful event, a gala and auction. She also reported that they will be hosting a Star Wars themed
17 art class for children on May 4th. She reported that the Recreation District Board has been working to
18 adopt a reserve policy which she believes will help with the stability of their finances. The Board will
19 also be restructured to be a seven-member board, with five board members from the cities and the
20 two additional board members to be chosen by the city representatives.

21 Councilmember Higginson also reported about the BDAC gala being a wonderful event.

22 Councilmember Murri reported that the Toast benefit concert will be held Friday at 7:00 p.m.
23 at Woods Cross High School.
24

25 **BCYC REPORT**

26 Mr. Carter Black reported that the BCYC hosted the annual Bunny Hop hiding 4,000 candy-
27 filled eggs. He said it was very successful. The Youth Council will also volunteer this Friday as
28 ushers for the Toast concert.

29 He also reported that a link to the BCYC applications for the upcoming school year can be
30 found at the bottom of their website.
31

32 **CONSIDER APPROVAL OF:**

33 a. **EXPENDITURES GREATER THAN \$1,000 PAID FEBRUARY 21 & 28, MARCH 6 &**
34 **13, 2024**

35 b. **JANUARY 2024 FINANCIAL REPORT**

36 Councilmember Higginson made a motion to approve the expenditures paid February 21 &
37 28, and March 6 & 13, 2024, and the January financial report. Councilmember Price-Huish seconded
38 the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-
39 Huish voting “aye.”
40

41 **RECOGNITION OF VIEWMONT VYKELLES STATE CHAMPIONSHIP – MAYOR** 42 **KENDALYN HARRIS**

43 Ms. Bailee Hadlock, Vykelles drill team advisor, reported that the team won first place in
44 both the Military and Show categories, winning them first place overall. She expressed how proud
45 she is of the team, acknowledging that drill is a very tough sport; they put in long hours and have the
46 longest season of all the sports.

1 Mr. Travis Lund, Viewmont Principal, added that drill is a high impact sport with no room for
2 error, which makes their win very impressive. He also lauded the team for their academic
3 achievements and how well they represent the school.

4 Mayor Harris said that she is an alumna of Viewmont and was so amazed and proud of the
5 Vykelles and their hard work. She congratulated them on winning state three years in a row.
6

7 **CONSIDER APPROVAL OF A SINGLE EVENT BEER PERMIT FOR ST. OLAF'S**
8 **CATHOLIC CHURCH, 1793 SOUTH ORCHARD DRIVE ON MAY 4, 2024 – MR. JONAH**
9 **HADLOCK**

10 Mr. Jonah Hadlock explained that the application is for a single event, St. Olaf's annual
11 fundraiser on May 4th, and it has been reviewed by the appropriate staff who forward a positive
12 recommendation.

13 Councilmember Higginson made a motion to approve the beer permit and Councilmember
14 Bradshaw seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,
15 Higginson, Murri, and Price Huish voting "aye."
16

17 **CONSIDER APPROVAL OF AN INCREASE THE GOLF COURSE DAILY GREEN FEE**
18 **BY \$2.00 AND GOLF CART RENTAL FEE BY \$1.00 – MR. BROCK HILL**

19 Mr. Brock Hill explained that, if approved, the green fees would increase \$2 for every nine-
20 holes of play, and cart fees would increase \$1 for every nine-holes of play. He said that staff feels it
21 will keep the golf course in a good position, allowing them to offer a great product at an affordable
22 price, and keep up with the rising costs of operating expenses. He also acknowledged the staff at the
23 golf course for their work ethic, enthusiasm, and determination to do a good job every day.

24 Councilmember Bradshaw asked how their dynamic pricing works with the new increases.
25 Mr. Brock Hill answered that dynamic pricing would be used to lower the rates due to adverse
26 weather or playing conditions when appropriate, never to raise them higher than the listed rates.

27 Councilmember Murri made a motion to approve the golf course rates as presented and
28 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,
29 Higginson, Murri, and Price-Huish voting "aye."
30

31 **CONSIDER APPROVAL OF A 2023 FORD F150 4X4 4-DOOR CREW WORK TRUCK**
32 **FROM YOUNG FORD IN THE AMOUNT OF \$51,987 – MR. BROCK HILL**

33 Mr. Brock Hill explained that the Parks Department works hard to maintain their fleet of
34 vehicles and make sure their staff have a safe and reliable way to do their work. He said they reached
35 out to four dealerships and received three responses. The lowest bid was from Young Ford and staff
36 recommends accepting that bid for a 2023 Ford F150.

37 Councilmember Bell asked if the department will be retiring a vehicle. Mr. Brock Hill
38 answered that they may pass one of their older trucks to be used at the Landfill.

39 Councilmember Bell made a motion to approve the purchase from Young Ford and
40 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bell,
41 Bradshaw, Higginson, Murri, and Price-Huish voting "aye."
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1 **CONSIDER APPROVAL OF A LOT LINE ADJUSTMENT FOR LOT 27 OF THE**
2 **CREEKWOOD OF INDIAN SPRINGS PLAT C SUBDIVISION AND AUTHORIZATION OF**
3 **A SALE OF 2090 SQUARE FEET OF PROPERTY TO MR. STEVE SLATTER IN THE**
4 **AMOUNT OF \$12,540 – MR. LLOYD CHENEY**

5 Mr. Lloyd Cheney explained that after ongoing discussions with the Slatters, they have been
6 able to identify the piece of property to be exchanged at the North Canyon Trailhead site. The
7 property will be easier for the Slatters to maintain than for the City to maintain and provides a
8 desirable buffer between the new parking lot and their property. It is 2,090 square feet in total. A
9 deed still needs to be prepared to transfer the property, and the City still needs to do some signage
10 and fencing work.

11 Councilmember Price-Huish made a motion to approve the lot line adjustment and sale of the
12 property and Councilmember Bradshaw seconded the motion. The motion passed with
13 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

14
15 **CONSIDER APPROVAL OF THE AMENDED ARCHITECTURAL APPLICATION FOR**
16 **THE BROOKS DEVELOPMENT AT 220 NORTH MAIN STREET – MS. AMBER**
17 **CORBRIDGE**

18 Ms. Amber Corbridge explained that the developer of a mixed-use residential and commercial
19 development at 220 North Main Street has applied for an amendment to the final architectural and
20 site plan. They feel the changes would enhance the look of the affected buildings (B, D & E), using
21 materials that are more harmonious to the surrounding buildings. The Planning Commission reviewed
22 this amendment and forwarded a unanimous recommendation.

23 Councilmember Bradshaw said the improvements looked great and asked why they chose not
24 to apply them to the other two buildings (A & C). Mr. K. Beau Ogzewalla, the owner, answered that
25 the other buildings already have some of those elements incorporated into them, but it is possible they
26 will choose to amend them also as it gets closer to construction time.

27 Councilmember Price-Huish asked him if the units would be sold or rented. Mr. Ogzewalla
28 said B, D & E will be for sale, A & C will be rented.

29 Councilmember Bradshaw made a motion to approve the amended application for the Brooks
30 Development and Councilmember Murri seconded the motion. The motion passed with
31 Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

32 Mr. Ogzewalla thanked the staff in the Engineering and Planning Departments for their help
33 on this project.

34
35 **CONSIDER APPROVAL OF A CONTRACT WITH PATRIOT CONSTRUCTION FOR THE**
36 **REMODEL OF THE POLICE DEPARTMENT RESTROOMS IN THE AMOUNT OF**
37 **\$183,914 – LT. DAVID GILL**

38 Lt. David Gill explained that this contract is for a remodel of a bathroom in the public safety
39 building. Gould Plus Architecture was hired to create the design and then staff bid out the contract
40 and worked with the Engineering Department to select a good company. The lowest bidder was
41 Patriot Construction, who come with good references and have time in their schedule to fit in this
42 project.

43 Councilmember Murri made a motion to approve the contract with Patriot Construction and
44 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell,
45 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

1 **CONSIDER APPROVAL OF THE PURCHASE OF A FORD F-550 SUPER DUTY WITH**
2 **UTILITY BED FROM YOUNG FORD IN THE AMOUNT OF \$86,556 – MR. KRAIG**
3 **CHRISTENSEN**

4 Mr. Kraig Christensen explained that it is time for the Water Department to replace a truck in
5 their fleet. They received two bids for a cab and chassis and utility bed, and Young Ford was the
6 lowest bid. The department had \$95,000 budgeted for this purchase and it has been reviewed by the
7 City Manager and the Public Works Director.

8 Councilmember Bradshaw made a motion to approve the purchase from Young Ford and
9 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,
10 Higginson, Murri, and Price-Huish voting “aye.”

11
12 **CONSIDER APPROVAL OF THE REPAIR OF THE CATERPILLAR D-6 DOZER IN THE**
13 **AMOUNT OF \$38,417 – MR. CHARLES BENSON**

14 Mr. Charles Benson explained that the tracks on the D-6 dozer at the landfill are worn beyond
15 safe usage conditions. He said that replacing the dozer would cost around \$600,000, so he decided to
16 look into having the tracks and rails repaired instead. The rest of the dozer is in excellent condition,
17 so this repair should help the dozer last a lot longer.

18 Councilmember Bell asked how long a dozer is expected to last. Mr. Benson said this dozer is
19 over 30 years old and will hopefully last another ten years.

20 Councilmember Bell made a motion to approve the repair of the D-6 dozer and
21 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,
22 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

23
24 **CONSIDER APPROVAL OF A CONTRACT WITH ECI FOR ENGINEERING SERVICES**
25 **FOR THE NORTHWEST SUBSTATION IN AN AMOUNT NOT TO EXCEED \$884,131 –**
26 **MR. ALLEN JOHNSON**

27 Mayor Harris asked to take a moment to congratulate the Power Department on their recent
28 awards. Councilmember Price-Huish reported that Bountiful City Light and Power was recently
29 awarded first place in the City’s peer group for the IPSA “Meritorious Achievement in attaining low
30 accident frequency in 2023” and the IPSA “Safety Leadership Award.”

31 Mr. Allen Johnson added they also won a national safety award through the American Public
32 Power Association. They were recognized for their 70,000 hours of work in the last year and also
33 achieved five years of no lost time due to accidents. He said it represents the culture of safety and
34 training they seek to uphold in their department.

35 Mayor Harris thanked him for his work keeping all the operations going.

36 Mr. Johnson explained that this agenda item is to approve a contract that will complete the
37 electrical engineering part of the northwest substation rebuild. He explained that ECI, a local firm,
38 will be responsible for the engineering of the design of the project, which is just a portion of the
39 entire \$6M project. He said that more contracts will be coming up in the next year as part of the entire
40 project.

41 Councilmember Bradshaw said she was glad the project is moving forward after being
42 stopped by COVID. It is important to make sure the infrastructure is sound.

43 Councilmember Bradshaw made a motion to approve the contract with ECI and
44 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bell,
45 Bradshaw, Higginson, and Murri voting “aye.”

46

1 **CONSIDER APPROVAL OF THE BID FROM BIG IRON DRILLING FOR DIRECTIONAL**
2 **BORING IN THE AMOUNT OF \$215,122 – MR. ALLEN JOHNSON**

3 Mr. Johnson said that almost every spring the Power Department bids out boring work. He
4 said that this contract has three components; finishing back-up infrastructure work on 400 East,
5 changing out failing wires, and some distribution/streetlight work. These jobs have been identified in
6 the budget and they recommend accepting the low bid from Big Iron Drilling.

7 Councilmember Murri asked how intrusive the boring is to the streets and properties. Mr.
8 Johnson explained that it is not very intrusive, they typically just dig into the park strip, but may cross
9 a couple of roads and perhaps affect some yards.

10 Councilmember Bell made a motion to approve the bid from Big Iron Drilling and
11 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell,
12 Bradshaw, Higginson, Murri and Price-Huish voting “aye.”

13
14 **CONSIDER APPROVAL OF THE BID FROM WESTERN UNION ELECTRIC FOR 108**
15 **TRANSFORMERS IN THE AMOUNT OF \$373,766 – MR. ALLEN JOHNSON**

16 Mr. Johnson explained that he is requesting to purchase transformers again, in order to replace
17 what was used and keep inventory adequate, especially with the long delivery times they have been
18 experiencing for the past few years. He thanked the Council for supporting his efforts to keep
19 inventory up and stay ahead of the curve during this time.

20 Councilmember Price-Huish added that the Power Department went through 124 transformers
21 last year, so there is definitely a need to keep inventory up.

22 Councilmember Price-Huish made a motion to approve the bid from Western Union Electric
23 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,
24 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

25
26 **CONSIDER APPROVAL OF A CONTRACT WITH BLACK FOREST PAVING FOR THE**
27 **300 SOUTH RECONSTRUCTION PROJECT IN THE AMOUNT OF THE UNIT PRICES IN**
28 **THE BID TABULATION – MR. LLOYD CHENEY**

29 Mr. Cheney explained that the upcoming reconstruction program for this spring received 13
30 bids, which was very nice. Staff recommends accepting the bid from Black Forest Paving. They have
31 been excellent to work with in the past. He also assured the Council that the Engineering Department
32 has adjusted the bid to make sure that there is enough material to complete the project.

33 Councilmember Bradshaw made a motion to approve the contract with Black Forest Paving
34 and Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell,
35 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

36
37 **ADJOURN**

38 Councilmember Bradshaw made a motion to adjourn the meeting and Councilmember Price-
39 Huish seconded the motion. The motion was approved with Councilmembers Bell, Bradshaw,
40 Higginson, Murri, and Price-Huish voting “aye.”

41
42 The regular session was adjourned at 8:01 p.m.
43

Mayor Kendalyn Harris

City Recorder

PENDING