

Minutes of the  
BOUNTIFUL CITY COUNCIL  
July 9, 2024 – 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	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
	Senior Planner	Amber Corbridge
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton

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

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

Mr. Francisco Astorga led a discussion about the transportation element of the General Plan and asked Councilmembers to review the specified goals and actions that were drafted based on the input from consultants, a steering committee, the planning commission and many community members.

Councilmember Price-Huish voiced her opinion that the Council should use more proactive and concrete language when drafting the action items in the transportation section, explaining that she feels as a City Council they should make those goals a priority and do everything in their power to see they are achieved, instead of taking a more passive stance. She asked why none of the active transportation goals laid out in the 2009 Master Plan were accomplished, and Mr. Gary Hill explained that those goals simply were not of the highest priority to the Council at that time, especially when opportunities for other City projects arose.

Councilmember Higginson said, in response to a discussion about making Orchard Drive more bike-friendly, that he was not in favor of reducing the vehicle capacity on Orchard Drive in order to accommodate more cyclists. He also said that only having five miles of dedicated bicycle lanes is woefully insufficient and encouraged finding other streets that are suitable and safe. Mr. Hill added that Orchard was built to alleviate commuter traffic issues on other streets and the Council needs to be aware that decreases to Orchard's carrying capacity will push traffic elsewhere, for good or for bad. Councilmember Bell added that he hopes they can keep an open mind, because he feels

there is a need for an East-West crossing on Orchard Drive, and he hopes they can find a creative way to do that that will not affect carrying capacity.

Mr. Hill said it was clear that the entire Council wants more East-West and North-South multi-modal routes in the City, so the General Plan will state that in their actions and goals section, but naming specific streets in the general plan was ill-advised for several reasons. Councilmember Price-Huish said she feels moving forward without a commitment to an implementation plan will result in another 15 years of no action being taken. Mayor Harris said the Council can talk about creating an implementation plan in addition to the general plan at another time.

The meeting ended at 7:02 p.m.

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

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 Jepps
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	Senior Planner	Amber Corbridge
	Assistant Planner	Jonah Hadlock
	Recording Secretary	Maranda Hilton

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

Mayor Harris called the meeting to order at 7:05 p.m. and welcomed those in attendance. Mr. Michael Lambert led the Pledge of Allegiance and Mr. Bryce Hansen, Bountiful Utah Stake, offered a prayer.

### **PUBLIC COMMENT**

The public comment section was opened at 7:08 p.m.

Mr. Michael Lambert (Layton) said that he is running for a seat on the Davis County Commission and wanted to introduce himself. He said he had a career in social work and cares a lot about children's issues, the aging population, sustainable growth and environmental conservation.

Ms. Sunae Lee (2119 South Davis Blvd) had questions about changes being made to single-family lots in the residential zones. Mayor Harris directed her to ask her questions to Ms. Corbridge and Mr. Hadlock from the Planning Department.

The public comment section was closed at 7:11 p.m.

**CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETING HELD JUNE 25, 2024**

Councilmember Price-Huish made a motion to approve the minutes of a previous meeting held June 25, 2024, and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

**COUNCIL REPORTS**

Councilmember Bell did not have a report.

Councilmember Bradshaw reported that the South Davis Recreation District Board swore in Mr. John Norman (Bountiful) and Mr. Brett Steadman (Woods Cross) at their meeting yesterday. Efforts to work with the school district for pool funding will continue.

Councilmember Higginson did not have a report.

Councilmember Murri thanked all the first responders for their extra work during these summer holidays.

Councilmember Price-Huish did not have a report.

Mayor Harris reported that the homelessness task force is still looking at options for Code Blue shelters. They are also considering ideas for more permanent shelters that can provide beds year-round. She said she is pushing for a rubric to be used when assessing possible locations. Councilmember Bradshaw thanked Mayor Harris for her work on this task force and asked her to help ensure this additional cost of homelessness housing does not fall upon the cities instead of falling to the County as it historically has.

**BCYC REPORT**

Mr. Camden Mumford, BCYC Treasurer, reported that they are starting their regular meeting schedule, and they recently participated in the Car Show and the Chalk Art Festival. They have the goal to focus on committee assignments and getting the individual members more involved in the planning of these events. They will also be carrying the flag in the Handcart Days Parade, together with the North Salt Lake and Woods Cross Youth Councils. They are also planning on hosting the “Stomp on Main” activity on August 13<sup>th</sup> at Town Square.

Councilmember Bell thanked the BCYC for all they do and said they deserve a round of applause for their service in the community. They are called upon to help with almost every activity in the City.

**CONSIDER APPROVAL OF:**

- a. **EXPENDITURES GREATER THAN \$1,000 PAID JUNE 19 & 26, 2024**
- b. **MAY 2024 FINANCIAL REPORT**

Councilmember Bell made a motion to approve the expenditures paid June 19 & 26, 2024, and the May 2024 financial report and Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURAL AND SITE PLAN APPLICATION FOR A CHANGE OF USE AT 750 SOUTH MAIN STREET, SUITE 102 – MS. AMBER CORBRIDGE**

Ms. Corbridge explained this change of use application requires a site plan review by the City Council for approval. The applicant is requesting to change the property from a professional office to

1 a retail shop, which is permitted in this zone. The Planning Commission has reviewed the application  
2 and forwarded a positive recommendation to the Council. The parking count does not meet the  
3 current standards of the code, but the new use would not increase the level of nonconformity at this  
4 site, so staff recommends approval of the change of use application.

5 Councilmember Bradshaw made a motion to approve the site plan and change of use  
6 application and Councilmember Bell seconded the motion. The motion passed with Councilmembers  
7 Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
8

9 **CONSIDER APPROVAL OF THE PRELIMINARY/FINAL ARCHITECTURAL AND SITE**  
10 **PLAN REVIEW FOR A CHANGE OF USE FROM PRIVATE SCHOOL TO SALON SUITES**  
11 **AT 146 WEST 300 SOUTH – MR. JONAH HADLOCK**

12 Mr. Hadlock explained that the applicant would like to change a private school into salon  
13 suites for rent. The size of the lot does not allow for both the minimum landscaping and minimum  
14 parking requirements to be met, so staff has determined that creating enough parking should take  
15 priority over landscaping and is allowing the applicant to move forward. The proposed site plan will  
16 increase the amount of landscaping compared to the existing site. Staff has also proposed a  
17 photometric plan for the applicant to bring the outdoor lighting up to code for this site.

18 Councilmember Bell made a motion to approve the site plan and change of use application  
19 and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bell,  
20 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
21

22 **CONSIDER APPROVAL OF THE PURCHASE OF A PSA 1000 DAILY COVER FROM LSC**  
23 **ENVIRONMENTAL IN THE AMOUNT OF \$115,888 – MR. CHARLES BENSON**

24 Mr. Charles Benson explained that the landfill has been researching ways to extend the life of  
25 the landfill. They currently use a six-inch covering of dirt to cover the daily refuse at the landfill, but  
26 they found a system that only requires a half inch covering using a spray mixture that locks the refuse  
27 into place, so it does not blow away in the wind. This will significantly increase the life of the landfill  
28 and take less time to apply.

29 Councilmember Price-Huish asked what the mixture is made of. Mr. Benson answered that  
30 there are several options, but staff is going to try both the bentonite clay mixture and the paper  
31 mache-type mixture to see how they compare.

32 Councilmember Bradshaw asked how the cost of dirt compares to the cost of this special  
33 mixture. Mr. Benson said he is not sure exactly how the cost will compare to dirt cover yet. He plans  
34 to buy a sample of the product to start and see how long it lasts.

35 Councilmember Higginson asked if the bentonite mixture will cause slumping issues. Mr.  
36 Benson said, because the layers are sprayed so thin, it will not cause any slumping issues on the  
37 slopes of the landfill.

38 Councilmember Price-Huish asked how much height is being added to the landfill each day.  
39 Mr. Benson said that about four feet are added to the specific cell they are using that day.

40 Councilmember Murri made a motion to approve the purchase of the PSA 1000 Daily Cover  
41 from LSC Environmental and Councilmember Price-Huish seconded the motion. The motion passed  
42 with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
43

44 **CONSIDER APPROVAL OF THE PURCHASE OF A TANA H555 COMPACTOR FROM**  
45 **HUMDINGER EQUIPMENT COMPANY AND A FULL GEMINI DUAL-ANTENNA GPS**

**SYSTEM FROM GEOLOGIC IN THE TOTAL AMOUNT OF \$1,198,575 – MR. CHARLES BENSON**

Mr. Benson explained that the compactor at the landfill has failed and they need to purchase a replacement. After researching the available options, staff has found that the Tana compactor not only does the best job of compacting, but it also came in at a very reasonable price. The compactor will also need to be outfitted with a GPS system that is compatible with the one currently being used at the landfill; the Gemini system from Geologic. The compactor costs \$1,161,000 and the GPS system costs \$37,575.

Councilmember Bell made a motion to approve the purchase of the compactor and the GPS system as presented and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

Councilmember Price-Huish asked what the lead time is for getting the compactor. Mr. Benson said they hope it will arrive in October.

**CONSIDER APPROVAL OF THE PURCHASE OF A PETERBILT 520 CHASSIS FROM JACKSON GROUP PETERBILT AND A LABRIE REFUSE BODY FROM SIGNATURE EQUIPMENT FOR SANITATION IN THE TOTAL AMOUNT OF \$378,988 – MR. CHARLES BENSON**

Mr. Benson explained that this side-loading refuse truck will be for the sanitation department. The department has five “first line” trucks that are used daily for six years, then they become spare rotation trucks. He mentioned that it is still difficult to acquire vehicles and equipment, but they were able to obtain a Peterbilt chassis for \$211,988 and a LaBrie refuse body for \$167,000.

Councilmember Price-Huish asked when these garbage trucks will arrive. Mr. Benson said he is not certain, but he hopes they will arrive around September or October.

Councilmember Higginson asked if the fleet already has Peterbilt units. Mr. Benson said that most of the fleet are Peterbilts.

Councilmember Murri made a motion to approve the purchase of the chassis and body for a garbage truck and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PURCHASE OF A PETERBILT 520 CHASSIS FROM JACKSON GROUP PETERBILT AND A LABRIE REFUSE BODY FROM SIGNATURE EQUIPMENT FOR RECYCLING IN THE TOTAL AMOUNT OF \$378,988 – MR. CHARLES BENSON**

Councilmember Higginson made a motion to approve the purchase of the chassis and body for a recycling truck and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF THE PURCHASE OF TWO TRUCKS FROM RUSH TRUCK AND TWO DUMP BODY & SNOWPLOW PACKAGES FROM VIKING-CLIVE MANUFACTURING IN THE TOTAL AMOUNT OF \$627,032 – MR. CHARLES BENSON**

Mr. Benson explained that his department needs to replace two plow trucks and they found two International chasses from Rush Trucks for \$168,516.10 each and two snowplow packages from Viking-Clive for \$145,000 each. These are all on the State contract.

Councilmember Bell made a motion to approve the purchase with the condition that the City Council be allowed to name the new plows and Councilmember Bradshaw seconded the motion with

1 that condition. The motion passed with Councilmembers Bell, Bradshaw, Higginson, Murri, and  
2 Price-Huish voting “aye.”  
3

4 **CONSIDER APPROVAL OF THE PURCHASE OF A BACKHOE FROM RDO**  
5 **EQUIPMENT IN THE AMOUNT OF \$154,343 – MR. CHARLES BENSON**

6 Mr. Benson explained that it is time to replace the 2011 John Deere backhoe used in the road  
7 patching division. They found a John Deere 410P backhoe on the State contract and it will meet the  
8 needs of the department.

9 Councilmember Price-Huish made a motion to approve the purchase of the backhoe and  
10 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bell, Bradshaw,  
11 Higginson, Murri, and Price-Huish voting ‘aye.’  
12

13 **CONSIDER THE APPROVAL OF THE PURCHASE OF A BRINEMASTERS BM6 BRINE**  
14 **MAKER WITH REMOVABLE CONTROLS FROM BRINEMASTERS LLC IN THE**  
15 **AMOUNT OF \$64,242 – MR. CHARLES BENSON**

16 Mr. Benson explained that this equipment creates a brine solution by wetting the road salt  
17 prior to it being sprayed on the roads, which allows it to activate more quickly, and returns roads to  
18 black top in almost half the time that dry salt does. His department has been looking into this process  
19 for quite a while, but it was not until they found this piece of equipment, which does not require  
20 large, covered holding tanks to be installed, that they decided to make the change over to brining.  
21 They found it on a Minnesota State contract and were able to get a good price.

22 Councilmember Price-Huish asked if this will save the City money in the long run on salt  
23 costs. Mr. Benson said a 10-15% reduction in salt usage is very normal, but they cannot know until  
24 they start using it.

25 Councilmember Bell made a motion to approve the purchase of the brine maker, with the  
26 condition that Mr. Benson stay employed at Bountiful City for the next several decades and  
27 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bell,  
28 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
29

30 **CONSIDER APPROVAL OF RESOLUTION 2024-09 AUTHORIZING THE SUBMISSION**  
31 **OF A RAP TAX BALLOT QUESTION TO THE RESIDENTS OF BOUNTIFUL CITY IN**  
32 **THE GENERAL ELECTION TO BE HELD NOVEMBER 5, 2024 – MR. GALEN**  
33 **RASMUSSEN**

34 Mr. Galen Rasmussen presented the process for submitting a question about the RAP Tax  
35 reauthorization to the ballot for the November general election. The Council must first pass a  
36 resolution that will be sent to the county election clerk and the lieutenant governor. The question will  
37 read “Shall the City of Bountiful, Utah be authorized to impose a 0.1% sales and use tax to fund  
38 parks improvements, recreational improvements and cultural facilities and organizations for the City  
39 of Bountiful?” The election will be held on November 5<sup>th</sup>, and if the RAP Tax passed, the Council  
40 would need to adopt an ordinance at that point to enact the tax.

41 Councilmember Higginson asked if the wording could be changed to reflect that this is a  
42 reauthorization of an existing tax and that taxes will not be increasing. Mr. Rasmussen said wording  
43 for the ballot has restrictions on it, but the voter information pamphlet states very clearly that this is a  
44 reauthorization of an existing tax, and the title of the ballot question will also say “reauthorization.”

1 Councilmember Price-Huish asked if “Recreation, Arts and Parks” can be used instead of  
2 “RAP”, so that those unfamiliar with the acronym will know what the tax is used for. Mr. Rasmussen  
3 answered that they could probably do that.

4 Councilmember Price-Huish asked about the \$14,000 cost of putting this question on the  
5 ballot. Mr. Rasmussen answered that the cost is for printing the voter information pamphlets and  
6 distributing those to every resident, and also the county assessed a \$2,000 processing fee for their  
7 additional staff time.

8 Councilmember Bradshaw made a motion to approve Resolution 2024-09 and  
9 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bell,  
10 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

11  
12 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

13 Councilmember Murri made a motion to adjourn the meeting and move to an RDA meeting  
14 with a separate agenda and Councilmember Bradshaw seconded the motion. The motion was  
15 approved with Councilmembers Bell, Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”  
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17 The regular session was adjourned at 8:02 p.m.  
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*Mayor Kendalyn Harris*

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*City Recorder*