

Minutes of the  
**BOUNTIFUL CITY COUNCIL**

December 9, 2025 – 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: The City Journal and Standard Examiner.

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

Present:	Mayor Councilmembers	Kendalyn Harris Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Chief of Police	Ed Biehler
	Police Lieutenant	Andrew Smith
	Planning Admin. Assistant	Sam Harris
	Recording Secretary	Maranda Hilton

Mayor Harris opened the meeting at 6:04 pm and welcomed those in attendance.

## BOUNTIFUL LIBRARY LAND SWAP – MR. GARY HILL

Mr. Gary Hill gave an update on the library renovation plan, explaining that the County has decided to renovate the existing library instead of building a new one. The architect they hired for the project has identified some site improvements that they hope will help with traffic circulation and pedestrian safety at both the library and the adjacent senior center. In order to do those site improvements, they are suggesting that the property the library is on, which is owned by the County, and the property that the senior center is on, which is owned by the City, swap two pieces of property on either side of the library lot, each approximately 5,500 square feet.

Mr. Lloyd Cheney explained what the basic design is for the new parking lot layout and traffic circulation plan, as well as the relocation of the crosswalk on Main Street. He added that the exact location of the crosswalk will be determined by where the new BRT bus stop is located. He also said that removing the existing Main Street entrance will allow for more parking in front of the library and be safer for pedestrians and cars alike.

Mr. Hill said that he would like to get the Council's input on the proposed land swap and the preliminary design. If both parties are agreeable, the County will draw up the necessary documents and they will sign an interlocal agreement.

Councilmember Bradshaw asked where the new ballot box location will be, and Mr. Hill said he assumes it will be on the east side next to the new book drop box. Councilmember Bradshaw said

1 she feels it will be important for voters to know exactly where it is. Mr. Hill said he would mention  
2 that to the County as a priority.

3 Councilmember Murri shared concerns about the ballot box being on the east side of the building, making it more susceptible to vandalism because it will not be visible from the street.  
4 Councilmember Bradshaw said there are some new laws about ballot boxes being under camera  
5 surveillance which should help with that issue.

6 Councilmember Higginson asked if the parking spaces on the west side of the senior center  
7 will be used by the library or by the senior center. Mr. Cheney answered the intent is for the senior  
8 center to use them as they are ADA accessible and very much needed.

9 Councilmember Higginson asked if the County intends to improve the land between the library and the creek. Mr. Hill said that they intend to, and Mr. Cheney added that the County has  
10 talked about creating a plaza atmosphere there and adding a deck to the library on the north side.  
11 Councilmember Higginson said he really liked that idea and has no issues with this project proposal.

12 The entire Council agreed it was a good idea to do the land swap and approved of the  
13 preliminary design.

## **CITY HALL ROOM RENTAL POLICIES – MR. GARY HILL**

14 Mr. Hill explained that when City Hall was remodeled, the basement was redesigned in a way  
15 that would allow the rooms to be used by both the City and the public. He said that staff has drafted  
16 both a policy detailing the renting of four of the rooms and a corresponding table of fees. The four  
17 rentable spaces are the council chambers, the basement conference room, and one or both halves of  
18 the basement multi-purpose room.

19 Mr. Hill first asked if the council was comfortable charging different rates for residents than  
20 non-residents, as is proposed in the table of fees. Councilmember Bradshaw asked if rentals would be  
21 hourly or for some set block of time. Mr. Hill said room rentals would be for essentially “half a day.”  
22 The Council agreed they were comfortable giving preferential treatment to Bountiful residents, and  
23 Councilmember Higginson proposed making the non-resident rate even higher. After some  
24 discussion, most of the Council agreed they would be okay with raising the non-resident rate a bit  
25 more, but Councilmember Price-Huish said she felt the proposed margin was appropriate.

26 Councilmember Child asked what the rental fee would be for groups who benefit our  
27 community but are not from Bountiful. Mr. Hill explained that in the past the City has allowed those  
28 groups to use our building for free and suggested we keep that same policy, perhaps creating a  
29 separate category to differentiate non-profits from residents who want to host family parties or  
30 receptions. The Council liked that suggestion.

31 Mayor Harris asked which rental uses would require staff to be present. Mr. Hill said that the  
32 building door locks are programmable, so hopefully most events will not require any staff to  
33 supervise. Groups that require use of the A/V system in the council chambers would be the only  
34 exception, but staff is hopeful that will not be a regular occurrence. The policy could specify charging  
35 an additional fee if staff time or on-site assistance is required.

36 Councilmember Bradshaw asked if the tables and chairs in the multi-purpose room would be  
37 included in the rental of that room. Mr. Hill answered that they would be included.

38 Mayor Harris said she did not like the idea of being in competition with event centers and said  
39 perhaps the City should cater more to educational events instead of private parties. Councilmember  
40 Price-Huish shared that her family rents a large room at the Lehi PD every year for a Christmas party  
41 and said she felt all uses should be allowed so that more people can come in the doors and feel a  
42 connection to their government and their community. The Mayor agreed that it should be accessible

1 for residents.

2 Councilmember Bradshaw asked to discuss the policies about political campaign events. After  
3 much discussion the Council decided that political events that were educational in nature and a  
4 benefit to the voters and residents should be encouraged and allowed. Events would need to invite all  
5 candidates on the ballot, be organized by a reputable group, and allow sufficient notice for all  
6 candidates. Councilmember Bradshaw suggested drafting an application for those events that will  
7 require an official representative of the group or party sign and attest to the type of event it is and that  
8 every candidate was invited with adequate notice given. Mr. Hill said that staff could draft it any way  
9 the Council would like and the Council agreed with the policy as proposed by Councilmember  
10 Bradshaw.

11 Councilmember Bradshaw also suggested the refundable deposit be increased in the case of a  
12 bad actor causing damage to City Hall. Mr. Hill said staff would evaluate it.

13 The Council all agreed with both the policy to not allow food in the chambers and the  
14 proposed hours of availability.

16 The meeting ended at 6:55 pm.

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

22 Present: Mayor Kendalyn Harris  
23 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
24 Murri, Cecilee Price-Huish  
25 City Manager Gary Hill  
26 Assistant City Manager Galen Rasmussen  
27 City Recorder Sophia Ward  
28 City Attorney Brad Jeppsen  
29 City Engineer Lloyd Cheney  
30 Planning Director Francisco Astorga  
31 Finance Director Tyson Beck  
32 Recording Secretary Maranda Hilton

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

35 Mayor Harris called the meeting to order at 7:02 pm and welcomed those in attendance. Mr.  
36 Steve Huish led the Pledge of Allegiance and Mr. James Harris offered a prayer.

38 **PUBLIC COMMENT**

39 The time for public comment began at 7:04 pm.

40 Mr. Richard Watson announced the upcoming Christmas concert at Woods Cross HS this  
41 Friday. He expressed appreciation for Mayor Harris and Councilmember Price-Huish for their  
42 constant support and to Mr. Rasmussen for his work to make the concerts happen.

43 Mr. Gary Davis thanked Mr. Pitcher for his contributions to the Power Commission, and Mr.  
44 Rasmussen for all the work he accomplished behind the scenes, saying he appreciated them both. He  
45 asked if the room rental policy discussed during the work session was an effort to fix a known  
46 problem or not. He shared concerns about decisions being left up to the “discretion” of some

1 unknown entity instead of stating the criteria openly. He offered “The Tumbleweeds” as a potential  
2 local political party name.

3 Mr. Alan Arbuckle said he feels the process for conditional use permits in Bountiful is too  
4 complicated and overwhelming. He suggested the Council turn the responsibility over to the staff and  
5 the Planning Commission and stop requiring that these permits also go through the City Council.

6 Ms. Cosette Keyes thanked her daughter, Mayor Harris, for her unwavering commitment and  
7 integrity as the Mayor of Bountiful.

8 Mr. James Harris expressed how proud he is of his wife’s hard work as the mayor of  
9 Bountiful. He also thanked the other leaders and staff who associated with Mayor Harris during her  
10 service here, for making it a wonderful experience and for doing so much for the community.

11 Ms. Barbara Price thanked the Council and staff as well, saying she appreciated the things  
12 they accomplished in the last few years and how they handled some very difficult issues.

13 Mr. Casey Haslam explained that he was trying to start a business here in Bountiful but it has  
14 been a very difficult process and asked the Council to make the process for obtaining a conditional  
15 use permit easier.

16 The time for public comment ended at 7:12 pm.  
17

## 18 **BCYC REPORT**

19 Ms. Lily Evans, BCYC Mayor, reported that the BCYC food drive was very successful and  
20 that they held their white elephant party last Tuesday. She announced that the BCYC will participate  
21 in a service project at the Food Pantry on January 20<sup>th</sup> and is planning a day at the state legislature for  
22 January 23<sup>rd</sup>.

## 23 **COUNCIL REPORTS**

24 Councilmember Price-Huish thanked members of the Power Commission for being there this  
25 evening and expressed what an honor it was for her to serve with them. She thanked the snowplow  
26 drivers for their efforts to clear the streets last week. She announced that the ice ribbon at Town  
27 Square is now open. She encouraged everyone to support our business owners by shopping locally  
28 this season.

29 Councilmember Child thanked Mr. Pitcher, Mr. Rasmussen, Councilmember Price-Huish and  
30 Mayor Harris for their service to Bountiful. She announced the concert on Friday night and  
31 encouraged people to attend. She reported that the “Shake, Rattle and Roll” earthquake drill event  
32 hosted by the Emergency Response Council was very successful. She announced that there will be an  
33 interfaith choir concert on December 21<sup>st</sup> at the Bountiful Tabernacle.

34 Councilmember Bradshaw encouraged everyone to check out the Winter Art Market still  
35 going on at the BDAC.

36 Councilmember Higginson offered thanks to Mr. Pitcher for his long service on the Power  
37 Commission and to Mr. Rasmussen for his expertise, professionalism, and watchful care of City  
38 funds serving as the Assistant City Manager for many years. He also expressed a personal  
39 appreciation for Mayor Harris and Councilmember Price-Huish for their kindness and support during  
40 his recent health trials, and for their professionalism and commitment to their duties as public  
41 servants.

42 Councilmember Murri announced that the Mosquito Abatement District will be holding a  
43 Truth in Taxation meeting on Thursday at 7pm. He also expressed appreciation to Mr. Pitcher and  
44 Mr. Rasmussen for their excellent service to the city. He thanked Mayor Harris for her  
45 encouragement and support as he began his service on the Council, and thanked Councilmember

1 Price-Huish for her public service and continued friendship.  
2

3 **CONSIDER APPROVAL OF:**

4 **A. EXPENDITURES GREATER THAN \$1,000 PAID ON OCTOBER 22<sup>ND</sup> AND 29<sup>TH</sup>,**  
5 **NOVEMBER 5<sup>TH</sup>, 12<sup>TH</sup>, 19<sup>TH</sup>, 26<sup>TH</sup>, AND DECEMBER 1<sup>ST</sup>, 2025**

6 **B. OCTOBER 2025 FINANCIAL REPORT**

7 Councilmember Higginson made a motion to approve the expenditures and the October 2025  
8 Financial Report and Councilmember Price-Huish seconded the motion. The motion passed with  
9 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”  
10

11 **RECOGNIZE JED PITCHER FOR HIS 26 YEARS OF SERVICE ON THE POWER**  
12 **COMMISSION**

13 Mayor Harris honored Mr. Jed Pitcher for his 26 years of service on the Power Commission,  
14 reflecting on the many things that had happened over that time and thanking him and his wife for  
15 their dedication to their community.

16 Mr. Allen Johnson said he was sad to see Mr. Pitcher go, saying he was instrumental in  
17 making sure the department always stayed financially healthy by scrutinizing the budgets and helping  
18 make tough decisions about large power projects. Mr. Johnson said he cherished Mr. Pitcher’s  
19 knowledge and professionalism but would also miss him as a friend.

20 Ms. Suzie Becker expressed what a privilege it was to serve with Mr. Pitcher, who she said  
21 always listened to people and had an amazing ability to immediately cut the core of an issue. She said  
22 she learned a lot from Mr. Pitcher over the years and thanked him for his friendship and his  
23 leadership.

24 Mr. Pitcher reflected that over 26 years he had worked with five mayors, two City managers,  
25 two Power Directors, and many wonderful board members. He expressed appreciation for being  
26 allowed to serve in this capacity and said he knew the right people were in place to see the  
27 Commission through the big issues they are facing next.

28 Mr. Johnson presented Mr. Pitcher with a plaque in recognition of his outstanding service to  
29 the City, and they took a photo with the Council.  
30

31 **RECOGNIZE GALEN RASMUSSEN FOR HIS RETIREMENT AFTER 33 YEARS OF**  
32 **SERVICE AT BOUNTIFUL CITY**

33 Mayor Harris honored Mr. Galen Rasmussen for his 33 years of service as an employee of the  
34 City, first as Treasurer, then as Administrative Services Director, and finally as Assistant City  
35 Manager. She expressed appreciation for his quiet, impactful service that did so much good.

36 Mr. Gary Hill spoke about Mr. Rasmussen’s stewardship of the City’s budget, the overseeing  
37 of the financial and utility billing departments, the awarding of community grants, and so much more.  
38 He joked about Mr. Rasmussen’s love of puns and said Mr. Rasmussen was a man of integrity who  
39 he was able to trust completely.

40 Mr. Rasmussen thanked everyone for the kind words that were spoken about him and  
41 expressed what a pleasure and honor it has been to work for the City. He reminisced about serving  
42 with other employees to get through multiple windstorms, earthquakes, “Y2K”, annual budgets, and  
43 all the other things a local government endures. He sincerely thanked everyone for letting him serve  
44 in his various capacities for 33 years.

45 Mayor Harris said they would miss him and thanked him once more for all he had given.  
46 His wife was presented with a bouquet of flowers and they took a photo with the Council.

1 **RECOGNIZE MAYOR HARRIS AND COUNCILMEMBER PRICE-HUISH FOR THEIR**  
2 **SERVICE ON THE BOUNTIFUL CITY COUNCIL**

3 Mayor Harris expressed her appreciation for Councilmember Price-Huish, saying she always  
4 embodied her oft-quoted phrase of being a “happy maker.” She mentioned her appreciation for  
5 Councilmember Price-Huish’s thoughtful and studious preparation for discussions and her care and  
6 concern for the underrepresented in our community.

7 Councilmember Higginson also noted that Councilmember Price-Huish came to meetings  
8 more prepared than anyone and took her responsibilities seriously. He also thanked her for her  
9 pleasant demeanor and said he appreciated his association with her.

10 Councilmember Murri thanked Councilmember Price-Huish for their long friendship and  
11 expressed what a pleasure it had been to rub shoulders with her and continually learn from her  
12 insights.

13 Councilmember Child reminisced about their shared service in the PTA and said she has  
14 always appreciated Councilmember Price-Huish’s brilliant mind and her passion for the many  
15 projects she took on. She said she would miss Councilmember Price-Huish’s deep insights and  
16 thoughtful questions at the Council meetings.

17 Councilmember Bradshaw also commented on Councilmember Price-Huish’s use of the  
18 phrase “happy maker,” saying she had a wonderful talent for shining a light on the good things  
19 happening in the community. She commented on Councilmember Price-Huish’s strange love of and  
20 enthusiasm for the Landfill and thanked her for spearheading a field trip that was interesting and  
21 engaging. She thanked Councilmember Price-Huish for her extraordinary service with the BCYC and  
22 how she got to know the members individually and connected with them on a personal level. She said  
23 Councilmember Price-Huish had made an impact on all of them and thanked her.

24 Mayor Harris presented a framed photo from a bygone Bountiful Cantaloupe Days as a gift  
25 for Councilmember Price- Huish, and Councilmember Bradshaw explained that it represented  
26 Councilmember Price-Huish’s dedication to creating a community garden in Bountiful.

27 Councilmember Price-Huish expressed her love for Bountiful, saying she moved here with  
28 her husband 25 years ago and they have raised their family, started businesses, played, worked and  
29 grieved here. She said her service on the Council has only increased her love for this city and all of  
30 the “happy makers” here; the parks, trails, landfill, police department, power company, snowplow  
31 drivers, water crews, street crews, city administration staff, farmers market, Bountiful Davis Art  
32 Center, concerts in the park, recreation district, fire district, local businesses, skate park, golf course,  
33 and volunteers and neighbors who all work hard to make this community connected and magical. She  
34 said she is so grateful to live in a place where people care. She thanked her family for their support  
35 and patience as she served on the Council. She thanked her colleagues for making this time in service  
36 a wonderful experience.

37 Councilmember Price-Huish was presented with a bouquet of flowers.

38 Councilmember Bradshaw honored Mayor Harris, highlighting her “strength through  
39 kindness” approach to leadership. She said that kindness can be overlooked as a leadership trait, but  
40 that the mayor showed everyone how powerful and effective it is, often helping everyone return to  
41 kindness during charged discussions. She also celebrated the mayor’s unwavering excitement for and  
42 support of Bountiful’s local businesses, saying she is amazed how well the mayor knows and  
43 understands them individually. She said the mayor’s work on Main Street especially will continue to  
44 benefit and bless our businesses and residents for many years to come. She said everyone is cheering  
45 for the mayor as she moves onward, knowing she will take all these traits with her as she serves in a  
46 new capacity.

1        Councilmember Higginson said his twelve years of service alongside the mayor has been a  
2 pleasure and echoed the sentiment about her being a great example of kindness. He said that people  
3 should know that she spearheaded the effort to have public comment in every Council meeting and  
4 has been a great example of always doing the right thing for the right reason. He expressed his  
5 appreciation for their friendship and, lastly, explained that although he endorsed a different candidate  
6 in the last mayoral election, she “proved him wrong”, showing that things can be done differently and  
7 did an awesome job in her capacity as Mayor of Bountiful.

8        Councilmember Murri expressed what a pleasure it has been to serve with Mayor Harris, and  
9 his appreciation of her many phone calls and support during his time serving. He said what a blessing  
10 it is to serve on a Council where difference of opinion can be expressed, but after a decision is made,  
11 they stand united.

12        Councilmember Price-Huish expressed her gratitude for Mayor Harris, saying she appreciated  
13 how engaged the mayor is, always listening to others and leading the discussions with a question. She  
14 also commented on Mayor Harris’ innovations during her time in service, explaining how Mayor  
15 Harris instigated the public comment period in council meetings, spearheaded the TEDxBountiful  
16 event and the annual Bountiful Business Forum. She said she appreciated Mayor Harris’ ability to  
17 prioritize and focus on what mattered most, and her ability to be a creative thinker and problem  
18 solver.

19        Councilmember Child said she appreciates the calm kindness that seems to exist in the  
20 political arena here in Bountiful and attributed that to the mayor’s example. She thanked Mayor  
21 Harris for her mentorship, helping her and many others become more involved in the community. She  
22 said that the mayor always had wise counsel to share and has political savvy that quietly builds  
23 through her relationships with the people around her. She said the City is a better place because of  
24 Mayor Harris’ service.

25        Mayor Harris, first, thanked her family and friends, especially her husband, James, and their  
26 four children. She thanked her siblings, her mother, her late father, and her mother- and father-in-law  
27 for helping and supporting her through it all. She explained that, as the mayor, she tried to focus on  
28 what was essential to making the City function and shared her deep appreciation for each of the  
29 department heads who work hard to serve our community in their respective roles. She thanked Ms.  
30 Sophia Ward, Mr. Gary Hill, and former Mayor Randy Lewis, expressing her appreciation for  
31 working with all of them. She thanked all of the City employees, saying she often gets credit for the  
32 work that they do; keeping the lights on, the water running, and the streets plowed. She thanked the  
33 business owners who choose to do their life’s work here in Bountiful. She also thanked the many  
34 volunteer organizations that make this a great place to live, putting on events, parades and concerts,  
35 running the food pantry, and running the history museum. She said that the city is good because of  
36 the good people that live here, and that it was an honor to serve for 8 years on the Council and for 4  
37 years as the Mayor.

38        The Mayor was presented with a framed photo of historic Main Street, representing her  
39 dedicated work to making it a vibrant part of the community, and a bouquet of flowers. The Council  
40 and Mayor and staff took a group photo.

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1 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-17, REMOVING FIREWORK**  
2 **RESTRICTIONS DURING NEW YEAR AND CHINESE NEW YEAR WINDOWS – MR.**  
3 **BRADLEY JEPSEN**

4 Councilmember Higgins made a motion to approve Ordinance No. 2025-17 and  
5 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,  
6 Child, Higginson, Murri, and Price-Huish voting “aye.”

7  
8 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-18, APPROVING THE UTAH STATE**  
9 **URBAN WILDLAND-URBAN INTERFACE CODE AND THE BOUNTIFUL CITY**  
10 **WILDFIRE URBAN INTERFACE ZONE MAP – MR. BRADLEY JEPSEN**

11 Mr. Brad Jeppsen explained that state law is now requiring all cities adopt the Utah State  
12 Wildlife Urban Interface Code, and also create a map identifying where the code will apply in their  
13 city. The map should identify where developed areas meet undeveloped areas. Ultimately the state  
14 plans to issue a map of high-risk areas that will be under the requirements of the new code, but for  
15 now each city will submit its own. The code specifies building requirements pertaining to roofing,  
16 defensible space clearance and vegetation management standards and other things that help reduce  
17 fire risk. He explained that if a substantial remodel or new build permit is applied for in one of these  
18 areas, then staff would notify the owner of the requirements. A map of the affected areas will be  
19 available on the City website.

20 Councilmember Child asked if it is possible to educate the residents who live in these areas of  
21 the changing standards. Mr. Hill said the City has the ability to mail each affected property a copy of  
22 the ordinance if the Council would like that to happen. Councilmember Child said she would like  
23 that.

24 Councilmember Bradshaw asked about the second phase of this new legislation that is  
25 forthcoming. Mr. Jeppsen answered that, yes, the State will be issuing a second part to the legislation  
26 that will be more invasive, regarding defensible space and vegetation management. Chief Stewart  
27 added that in creating this map and adopting the new code, the City is fulfilling its requirements with  
28 the State. Ultimately the City will not have power over what the State decides to label as “high risk,”  
29 it can only recommend urban interface areas.

30 Councilmember Higginson asked if it would be possible to post the new map and the  
31 ordinance on the City website. The answer was yes. Mr. Hill suggested only doing outreach and  
32 education for this first piece of the legislation at this point, since the City has no control over the next  
33 piece and does not yet know the boundaries.

34 Councilmember Price-Huish made a motion to approve Ordinance No. 2025-18 and the  
35 Bountiful City Wildlife Urban Interface Map and Councilmember Higginson seconded the motion.  
36 The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish  
37 voting “aye.”

38  
39 **CONSIDER APPROVAL OF RESOLUTION NO. 2025-12, APPROVING THE LAND LEASE**  
40 **AGREEMENT WITH NEW CINGULAR WIRELESS PCS, LLC – MR. BRADLEY JEPSEN**

41 Mr. Jeppsen explained that in the City code, we specify that cell towers impact the public, but  
42 are a necessity, so we try to place them in public spaces where possible, to lessen the impact to  
43 residents. The location chosen for this new tower, after working with the Planning and Engineering  
44 Departments, is immediately north of the ball field at Rocket Park. He explained that the terms of the  
45 20-year lease are fairly standard for the industry and are favorable.

1        Councilmember Murri asked if they could disguise the tower as a tree, as he has seen in other  
2        places. Mr. Jeppsen said that would require the renegotiation of the contract and it was probably too  
3        late for that at this point. Towers are a permitted use in city parks, so we do not have a lot of latitude  
4        for adding conditions to the agreement. If the Council wants to discuss guidelines for future towers,  
5        they may do so.

6        Councilmember Bradshaw asked about why this location was chosen and if it has to do with  
7        dropped emergency calls through AT&T. Mr. Jeppsen said he cannot say for sure other than that the  
8        company believes this will fill a gap in coverage.

9        Councilmember Price-Huish asked how they plan to communicate with the affected property  
10       owners. Mr. Cheney said staff will have a preconstruction meeting with the contractors once it has  
11       gone through the permitting process, and encourage them to communicate with the neighbors about  
12       the construction schedule, etc. Councilmember Price-Huish said she would like to have that happen.

13       Councilmember Price-Huish said she would like to see the aesthetic of cell towers discussed  
14       in the future.

15       Councilmember Price-Huish made a motion to approve Resolution No. 2025-12 and  
16       Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,  
17       Child, Higginson, Murri, and Price-Huish voting “aye.”

19       **CONSIDER APPROVAL OF ORDINANCE NO. 2025-18, ADOPTING THE BOUNTIFUL**  
20       **BY DESIGN GENERAL PLAN AND FUTURE LAND USE MAP – MR. FRANCISCO**  
21       **ASTORGA**

22       Mr. Francisco Astorga reviewed the changes made to the general plan draft that were  
23       requested at the previous council meeting, making sure everything was satisfactory to the Council  
24       and asked if the Councilmembers had any other edits.

25       Councilmember Price-Huish asked if the words “routes” could be added after “active  
26       transportation” in Goal 2 under Connected Community. Everyone agreed.

27       Councilmember Murri said he thought the Council had asked to remove the Hospital District  
28       from the list in Strategy 3. Mr. Astorga explained that staff left it in, because of the restrictions in the  
29       Moderate-Income Housing Plan required by the State. Mr. Astorga said changing the text might put  
30       them in jeopardy of being penalized for not fulfilling that requirement. However, he added that the  
31       Governor’s housing plan is supposed to be coming out this month to replace the Moderate-Income  
32       Housing Plan, so it might be okay. The Council decided to remove the Hospital District from the list  
33       in Strategy 3.

34       Mr. Astorga then presented the changes made to the Future Land Use map, and the Council  
35       approved the map.

36       The Councilmembers were each given opportunities to request last-minute changes.

37       Councilmember Bradshaw asked that a recommendation from the Planning Commission be  
38       approved, to add the following sentence to the “Special Thanks” page at the beginning of the  
39       document; “This plan is dedicated to the planning and design advocate Jesse Bell. A wise man plants  
40       trees in whose shade he will never sit.” The Council agreed to that.

41       Councilmember Price-Huish asked that the term “white settlement” be changed to “non-  
42       Native American settlement” in the introduction section on page 79 of the document. The Council  
43       agreed to that.

44       **A. PUBLIC HEARING**

45       The public hearing was opened at 9:04 pm.

46       Mr. Gary Davis said that he was very concerned at the beginning of this process with

1 the vision and goals of the General Plan, but said he supports the Council adopting it after  
2 going through such an extensive process, saying it is not the law, it is just a guiding document  
3 that can be fine-tuned as they move forward.

4 Ms. Elaine Oaks thanked the Council for the time and effort they put into the new  
5 General Plan. She asked them to reconsider the boundaries of the Neighborhood Mixed  
6 Residential Overlay" on orchard Drive to include the section from 2550 North up to Boulton  
7 Way (Dick's Market) explaining that the homes behind Dick's Market are all newer homes  
8 and it would be best to keep any changes to that neighborhood "scale appropriate" as the  
9 Neighborhood Mixed-Use Residential specifies.

10 Mr. Ron Mortensen criticized the General Plan, saying it was created by an outside  
11 organization and kowtows to legislative demands, making the City a slave to the State instead  
12 of defending its residents' needs. He added that the Plan offers fewer protections for the west  
13 side of the city and also fails to acknowledge water resource issues. He said he feels the Plan  
14 drives a "final stake in the heart of Bountiful", condemning it to become "another non-  
15 descript suburb of Salt Lake." He evidenced the fact that very few people attended the  
16 meeting to prove that the Council had killed resident's hopes of having their voices heard.

17 Mr. Gary Davis corrected an analogy spoken earlier about needing 2 keys to launch a  
18 submarine, saying it was missiles that require 2 keys, not submarines. He also stated that Mr.  
19 Mortensen supported a tax increase for the South Davis Metro Fire District.

20 The public hearing was closed at 9:10 pm.  
21

22 Councilmember Higginson defended the Council's placement of the overlay on Orchard  
23 Drive, saying it was done partly to encourage development of the properties to the west, and said he  
24 felt comfortable leaving it as it is. He addressed Mr. Mortensen's remarks, saying that he felt that the  
25 lack of resident attendance this evening is proof that people were given ample opportunities to have  
26 their concerns discussed, and those concerned were discussed robustly. He stated that the process was  
27 very thorough and he is very proud of many aspects of the General Plan and comfortable with how it  
28 ended up.

29 Councilmember Price-Huish agreed with him, saying each of the Councilmembers worked  
30 very hard to represent the residents of Bountiful and to protect the quality of life we all enjoy here as  
31 we move forward. She said she was good with where the overlay is placed on orchard as well. She  
32 pointed out an unfinished sentence that needed to be removed from the final draft. Mr. Astorga  
33 apologized for that error and said he would remove it.

34 Finally, Mr. Astorga went back over all the new changes that were discussed during the  
35 meeting, and the Council approved of them.

36 Councilmember Higginson made a motion to approve Ordinance No. 2025-19 adopting the  
37 Bountiful By Design General Plan update with the proposed edits as discussed. Councilmember  
38 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higgins,  
39 Murri, and Price-Huish voting "aye."

40

41 **CONSIDER APPROVAL OF THE 2026 CITY COUNCIL MEETING SCHEDULE – MR.**  
**GARY HILL**

42 Mr. Hill explained that the Council must adopt and give notice of their meeting schedule  
43 every year to be in compliance with the Utah Open & Public Meetings Act. Staff is proposing the  
44 Council continue meeting on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of each month. He reminded the Council that  
45 meeting dates can be changed at any point.

Councilmember Price-Huish made a motion to approve the 2026 City Council Meeting Schedule and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

**CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF REAL PROPERTY,  
PENDING LITIGATION, AND/OR TO DISCUSS THE CHARACTER AND/OR  
COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §52-4-205) – MR. GARY HILL**

Councilmember Bradshaw made a motion to adjourn to a closed session to discuss the acquisition or sale of real property, pending litigation, and/or to discuss the character and/or competency of an individual(s) as stipulated by state law. Councilmember Murri seconded the motion, which passed with the following roll call vote:

Bradshaw	Aye
Higginson	Aye
Murri	Aye
Child	Aye
Price-Huish	Aye

The regular meeting was adjourned to a closed session at 9:19 pm.

Present: Mayor Kendalyn Harris  
Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt Murri, Cecilee Price-Huish  
City Manager Gary Hill  
City Attorney Brad Jeppsen

Councilmember Higginson made a motion to return to the open meeting at 9:49 pm and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

## ADJOURN

Councilmember Higginson made a motion to adjourn the open meeting and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

The meeting was adjourned at 9:49 pm.

*Mayor Kendalyn Harris*

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*City Recorder*