

Minutes of the
BOUNTIFUL CITY COUNCIL
January 13, 2026 – 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	Kate Bradshaw
	Councilmembers	Millie Segura Bahr, Dan Bell, Beth Child, Richard Higginson, Matt Murri
	City Manager	Gary Hill
	Asst City Manager	Tyson Beck
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Recording Secretary	Maranda Hilton
Excused:	Planning Director	Francisco Astorga

Mayor Bradshaw started the meeting at 6:01 pm, welcomed everyone and invited Representatives Ray Ward and Melissa Garff Ballard to speak.

LEGISLATIVE UPDATE – REPRESENTATIVE WARD AND REPRESENTATIVE BALLARD

Rep. Ballard noted that much of the legislative session involves a degree of uncertainty but shared that her caucus has prioritized addressing cost-of-living challenges, homelessness, water resources and infrastructure, and supporting strong families. She emphasized efforts to protect children, strengthen educational excellence, safeguard and restore the Great Salt Lake, reduce government spending, and mitigate federal uncertainty. She added that her caucus is also focused on power resources and infrastructure, traffic reduction, and securing critical minerals. Rep. Ballard mentioned that she is sponsoring legislation aimed at protecting children from online predators and recently received Governor Cox’s first GRIT (Government Resilience, Innovation, and Transparency) Award. Additionally, she discussed work on a tax bill intended to reduce the “marriage penalty” to support strong families and decrease reliance on federal assistance programs. She noted that the Business and Labor Committee is reviewing regulatory reforms across multiple industries to help promote economic growth.

Mayor Bradshaw noted that Bountiful is actively engaged with the Utah League of Cities and Towns and will continue collaborating with the League throughout the legislative session to stay informed and maintain communication with legislators regarding bills that could impact the City.

Rep. Ward announced that the South Davis delegation will host two upcoming town hall meetings: January 20 at 7:00 p.m. at the Centerville Branch Library in Centerville, and January 24 from 10:00–11:30 a.m. at Bountiful City Hall in Bountiful. He expressed appreciation to the Council for providing the space to engage with residents on legislative matters.

1 Rep. Ward highlighted what he sees as the key legislative priorities for this year's session,
2 including setting the state budget amid a challenging economic climate, evaluating the balance of
3 power between the legislature and ballot initiatives, and assessing the effects of recent expansions to
4 the state's tax increment districts. He is also sponsoring a House bill aimed at making it easier to
5 develop on small lots and construct starter homes.

6 Mayor Bradshaw explained that the City is closely monitoring Rep. Cutler's bill regarding e-
7 bikes and e-motorcycles and asked Rep. Ward to keep it in mind as it moves through the legislative
8 session. She also requested his attention on energy-related bills that could affect the City's power
9 operations, ensuring the City can continue to receive fair market value for its power. Rep. Ward
10 offered to communicate with bill sponsors on the City's behalf if requested.

11 Mr. Gary Hill talked about the critical role property taxes play for cities and explained that
12 state changes can have significant local impacts. He expressed concern about a bill proposing to cap
13 property tax increases at 5%, noting it could unintentionally limit a city's ability to act promptly—
14 such as hiring new staff or securing low-interest loans for major projects—and might even lead to
15 higher taxes in the long run as cities try to plan for future needs. Mr. Tyson Beck added that
16 Bountiful has raised property taxes only three times in the past 26 years and has consistently
17 remained well below inflationary rates.

18 Rep. Ward asked Mr. Beck to send him Bountiful's historical data on property tax increases
19 so he could take that to the bill sponsor as good proof of what is happening in cities.

20 Rep. Ballard said she has witnessed some disasters when cities were not good at planning for
21 future infrastructure costs and then had to raise rates dramatically, so that is perhaps where these bills
22 are coming from. She advised the Council that it is always better to have suggestions and ideas to
23 offer instead of just dismissing a bill, and asked them to send her any suggestions they may have.

24 Mr. Hill also voiced his concern about a bill that is proposing a change to the tax exemption
25 rate of primary homes from 45% to 60% which would significantly impact Bountiful because over
26 85% of Bountiful property taxes come from primary residence homes.

27 Rep. Ward said he would oppose that bill because we need more housing and asked Mr. Beck
28 to send him that data as well.

29 Rep. Ballard also discussed how HOAs and PIDs are contributing to higher living costs,
30 making it increasingly difficult for young people to afford living in the area. She concluded by
31 addressing the state budget, noting that funding has remained largely stagnant, and encouraged
32 agencies to focus on improving efficiency by 5% rather than simply cutting 5% of their costs,
33 emphasizing that this approach can achieve meaningful long-term savings.

34 Rep. Ward had to leave the meeting at 6:47 pm.

35 Rep. Ballard announced that in addition to the Town Halls that Rep. Ward announced, people
36 can get more information by watching a live stream on the South Davis Community Facebook page
37 every Saturday morning from 9 to 10:30 am, read a weekly newsletter she will be sending out, or go
38 to melissagarffballard.com.

39 Councilmember Bahr asked if Rep. Ballard's work on homelessness includes a mental health
40 component. Rep. Ballard said the bill is mostly addressing how to create ongoing accountability for
41 people who are being given resources and services.

42 Rep. Ballard thanked the Council for the opportunity to discuss the upcoming session
43 and complimented them for being such a resourceful and responsive city who works very well within
44 the system, especially during COVID-19, finding funding for projects.

45 Mayor Bradshaw thanked her and wished her energy and health as she prepares to enter
46 the legislative session.

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48 The meeting ended at 6:57 pm.
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Regular Meeting – 7:00 p.m.
City Council Chambers

Present: Mayor Kate Bradshaw
Councilmembers Millie Segura Bahr, Dan Bell, Beth Child, Richard
Higginson, Matt Murri
City Manager Gary Hill
Asst City Manager Tyson Beck
City Attorney Brad Jeppsen
City Engineer Lloyd Cheney
City Recorder Sophia Ward
Senior Planner Amber Corbridge
Asst. City Planner Chaz Leech
Asst. City Engineer Todd Christensen
Recording Secretary Maranda Hilton
Excused: Planning Director Francisco Astorga

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Bradshaw called the meeting to order at 7:03 pm and welcomed those in attendance. Mr. Gary Davis led the Pledge of Allegiance and Councilmember Murri offered the invocation.

PUBLIC COMMENT

The public comment period was opened at 7:06 pm.

Mr. Gary Davis (resident) congratulated the new councilmembers and Mayor Bradshaw for their new positions. He commented on the earlier discussion with Representatives Ward and Ballard, saying that he gets nervous every time the state legislature is in session because their sole function is to make more laws, and laws ultimately restrict what people can do.

Mr. Jon Atkin (Davis County) introduced himself as a candidate for Davis County Sheriff. He said he would like to focus on having the county and its municipalities and the law enforcement agencies all work together in a way that helps protect us from AI and cyber-security threats that will inevitably come our way. He said he will also focus on being tough on crime, protecting our constitutional rights, and protecting our children.

The public comment period was closed at 7:10 pm.

**CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON
DECEMBER 9TH, 2025, AND JANUARY 5TH, 2026**

Councilmember Higginson made a motion to approve the minutes from the previous meetings and Councilmember Child seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”

BCYC REPORT

Johnny Alley, BCYC City Manager, reported that the BCYC held a planning meeting on December 16th, and hosted Mayor Bradshaw as a guest speaker for their activity on January 6th. He announced that they have upcoming meetings planned for January 20th and February 3rd, as well as a service activity at the food pantry, and their annual “Day at the Legislature” is planned for February 13th.

COUNCIL REPORTS

Councilmember Higginson did not have a report.

Councilmember Murri did not have a report.

Councilmember Child congratulated Mr. Gary Davis for being appointed President of the Amateur Radio Club in South Davis County. She reported that the Community Service Council is organizing a blood drive and recruitment fair that will be held on April 25th from 9-3 here at City Hall. She thanked Mr. Lynn Jacobs for his excellent leadership of the Planning Commission over the past year, and congratulated Mr. Alan Bott for being appointed to Chair, and Ms. Krissy Gilmore to Vice-Chair.

Mayor Bradshaw reported that the Fire District held their annual banquet this past weekend and she looks forward to spending more time with them. She announced that Local Officials Day at the State Capital is this coming Wednesday and she hoped to see her colleagues there.

Councilmember Bahr did not have a report.

Councilmember Bell reported that the Main Street Merchants appointed new leadership recently with Ms. Heather Cunningham as its new president, Ms. LeAnn Jorgensen its vice-president, and Mr. Matt Maxfield is secretary/treasurer. They are planning their upcoming Valentine's themed Street Stroll which should be great. He also reported that the Recreation District Board met last night and he explained that the Ice Ribbon is struggling this winter because of uncooperative weather.

CONSIDER APPROVAL OF:

A. EXPENDITURES GREATER THAN \$1,000 PAID ON DECEMBER 3RD, 10TH, 17TH, 23RD, AND 30TH, 2025

B. NOVEMBER 2025 FINANCIAL REPORT

Councilmember Bahr made a motion to approve the expenditures and the November financial report, and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting "aye."

HONOR THE BOUNTIFUL HIGH SCHOOL GIRLS SOCCER TEAM FOR WINNING THE STATE CHAMPIONSHIP – MAYOR KATE BRADSHAW

Mayor Bradshaw thanked all the students for coming and honored the Bountiful High Girls Soccer team for their recent State Championship win over Olympus High School. She expressed how proud the community is of their efforts and their achievement and thanked them for representing Bountiful so well in all they do, on and off the field.

Councilmember Murri said he watched the game from home and commended them for a phenomenal season.

Coach Kris Hamlet introduced the team saying they have 40 girls on the team, and they worked very hard, starting with their conditioning season in the summer and then coming back from 4 back-to-back losses early in their playing season. He said he is also proud of them for the kind of people they are and for what they have achieved academically. He thanked the City and the community for all of their encouragement and for the opportunities they have been given to be recognized for their hard work.

Mayor Bradshaw asked the team for a photo with the Council before they left.

SWEARING-IN OF A NEW COUNCILMEMBER – MS. SOPHIA WARD

Mayor Bradshaw announced the time had come to swear in the newest member of the City Council, Ms. Millie Segura Bahr.

Ms. Bahr asked her husband and children to join her as she took her oath.

Ms. Sophia Ward, City Recorder, performed the swearing-in.

Councilmember Bahr expressed how honored and excited she is to be back on the Council,

1 saying her previous four years of service had been a blessing and a privilege, as she worked alongside
2 many wonderful people and had terrific mentors. She thanked her husband, her parents, and her
3 children for their tremendous support. She said she hopes to keep the confidence of the residents in
4 her reappointment and to serve them well.

5 Mayor Bradshaw asked to take a brief break from the meeting so photos could be taken. She
6 also expressed her excitement to associate with the Bahr family.

7
8 The meeting took a brief break from 7:34 pm to 7:37 pm.
9

10 **CONSIDER APPROVAL OF AN ARCHITECTURAL AND SITE PLAN APPLICATION**
11 **FOR SOUL ELEVATION HEALTH AND WELLNESS, 485 SOUTH 100 EAST – MS.**
12 **AMBER CORBRIDGE**

13 Ms. Amber Corbridge explained that this application is for a wellness center at 485 South 100
14 East, in the Professional Office Neighborhood Zone. The applicant is not proposing any changes to
15 the building or the site. The Planning Commission reviewed this on January 6th and forwarded a
16 positive recommendation with the following condition: owners must obtain a shared parking
17 agreement with the site to the east.

18 Councilmember Murri made a motion to approve the architectural and site plan application
19 for Soul Elevation at 485 South 100 East, and Councilmember Higginson seconded the motion. The
20 motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
21

22 **CONSIDER APPROVAL OF AN ARCHITECTURAL AND SITE PLAN APPLICATION**
23 **FOR ONKELS CHIROPRACTIC, 471 WEST 800 SOUTH – MR. CHAZ LEECH**

24 Mr. Chaz Leech explained that the applicant would like to use this site as a medial office and
25 is not proposing any changes to the site, which used to be an accounting office. The site is considered
26 nonconforming for parking. Mr. Leech explained that nonconformity will be allowed to remain so
27 long as there are no changes made to the site. The Planning Commission reviewed this on January 6th
28 and forwarded recommendation for approval on the following conditions: the applicant must remove
29 the temporary covered parking structure and must plant two trees on the street-facing portion of the
30 property.

31 Councilmember Higginson made a motion to approve the architectural and site plan
32 application for Onkels Chiropractic at 471 West 800 South, and Councilmember Bahr seconded the
33 motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting
34 “aye.”
35

36 **CONSIDER APPROVAL OF AN ARCHITECTURAL AND SITE PLAN APPLICATION**
37 **FOR LASALLE YI LLC, 420 WEST 500 SOUTH – MR. CHAZ LEECH**

38 Mr. Leech explained that the applicant would like to create two separate spaces at this site; a
39 specialty sports retail store, and a private fitness facility. The applicant is proposing several
40 improvements to the existing building and the parking area, however there is an issue with parking
41 compliance. Mr. Leech explained that the code requires them to have 58 parking spaces for this use,
42 but the building only has 28 spaces. However, there are 18 adjacent spaces south of the building, as
43 well as 7 angled spaces directly east of the property. The applicant will need to obtain a shared
44 parking agreement with the medical center next door to use those. The Planning Commission
45 reviewed this application on January 6th and recommends approval under the following conditions:
46 provide a shared parking agreement, obtain all the necessary building permits for the remodel and
47 signage, and meet all staff comments.

48 The Council agreed it was a great project and they were excited to see the building brought up
49 to current standards.

1 Councilmember Bell made a motion to approve the architectural and site plan application for
2 LaSalle Yi LLC at 420 West 500 South, and Councilmember Higginson seconded the motion. The
3 motion passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
4

5 **CONSIDER APPROVAL OF THE PURCHASE OF A GROUNDWATER MONITOR**
6 **CONTRACT WITH WASATCH ENVIRONMENTAL IN THE TOTAL AMOUNT OF**
7 **\$82,408 – MR. TODD CHRISTENSEN**

8 Mr. Toss Christensen explained that part of owning a landfill includes taking the necessary
9 measures to ensure you are protecting the surrounding environment. The City uses a consultant to
10 provide quarterly groundwater sampling, testing and reporting. The current contract is ending so the
11 City put out an RFP and received three proposals back. Staff are recommending the City enter a
12 contract with Wasatch Environmental for the next 4 years with the option of a 2-year extension. Mr.
13 Christensen explained that all three proposals had excellent credentials so the choice came down to
14 the lowest pricing.

15 Councilmember Child made a motion to approve the purchase of a groundwater monitor
16 contract with Wasatch Environmental and Councilmember Bahr seconded the motion. The motion
17 passed with Councilmembers Bahr, Bell, Child, Higginson, and Murri voting “aye.”
18

19 **CONSIDER APPROVAL OF RESOLUTION NO. 2026-02, COUNCIL APPOINTMENTS**
20 **AND LIAISONS – MR. BRADLEY JEPPSEN**

21 Mr. Bradley Jeppsen explained that the Council assignments had been prepared by Mayor
22 Bradshaw.

23 Mayor Bradshaw thanked the Councilmembers for their willingness to take on these
24 assignments, and said she tried to take into account each member’s schedules as she chose them, but
25 that they could be revisited at any point if necessary.

26 Councilmember Bahr made a motion to approve Resolution No. 2026-02 and Councilmember
27 Bell seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson,
28 and Murri voting “aye.”
29

30 **ADJOURN**

31 Councilmember Higginson made a motion to adjourn the meeting and Councilmember Murri
32 seconded the motion. The motion passed with Councilmembers Bahr, Bell, Child, Higginson, and
33 Murri voting “aye.”
34

35 The meeting was adjourned at 8:03 pm.

Mayor Kate Bradshaw

City Recorder