

1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL  
3 January 14, 2025 – 6:00 p.m.  
4

5 Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on  
6 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the  
7 following newspapers of general circulation: The City Journal and Standard Examiner.  
8

9 **Work Session – 6:00 p.m.**  
10 **City Council Chambers**  
11

12 Present:	Mayor	Kendalyn Harris
13	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt 14 Murri, Cecilee Price-Huish
15	City Manager	Gary Hill
16	Asst. City Manager	Galen Rasmussen
17	City Attorney	Brad Jeppsen
18	City Engineer	Lloyd Cheney
19	Planning Director	Francisco Astorga
20	Police Chief	Ed Biehler
21	Streets Director	Charles Benson
22	Planning Admin. Asst.	Sam Harris
23	Recording Secretary	Maranda Hilton
24		

25 Mayor Harris called the meeting to order at 6:00 pm and welcomed those in attendance.  
26

27 **UTA’S FIVE-YEAR SERVICE PLAN AND THE DAVIS-SALT LAKE CITY CONNECTOR**  
28 **– TRUSTEE BETH HOLBROOK**  
29

30 Trustee Ms. Beth Holbrook and Mr. Chandler Beutler, from Utah Transit Authority, came to  
31 the meeting and Ms. Holbrook presented UTA’s 5-year Service Plan and the proposed changes to the  
32 routes that serve South Davis County. She emphasized that the 5-year service plan is focused on  
33 increasing connectivity in Davis County and the first changes will begin in April 2025.

34 Councilmembers asked Ms. Holbrook about what is expected from Bountiful moving forward  
35 by way of providing dedicated bus lanes or other infrastructure. She said UTA would love to see  
36 more dedicated bus lanes in the future, but they recognize that it only works in certain areas. North  
37 Salt Lake seems like a more logical place to have dedicated bus lanes than in Bountiful, but that  
38 decision is up to the cities.

39 Mayor Harris asked about the certainty of the Davis-Salt Lake Connector being built. Ms.  
40 Holbrook answered that it is pretty certain; funding sources are in a good place and everything is  
41 going according to plan.

42 **PERMEABLE PARKING SURFACES – MR. FRANCISCO ASTORGA**  
43

44 Mr. Francisco Astorga led a follow-up discussion to a November 12<sup>th</sup> discussion about paved  
45 parking surfaces. At that time Council expressed their wish to explore potential changes to the code  
46 regarding parking surfaces.

47 Mr. Astorga showed a rendering of what a typical lot would look like with permeable parking  
surfaces being allowed 10 feet behind the front property line and 25 feet behind the front property

1 line. He also gave examples of language they could adopt into the code if they choose. However, staff  
2 was not ready to adopt an amendment to the code tonight, it would need to be reviewed by the  
3 Planning Commission first.

4 After some discussion, the Council was split about their preferences on the minimum setback.  
5 Councilmembers Higginson, Murri and Price-Huish preferred to have the minimums setback at 10  
6 feet. Councilmember Child and preferred having the minimum setback at 25 feet. Councilmember  
7 Bradshaw did not wish to change the code at all, except to further define what kind of paved  
8 materials are allowed, but if pressed, the 25-foot setback was less objectionable.

9 Mr. Brad Jeppsen also asked if the Council would please give advice on the size of gravel  
10 they would allow for these parking surfaces. After hearing from Mr. Lloyd Cheney the Council  
11 decided gravel no larger than 1.5 inches in diameter would be best.

12 Mayor Harris thanked everyone for their work on this and summarized that a majority of the  
13 Council preferred the 10-foot setback and confirmed that staff now had the direction it needed to  
14 move forward. Mr. Astorga answered affirmatively.

15  
16 The work session ended at 7:02 pm.  
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20 **Regular Meeting – 7:00 p.m.**  
21 **City Council Chambers**  
22

23 Present: Mayor Kendalyn Harris  
24 Councilmembers Kate Bradshaw, Beth Child, Richard Higginson, Matt  
25 Murri, Cecilee Price-Huish  
26 City Manager Gary Hill  
27 Asst. City Manager Galen Rasmussen  
28 City Attorney Brad Jeppsen  
29 City Engineer Lloyd Cheney  
30 Planning Director Francisco Astorga  
31 Police Chief Ed Biehler  
32 Power Director Allen Johnson  
33 Asst. City Engineer Todd Christensen  
34 Streets Director Charles Benson  
35 Planning Admin. Asst. Sam Harris  
36 Recording Secretary Maranda Hilton  
37

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

39 Mayor Harris called the meeting to order at 7:06 pm and welcomed those in attendance. Mr.  
40 Wyatt Murray led the Pledge of Allegiance and Mr. Joe West offered a prayer.  
41

42 **PUBLIC COMMENT**

43 Public comment was opened at 7:08 pm.

44 No comments were made.

45 Public comment was closed at 7:09 pm.  
46

1 **CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON**  
2 **NOVEMBER 26<sup>TH</sup> AND DECEMBER 10<sup>TH</sup>, 2024**

3 Councilmember Bradshaw made a motion to approve the minutes held on  
4 November 26th and December 10<sup>th</sup>, and Councilmember Murri seconded the motion. The motion  
5 passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price- Huish voting “aye.”  
6

7 **COUNCIL REPORTS**

8 Councilmember Higginson did not have a report.

9 Councilmember Murri reported that the History Museum had over 300 visitors for Santa  
10 Claus, which was amazing.

11 Councilmember Price-Huish reported that the BCYC is doing great things in the community  
12 and thanked Mr. John Cook, their advisor, for his work. She also thanked the Power department and  
13 the Power Commission for their ongoing efforts to secure power resources and maintain the services  
14 they provide. She reported that there will be an opening on the Power Commission soon.  
15

16 Mayor Harris reported that the South Davis Fire District celebrated its 20<sup>th</sup> anniversary, and it  
17 was a great experience to be there and acknowledge all the wonderful things they do for our  
18 community.

19 Councilmember Child reported that the Service Committee met this past weekend and  
20 reported on all the holiday happenings, and it was amazing to hear about all the people who were  
21 served during the holiday season. She also reported that CERT will be holding training classes soon  
22 and information can be found on the City website. Also, plans for Handcart Days are beginning and it  
23 will be held Jan 25<sup>th</sup> and 26<sup>th</sup> this year.

24 Councilmember Bradshaw reported that season 2 of Jr Jazz is starting and has a record  
25 number of participants. She said she is hopeful the uptick in both Jr Jazz and Hockey signups will  
26 help get the Recreation District on good footing. She also reported that the Utah legislative session  
27 begins next week, and tomorrow night at 7 pm there will be a town hall event, here at City Hall, with  
28 all four of our state legislators and the Lieutenant Governor in attendance.  
29

30 **BCYC REPORT**

31 Mr. Steven Theriot said that the BCYC recently hosted a visitor from UVU who talked about  
32 representing everyone in your community, and they made Christmas cards for people in care centers.  
33 In January they will attend a day at the legislature, in February they will hold a food drive and in  
34 March they will attend a leadership conference at USU.  
35

36 **CONSIDER APPROVAL OF:**

37 a. **EXPENDITURES GREATER THAN \$1,000 PAID ON DECEMBER 4<sup>TH</sup>, 11<sup>TH</sup>, 18<sup>TH</sup>,**  
38 **24<sup>TH</sup>, AND 31<sup>ST</sup>, 2024**

39 b. **NOVEMBER 2024 FINANCIAL REPORT**

40 Councilmember Bradshaw made a motion to approve the expenditures paid December 4,  
41 11, 18, 24 and 31, 2025, and the November financial report. Councilmember Higginson seconded  
42 the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-  
43 Huish voting “aye.”  
44

45 **CONSIDER APPROVAL OF LIQUOR LICENSE FOR ANNIE’S CAFÉ, LOCATED AT 74**  
46 **WEST 500 SOUTH – MR. FRANCISCO ASTORGA**

1 Mr. Francisco Astorga explained that Annie’s Café on 500 South has applied for a liquor  
2 license, which would allow them to sell a greater variety of alcohol. Staff had reviewed the  
3 application and done the necessary background checks and recommend approval.

4 Mayor Harris asked if Annie’s Café will need to obtain a license from the state for liquor as  
5 well. Mr. Astorga affirmed that restaurants must first obtain local approval and must then apply at the  
6 state level for a license.

7 Councilmember Bradshaw thanked the owner of Annie’s Café for her work collecting and  
8 organizing supplies for those who lost their homes in the California fires, and for building our  
9 community here in Bountiful with her business.

10 Councilmember Higginson made a motion to approve the liquor license and Councilmember  
11 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child,  
12 Higginson, Murri and Price- Huish voting “aye.”

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14 **CONSIDER APPROVAL OF BEER LICENSE FOR DHUNGELBROTHER, INC.**  
15 **GASOLINE SALES / CONVENIENCE STORE, LOCATED AT 2065 ORCHARD DRIVE –**  
16 **MR. FRANCISCO ASTORGA**

17 Mr. Astorga explained that a gasoline and convenience store on Orchard Drive, a Phillips 66,  
18 has applied for a beer license that would allow them to sell beer in its original container. Staff has  
19 reviewed the application and recommend approval.

20 Councilmember Bradshaw made a motion to approve the beer license and Councilmember  
21 Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson,  
22 Murri and Price- Huish voting “aye.”

23  
24 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-01 AMENDING CHAPTER 15, TITLE**  
25 **6 OF THE BOUNTIFUL CITY MUNICIPAL CODE – MR. TODD CHRISTENSEN**

26 Mr. Todd Christensen explained that staff is presenting some proposed revisions to the code  
27 regarding storm water management, specifically on construction sites, as a response to state  
28 legislation that was passed last year. He explained that the Home Builders Association was behind  
29 this Bill that sought to create a uniform requirement across the state so that developers and  
30 contractors knew what to expect no matter where they were building. He added that Bountiful was  
31 pretty much following these guidelines already, so it will not have a significant impact on the way  
32 things are done here.

33 Councilmember Bradshaw added some details about how the bill was created, saying that it  
34 was a highly negotiated bill and that the Utah League of Cities and Towns was engaged in.

35 Councilmember Higginson said that Murray City piloted the bill before its adoption, and he  
36 found it made building there much easier as a developer.

37 Councilmember Price-Huish made a motion to approve Ordinance 2025-01 and  
38 Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,  
39 Child, Higginson, Murri and Price- Huish voting “aye.”

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41 **CONSIDER APPROVAL OF RESOLUTION NO. 2025-01 ADOPTING AN INTERLOCAL**  
42 **AGREEMENT FOR THE USE OF THE ARMORED BEARCAT WITH DAVIS COUNTY –**  
43 **CHIEF ED BIEHLER**

44 Chief Biehler explained that Bountiful City, Layton City and the Davis County Sheriff’s  
45 Office have been sharing the use of an armored vehicle for training purposes since 2010. It recently  
46 became an issue that this agreement of shared use was not in writing, so Resolution 2025-01 seeks to

1 address that issue by creating a written interlocal agreement with all the terms and conditions  
2 included.

3 Councilmember Child asked if the vehicle is still sufficient for their needs or if it is getting  
4 old. Chief Biehler said they are very expensive vehicles, and it has not had many issues so far, but he  
5 knows the Sheriff's office is working on getting another grant for when it needs to be replaced.

6 Councilmember Bradshaw made a motion to approve Resolution 2025-01 and  
7 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers  
8 Bradshaw, Child, Higginson, Murri and Price- Huish voting "aye."  
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF TWO 750 KVA GE/PROLEC**  
11 **TRANSFORMERS FROM ANIXTER POWER SOLUTIONS IN THE TOTAL AMOUNT OF**  
12 **\$87,452 – MR. ALLEN JOHNSON**

13 Mr. Johnson explained that these transformers are specifically for use on the Renaissance  
14 project. The two new buildings they will be used for have not been constructed yet, but lead times are  
15 long, so the Power Department wanted to order them soon. They will sit in inventory until they are  
16 installed at Renaissance, and the developer will ultimately pay the full price for them. Mr. Johnson  
17 added that staff has ordered them already, with approval from the City manager, in order to get a  
18 good deal on two transformers that were less expensive and also had a short delivery time.

19 Councilmember Price-Huish made a motion to approve the purchase of the transformers and  
20 Councilmember Child seconded the motion. The motion passed with Councilmembers Bradshaw,  
21 Child, Higginson, Murri and Price- Huish voting "aye."  
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23 **CONSIDER THE RELEASE OF PUBLIC UTILITY EASEMENT LOT 305 OF THE STONE**  
24 **CREEK ESTATES SUBDIVISION, PHASE 3 – MR. LLOYD CHENEY**

25 Mr. Lloyd Cheney explained that the owner of Lot 305 in the Stone Creek Estates subdivision  
26 Phase 3 would like to build a home on that property, and it will require quite a bit of retaining work.  
27 They have applied for the release of easement in order to commence construction of the retaining  
28 walls along the property line. Staff has reviewed the application and feels that releasing this easement  
29 does not reduce their capacity to access necessary utilities in that subdivision, and recommends  
30 release of the easement. All required signatures from utility partners have been obtained and the  
31 paperwork is in order.

32 Councilmember Higginson made a motion to approve the release of the easement on Lot 305  
33 and Councilmember Bradshaw seconded the motion. The motion passed with Councilmembers  
34 Bradshaw, Child, Higginson, Murri and Price- Huish voting "aye."  
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37 **ADJOURN TO A CLOSED SESSION**

38 Councilmember Higginson made a motion to adjourn to a closed session and Councilmember  
39 Price-Huish seconded the motion. The motion passed with the following roll call vote:

40 Bradshaw Aye  
41 Price-Huish Aye  
42 Child Aye  
43 Higginson Aye  
44 Murri Aye  
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46 The regular session was adjourned to a closed session at 7:43 pm.

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The closed session began at 7:48 pm.

Mayor Harris, Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish, Mr. Gary Hill and Mr. Bradley Jeppsen were present.

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

**ADJOURN**

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

The meeting was adjourned at 8:14 pm.



*Mayor Kendalyn Harris*



*Sophia Ward*  
City Recorder

