

Minutes of the  
BOUNTIFUL CITY COUNCIL  
November 28, 2023 – 7:00 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.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Power Director	Allen Johnson
	Senior Planner	Amber Corbridge
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton

Excused: Finance Director Tyson Beck

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

Mayor Harris called the meeting to order at 7:03 p.m. and welcomed those in attendance. Scout Troop 109 led the Pledge of Allegiance and Ms. Cosette Keyes offered a prayer.

**PUBLIC COMMENT**

The public comment section was opened at 7:07 p.m.

Mr. Richard Watson announced that the Gibbons Family and Friends Christmas Concert will take place in three weeks and encouraged everyone to attend and spread the word.

Mr. Ron Mortenson thanked the Bountiful LIONS Club for putting on an outstanding Turkey Shoot. This annual event raises funds for service projects in Bountiful and it's a great family affair. People come from all over Utah to participate.

Mr. Trevor Thiriot (99 Viewcrest Circle) expressed his love for Bountiful, where he was born and raised.

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

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**COUNCIL REPORTS**

Councilmember Bradshaw reported that the SDRD is still working on finalizing the budget and will have until December 31<sup>st</sup> to do so. She encouraged people to attend the next meeting on December 11 at 5:30 p.m. and utilize the public comment time.

Councilmember Higginson did not have a report.

Councilmember Bahr did not have a report.

Councilmember Price-Huish reported that the BDAC is holding their Winter Art Market from now until December 23<sup>rd</sup>, featuring local artisans and crafters, and helping to raise funds for the art center programs. She also encouraged everyone to go check out the Gingerbread Festival taking place December 2-9. She thanked the Power Department for putting up the Christmas lights at City Hall and along Main Street.

Mayor Harris thanked her mother, Ms. Keyes, for offering the prayer to open the meeting. She announced that there were two fires in Bountiful in recent days and she thanked the fire department for their work on those emergencies. She also announced that the Council of Governments (COG) passed an initiative that will urge the state to build more water infrastructure (reservoirs and dams, etc.). Lastly, the county is administering a program to help first-time homebuyers in the form of an interlocal agreement that will be coming soon.

Councilmember Bell encouraged everyone to go to the Gibbons Family Christmas Concert on December 19. He said it will be a wonderful way to get into the Christmas spirit and helps support the City’s summer concert series.

**CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 8 & 15, 2023**

Councilmember Price-Huish made a motion to approve the expenditures paid November 8 & 15, 2023, and Councilmember Bradshaw seconded the motion, which passed with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

**CONSIDER APPROVAL OF ORDINANCE 2023-08 WHICH UPDATES BOUNTIFUL CITY’S SUBDIVISION CODE – MS. AMBER CORBRIDGE**

Ms. Amber Corbridge explained that Senate Bill 174 requires cities to update their subdivision ordinances to comply with a new review and approval process. The subdivision application reviews must now meet the following requirements: subdivision provisions only apply to one- and two-family dwellings and townhomes, City Council may not approve subdivision applications for the above subdivision types and Planning Commission may not approve final subdivision plats for the above subdivision types.

Other state code requirements have also been passed which do not need to be in the City code but do need to be complied with. Staff reviewed the current code and has found that some changes need to be made to comply.

The proposed changes are: “The City shall have two separate subdivision application review processes; where A) the City will meet the State Code Requirements outlined previously for one-family, two-family and townhome developments and B) all other subdivision applications follow the current review and approval process” and “The Planning Commission shall hold a public hearing for preliminary plat review for all one-family, two-family, and townhome developments”.

1 Planning staff made some additional recommendations they feel would be in the best interest  
2 of the public and meet City goals and objectives; “The Planning Department shall accept the  
3 preliminary subdivision application if shown to be complete, as this is considered a land use  
4 application”, “The Planning Department will also be responsible for routing plans to other  
5 departments and place on the next available Planning Commission Agenda”, “City Staff will review  
6 subdivision plans and the City Engineer and Planner will present the preliminary plat and  
7 recommendations to the Planning Commission”, “The City will require geotechnical reports for  
8 developments where the average slope exceeds fifteen percent (15%)”, “The final mylar plat size will  
9 need to meet the County Recorder’s requirements”, and “Subdivision amendment applications will  
10 need to follow the new subdivision review and approval process”.

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12 **A. PUBLIC HEARING**

13 The hearing was opened at 7:24 p.m.

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15 Mr. Ron Mortensen said that this change will take the City Council out of the approval  
16 process in a significant way and give that authority to people who have not been elected.  
17 He advised the Council to take that into consideration.

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19 The hearing was closed at 7:25 p.m.

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21 **B. ACTION**

22 Councilmember Higginson asked Ms. Corbridge if any of the changes being proposed  
23 will move authority from elected officials to administrative staff and are not mandated by  
24 the state. She said that there were not. Mr. Francisco Astorga corrected her, by adding that  
25 the ability to approve an extension on a subdivision application for all other subdivision  
26 types (not one-family, two-family and townhomes) was being moved to the Planning  
27 Commission, but that was not a requirement of the state.

28 Councilmember Price-Huish said that she would like to keep that approval process  
29 under the authority of the City Council.

30 Councilmember Bradshaw agreed with that proposal.

31 Ms. Corbridge offered a proposed amendment to the language that would satisfy  
32 Councilmember Price-Huish’s suggestion. Land Use Code section 14-20-204 (H) would  
33 read “A subdivision granted final approval by the City must be delivered to the office of  
34 the Davis County Recorder for recording within one (1) year of the date of approval  
35 unless extended by the ~~City Engineer and City Planner~~ *corresponding land use authority*  
36 *as specified in section E above...*”. This change will make the City Council, as specified  
37 in section E, the land use authority which can approve or deny extensions.

38 Mr. Astorga suggested that another change to section 12-14-204 (H) needed to happen  
39 further down for the amendment to be correct. “If it is not so delivered within one (1) year  
40 or within any additional period of time approved by the City ~~Engineer and City Planner~~,  
41 the approval shall expire...”

42 Councilmember Higginson asked what would happen if the City does not comply with  
43 this new legislation. Mr. Astorga answered that subdivisions approved by the City Council  
44 would not be legally approved, since the City Council would not have the authority to  
45 approve them. It would put the City at risk of being called out on those subdivisions.

1 Councilmember Price-Huish made a motion to approve the land use code text  
2 amendment with the additional changes proposed in section 12-14-204 (H), and  
3 Councilmember Bradshaw seconded the motion. The motion was approved with  
4 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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6 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL ARCHITECTURAL AND**  
7 **SITE PLAN APPLICATION FOR ARCTIC CIRCLE LOCATED AT 2071 SOUTH**  
8 **ORCHARD DRIVE – MS. AMBER CORBRIDGE**

9 Ms. Corbridge explained that the applicant is proposing to build a new structure with  
10 rearranged parking and new landscaping. They will also be adding a two-lane drive-thru around the  
11 building. The Planning Commission forwarded a positive recommendation, with the condition that  
12 they add directional arrows to the parking lot.

13 Councilmember Higginson shared his surprise that there are fewer parking spaces and his  
14 concern that people using ADA parking spots will have to cross a drive-thru lane to enter the  
15 building. He was happy to see that the new plan will no longer use the neighboring property for the  
16 drive-thru. Councilmember Bell agreed with the accessible parking concern.

17 Councilmember Bell made a motion to approve the preliminary and final architectural and site  
18 plan and Councilmember Bahr seconded the motion. The motion passed with Councilmember Bahr,  
19 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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21 **CONSIDER APPROVAL OF THE PURCHASE OF A 2024 FORD EXPLORER FROM**  
22 **PERFORMANCE FORD LINCOLN BOUNTIFUL IN THE AMOUNT OF \$42,642 – MR.**  
23 **ALLEN JOHNSON**

24 Mr. Allen Johnson explained that this truck is in the current budget, and the Power  
25 Commission and staff recommended accepting the bid from Performance Ford as it was slightly  
26 lower than the state bid. He added that they are hopeful they will receive it by June 30, but it’s  
27 possible it will be delayed and pushed into next fiscal year’s budget due to a strike.

28 Councilmember Higginson made a motion to approve the purchase of a 2024 Ford Explorer  
29 from Performance Ford and Councilmember Price-Huish seconded the motion. The motion passed  
30 with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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32 **CONSIDER APPROVAL OF THE PURCHASE OF A SINGLE-BUCKET TRUCK FROM**  
33 **ALTEC INDUSTRIES IN THE AMOUNT OF \$233,873 – MR. ALLEN JOHNSON**

34 Mr. Johnson explained that this purchase of a single-bucket truck will be to replace a 2010  
35 truck, which is obviously getting older and will need to be retired soon. Delivery time for this item is  
36 29-32 months, but Altec will not require a deposit and there is no penalty if the City decides they do  
37 not want it at that time, so risk is low.

38 Councilmember Bradshaw asked if Altec can raise the price or cancel the order if the truck  
39 ends up being more expensive than they expected so far in the future. Mr. Johnson said that anything  
40 is possible, but he does believe they are doing their best to price them for the future and to stick to  
41 their agreement.

42 Councilmember Higginson made a motion to approve the purchase of the single-bucket truck  
43 from Altec Industries and Councilmember Bradshaw seconded the motion. The motion passed with  
44 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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1 **CONSIDER APPROVAL OF THE PURCHASE OF A DOUBLE -UCKET TRUCK FROM**  
2 **ALTEC INDUSTRIES IN THE AMOUNT OF \$365,310 – MR. ALLEN JOHNSON**

3 Mr. Johnson explained that this purchase is very similar to the last agenda item, except this is  
4 for a double-bucket truck. It will be replacing a 2005 truck and delivery is five years out, so this will  
5 be on the FY2028-2029 budget. He shared his concerns about the long delivery time because this  
6 piece of equipment is getting quite old, saying that the City will just have to hope it holds up. Altec is  
7 offering the same conditions of purchase on this truck; no deposit, payment due upon delivery, and  
8 no penalty for cancelling.

9 Councilmember Bell asked if used ones are ever available for purchase. Mr. Johnson  
10 answered that in the past it was possible to find lightly used ones at auctions, but now things are  
11 different and it’s almost impossible to find one that is not very heavily used.

12 Councilmember Price-Huish asked what the options are if the City finds itself with a broken  
13 truck. Mr. Johnson said that you can still lease or rent trucks, and that other cities often are willing to  
14 help one another in emergency situations.

15 Councilmember Bell made a motion to approve the purchase of a double-bucket truck from  
16 Altec and Councilmember Price-Huish seconded the motion. The motion passed with  
17 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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19 **CONSIDER APPROVAL OF THE PURCHASE OF 75 BUTT TREATED POLES FROM**  
20 **STELLA-JONES IN THE AMOUNT OF \$83,400 – MR. ALLEN JOHNSON**

21 Mr. Johnson explained that the Power Department would like to get their inventory of poles  
22 back up to be ready in case of a winter storm or other event. These poles are a single source item that  
23 Bountiful purchases with the safety of the linemen in mind since many of the poles are in backyards  
24 and cannot be reached with a bucket truck. The poles are roughly the same price as they were when  
25 Bountiful purchased some last spring, but the delivery fee has come down.

26 Councilmember Bradshaw made a motion to approve the purchase of the poles and  
27 Councilmember Higginson seconded the motion. The motion passed with Councilmembers Bahr,  
28 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”  
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30 **CONSIDER APPROVAL OF THE INSTALLATION OF STOP SIGNS FOR NORTHBOUND**  
31 **AND SOUTHBOUND TRAFFIC ON 1000 EAST STREET, RESOLVING CLEAR VIEW**  
32 **ISSUES AND CONDUCTING A SCHOOL CROSSING STUDY – MR. LLOYD CHENEY**

33 Mr. Lloyd Cheney explained that the Traffic Safety Committee recently met to review a few  
34 items and has forwarded one action item to the City Council with a positive recommendation. They  
35 are recommending the installation of a stop sign at 1000 East and Center Street. They also  
36 recommend that staff work with adjacent property owners to mitigate clear vision issues, and that the  
37 Council approve a school crossing study for the existing crosswalk at Center Street and 1000 East.

38 Mayor Harris asked what the process is for working with the adjacent property owners on  
39 clear vision issues. Mr. Cheney answered that after tonight’s decision, staff will deliver notices to the  
40 property owners and begin working with them immediately to make sure landscaping meets the  
41 height and setback restrictions.

42 Councilmember Bradshaw asked why the stop signs will be installed on 1000 East instead of  
43 on Center Street, where the crosswalk is. Mr. Cheney answered that the Manual on Uniform Traffic  
44 Control Devices (MUTCD) advises that stop signs be placed where they minimize the number of  
45 vehicles needing to stop (1000 East in this case), and at the discretion of the City Engineer. He added

1 that cars will still be obliged to stop to yield to pedestrians at the crosswalk, and the crossing study  
2 will give staff more information about the volume of children crossing at that location.

3 Councilmember Price-Huish pointed out that there are advanced notice signs preceding the  
4 crosswalk on Center Street in each direction. She also thanked Mr. Cheney for his work on this and  
5 for suggesting doing the school crossing study.

6 Councilmember Bell asked if the “Safe Routes to School” program is something Bountiful  
7 participates in. Mr. Cheney answered that state law requires each elementary and junior high school  
8 to prepare an annual routing plan for their students and submit it to UDOT or the local jurisdiction for  
9 review; however, it does not always happen, but plans can be found at [saferoutesutah.gov](http://saferoutesutah.gov)

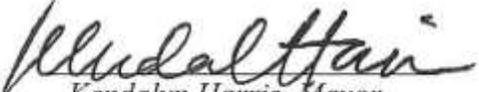
10 Councilmember Bell said he feels the City should be proactive about the issue of accident  
11 prevention, and he feels a stop sign at the crosswalk might help improve the safety of that area,  
12 although he is not sure he wants to go against what the Traffic Safety Committee suggested.

13 Councilmember Price-Huish made a motion to approve the recommendations of the Traffic  
14 Safety Committee as outlined and Councilmember Bahr seconded the motion. The motion passed  
15 with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

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17 **ADJOURN**

18 Councilmember Bahr made a motion to adjourn the regular session and Councilmember  
19 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,  
20 Higginson and Price-Huish voting “aye.”

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22 The regular session was adjourned at 8:33 p.m.  
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Kendalyn Harris, Mayor

  
City Recorder