

Minutes of the
BOUNTIFUL CITY COUNCIL
February 11, 2025 – 6:00 p.m.

Official notice of the City Council meeting was given by posting an agenda at City Hall, on the Bountiful City website, and on the Utah Public Notice website, as well as by providing copies to the following newspapers of general circulation: The City Journal and the Standard Examiner.

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

Present:	Mayor	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child, 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
	Streets Director	Charles Benson
	Water Director	Kraig Christensen
	Power Superintendent	Jess Pearce
	Senior Planner	Amber Corbridge
	Asst Planner	Deanne Morgan
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:04 pm and welcomed those in attendance.

GENERAL PLAN – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga explained that the goal this evening is for the Council to review and approve the remaining place types (Community Commercial and its overlay, Neighborhood Center and its overlay, and new language in Single Family Residential), and the mapped boundaries of the Single Family Residential and Neighborhood Mixed Residential place types. Once these items are reviewed, the comprehensive general plan update will be ready for the Planning Commission and the public to review it.

The Council first discussed the Community Commercial place type. Councilmember Bradshaw wanted to make sure that housing will not be allowed in the hospital zone within this place type. Mr. Astorga affirmed that the hospital zone is very unique and would never allow for housing development. Housing would be allowed in other zones within the Community Commercial place type, but not in the hospital zone.

Councilmember Price-Huish said she was concerned about the area between 400 and 500 East on 500 South being changed to a commercial place type, when there are still many single-family residences there. Councilmember Bradshaw suggested that perhaps a commercial overlay could be utilized there instead, allowing property owners the choice between remaining residential or changing to commercial. The rest of the Council liked the idea, and Mr. Astorga made a note to change the boundaries to show an overlay there instead.

1 Next, Mr. Astorga asked about the Community Commercial Overlay stretching from 400
2 North to 500 South. He explained that the underlying place type is Neighborhood Mixed Residential,
3 and that staff felt strongly that this area would benefit from the flexibility of both area types. The
4 Council all approved the boundary of that overlay.

5 Next, Mr. Astorga talked about the areas designated as “Neighborhood Centers,” namely the
6 site where The Mandarin restaurant is, the Corner 22 area by Dick’s market, and the Village on Main.
7 The Council agreed that these places were a good fit for the Neighborhood Center designation.
8 Councilmember Murri asked if the two final bullet points from the Community Commercial place
9 type could be added to the description for Neighborhood Centers. The Council supported that idea,
10 and Mr. Astorga made a note to add those points.

11 Next, they discussed the placement of the Neighborhood Center overlay. Mr. Astorga asked
12 specifically if the Council was comfortable allowing duplexes, triplexes, fourplexes, townhouses,
13 ADU’s, etc. in this overlay. The Council said they supported adding the denser housing types to that
14 overlay with the additional requirements as stated.

15 Councilmember Bradshaw proposed placing a Neighborhood Center overlay along 400 North
16 from 400 East to the freeway, skipping over the downtown zone, and having it replace the Transit
17 Ready overlay shown on the map there. After some discussion, four of the Councilmembers
18 supported that idea and Councilmember Higginson stated his desire to leave 400 North alone and not
19 add any overlays. With that majority vote, Mr. Astorga made a note to make those changes to the
20 map.

21 Councilmember Price-Huish proposed that the Neighborhood Center overlay be extended
22 further south on Orchard Drive to the Val Verda/Boulton Elementary neighborhood. After some
23 discussion, the Council agreed to add the overlay from Boulton Elementary heading south to 3100
24 South. Mr. Astorga noted the changes.

25 Next, the Council discussed the boundary between the Single-Family Residential place type
26 and the Neighborhood Mix Residential place type. Mr. Astorga showed an updated map from their
27 last discussion about these place types and the Council discussed their preferences. Councilmember
28 Murri proposed that the neighborhood immediately east of the downtown zone, between 400 north
29 and 500 South, be designated Neighborhood Mix Residential. After some discussion,
30 Councilmembers Murri, Price-Huish and Child all supported that proposal.

31 Councilmember Higginson proposed that the neighborhood north of 1000 North and west of
32 200 West to Pages Lane, be designated Single Family Residential. After some discussion,
33 Councilmembers Higginson, Bradshaw and Murri supported that proposal.

34 The final area of discussion was about allowing cottage courts in the Single-Family
35 Residential place type. The entire Council was okay with that and said they are excited to talk about
36 what the restrictions will be.

37 Mr. Astorga thanked the Council for their work and explained that once these updates are
38 made, the draft will be turned over to the Planning Commission for an official review and to hold a
39 public hearing. Then the entire package will be given a 30-day public input period before it is brought
40 back for adoption and a final public hearing.

41 Mr. Gary Hill asked the Council if they could take a few minutes to discuss the naming of
42 City snowplows. He invited Mr. Charles Benson to speak on behalf of his staff. Mr. Benson
43 explained that, in response to the Council’s suggestion that the City snowplows be given names, his
44 staff had some concerns. He explained that some of the drivers were wary of being given a lot of
45 attention and were not excited about the prospect of residents voting on silly names for their vehicles.
46 They take pride in what they do and don’t want to feel like it’s being trivialized, and they like to

1 remain behind the scenes. The Council asked Mr. Benson if his drivers might be willing to work
2 together to come up with a process for naming the plows that they were comfortable with, if they
3 were also given the power to veto names they did not like. Mr. Benson said they could probably work
4 something out and said he would continue the discussion with his staff. The Council thanked him and
5 his staff for the excellent job they do at snow removal. Councilmember Bradshaw suggested they
6 form an advisory committee that involves staff and Councilmembers to help determine the criteria for
7 submitted names, and then they can begin the process of soliciting resident input.

8
9 The work session ended at 7:47 pm.

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13 **Regular Meeting – 8:00 p.m.**
14 **City Council Chambers**
15

16 Present:	Mayor	Kendalyn Harris
17	Councilmembers	Kate Bradshaw, Beth Child, Richard Higginson, Matt
18		Murri, Cecilee Price-Huish
19	City Manager	Gary Hill
20	Asst City Manager	Galen Rasmussen
21	City Engineer	Lloyd Cheney
22	Planning Director	Francisco Astorga
23	Streets Director	Charles Benson
24	Water Director	Kraig Christensen
25	Power Superintendent	Jess Pearce
26	Senior Planner	Amber Corbridge
27	Asst Planner	Deanne Morgan
28	Recording Secretary	Maranda Hilton

29
30 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

31 Mayor Harris called the meeting to order at 8:02 pm and welcomed those in attendance. Ms.
32 Emily Theriot led the Pledge of Allegiance and Mr. Bruce Brand, Bountiful Stake, offered a prayer.

33
34 **PUBLIC COMMENT**

35 Public comment was opened at 8:06 pm.

36 No comments were made.

37 Public comment was closed at 8:06 pm.

38
39 **BCYC REPORT**

40 Mr. Steven Theriot reported that the BCYC visited the State Capitol, sat in on a
41 legislative session, and had lunch with some of the representatives from Bountiful, which was
42 wonderful. He also reported that the BCYC will participate in a service project at the Food Pantry
43 and attend a youth leadership conference at USU. Also, they are beginning to plan the annual Bunny
44 Hop event.

CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON JANUARY 28TH, 2025

Mayor Harris explained that there were two corrections to the minutes and detailed what they were.

Councilmember Higginson made a motion to approve the minutes with the two stated corrections, and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

COUNCIL REPORTS

Councilmember Price-Huish did not have a report.

Mayor Harris reported that the South Davis Metro Fire District is doing some restructuring of its administrative team to gain a dedicated HR Director, which is a wonderful, needed change.

Councilmember Child reported that the Community Service Council discussed ways to increase volunteerism at its latest meeting and reminded everyone that there will be a fundraising concert, Carpenters Platinum, on April 11th. She also announced that the needs at the food pantry continue to grow.

Councilmember Bradshaw thanked Mr. Gary Hill, Mayor Harris and Councilmember Higginson for their time spent at the State Capitol during the legislative session. She reported that the South Davis Recreation District is engaged in talks with the school district about expanding the pool facilities. She said they will hopefully see some decisions being made in April about the future of the pool expansion. She added that the recreation district has started receiving funds from Farmington high parents, since they are the only ones not in the taxing district boundaries who use the pool.

Councilmember Higginson did not have a report.

Councilmember Murri did not have a report.

CONSIDER APPROVAL OF:

A. EXPENDITURES GREATER THAN \$1,000 PAID JANUARY 8TH, 15TH, 22ND, AND 29TH

B. DECEMBER 2024 FINANCIAL REPORT

Councilmember Price-Huish made a motion to approve the expenditures and the December financial report and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF ORDINANCE 2025-02 REGARDING LAND USE TEXT AMENDMENTS FOR DRIVE-UP WINDOW CLEARANCE HEIGHTS – MS. AMBER CORBRIDGE

Ms. Amber Corbridge that this item is an application for a land use code amendment. The applicant would like to reduce the minimum height for drive-up windows from 14’ to 9’, if a fire apparatus can be shown to be able to circulate the building unhindered. The fire safety check is part of the normal review process for new buildings, so this would not require any extra work for fire district or City staff during site inspections or reviews.

1 Councilmember Bradshaw made a motion to approve Ordinance 2025-02 and Councilmember
2 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Child,
3 Higginson, Murri, and Price-Huish voting “aye.”
4

5
6 **CONSIDER APPROVAL OF THE ARCHITECTURAL AND SITE PLAN REVIEW FOR 7**
7 **BREW COFFEE SHOP AT 638 NORTH 500 WEST – MS. AMBER CORBRIDGE**

8 Ms. Corbridge explained that this is a site plan review for a drive-thru coffee shop located at
9 638 North 500 West. The Planning Commission reviewed this and forwarded a unanimous positive
10 recommendation. The conditions of approval are they must show a pedestrian access route
11 connection to the adjacent site, and meet code requirements for canopy clearance, which was taken
12 care of with the previous agenda item.

13 Councilmember Higginson made a motion to approve the architectural and site plan review
14 for 7 Brew Coffee Shop and Councilmember Price-Huish seconded the motion. The motion passed
15 with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”
16

17 **CONSIDER APPROVAL OF ORDINANCE 2025-03 REGARDING LAND USE TEXT**
18 **AMENDMENT FOR TATTOO PARLOR/BODY ART FACILITY DESIGNATIONS – MS.**
19 **AMBER CORBRIDGE**

20 Ms. Corbridge explained that this is a proposal to change the land use code regarding tattoo
21 parlors. Currently the code only allows for tattoo parlors as a conditional use in the Heavy
22 Commercial zone, but the applicant is requesting; a) tattoo parlors be allowed as a conditional use in
23 the General Commercial zone and b) they change the name to Body Art Establishments.

24 After reviewing the application, the Planning Commission forwarded a positive
25 recommendation and proposed the following changes to the land use code; a) the name be changed to
26 “Tattoo Parlor/Body Art Establishment and it will include all types of body art, b) all “Beauty
27 Services”, including permanent makeup, will be added as a conditional use in all commercial
28 subzones, c) definitions will be added to the code for each of these new uses.

29 Councilmember Bradshaw asked which of the future overlays will include these new uses.
30 Ms. Corbridge said that Tattoo Parlor/Body Art Establishments will be allowed in Corridor
31 Commercial and Community Commercial areas, only after they go through a conditional use
32 application. Councilmember Bradshaw asked if they will revisit the zoning discussion about this at a
33 later date. Mr. Astorga answered affirmatively, saying that the discussion will take place after the
34 general plan is adopted and will be part of the work of implementation. At that time, they can be very
35 detailed. Councilmember Bradshaw said that made her more comfortable with this change.

36 Councilmember Higginson made a motion to approve Ordinance 2025-03 and
37 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
38 Child, Higginson, Murri and Price-Huish voting “aye.”
39

40 **CONSIDER APPROVAL OF ORDINANCE 2025-04 REGARDING LAND USE TEXT**
41 **AMENDMENTS FOR PUBLIC OR PRIVATE ASSEMBLY IN THE RESIDENTIAL ZONE –**
42 **MS. AMBER CORBRIDGE**

43 Mr. Astorga explained that this text amendment change, after being discussed in previous
44 meetings by the Council and the Planning Commission, was ready for review and final adoption. This
45 Ordinance would create a brand-new conditional use in the Single-Family Residential zone.
46 Applicants wishing to obtain a permit for “Public or Private Assembly” must have 10 acres of land,

1 have 150' setback from the property line, follow hours of operation and amplified sound restrictions,
2 and must have access from a major collector (or higher designation) road.

3 Councilmember Higginson asked if they should specify that sound amplification restrictions
4 were specific to outdoor amplification. It was agreed they would add the word "outdoor" to limit
5 misunderstanding.

6 Councilmember Bradshaw made a motion to approve Ordinance 2025-04, with the addition of
7 the word "outdoor" and Councilmember Child seconded the motion. The motion passed with
8 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."
9

10 **CONSIDER APPROVAL OF THE PURCHASE OF STEEL POLES FROM NELLO IN THE**
11 **AMOUNT OF \$89,563 – MR. JESS PEARCE**

12 Mr. Jess Pearce explained that the purchase of these poles is for the Northwest Substation
13 rebuild project. Nello had the low bid and also had the best delivery times, so staff and the Power
14 Commission recommend approval of this purchase.

15 Councilmember Bradshaw asked about the footnote in the staff report about the Nello bid
16 arriving close to the bid deadline. Mr. Pearce explained that Nello sent a bid via email, but it was not
17 viewed until the bid opening, and the City Attorney said it was okay to accept the bid.

18 Councilmember Price-Huish made a motion to approve the purchase of steel poles form Nello
19 and Councilmember Higginson seconded the motion. The motion passed with Councilmembers
20 Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."
21

22 **CONSIDER APPROVAL OF THE BID TO REPAIR THE POWER DEPARTMENT**
23 **WAREHOUSE ROOF FROM SUPERIOR ROOFING IN THE AMOUNT OF \$80,201 – MR.**
24 **JESS PEARCE**

25 Mr. Pearce explained that the roof over the truck bay at the power department building has
26 been leaking for a few years and needs to be completely replaced. Staff received bids and
27 recommended accepting the bid from Superior Roof, which was the low bid and has the best
28 warranty. The work includes the new membrane roof, new downspouts and gutters, and will fill in the
29 existing and problematic skylights.

30 Councilmember Bradshaw made a motion to approve the bid from Superior Roof and
31 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
32 Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."
33

34 **CONSIDER THE APPROVAL OF THE PURCHASE OF A BACKHOE FROM RDO**
35 **EQUIPMENT COMPANY IN THE AMOUNT OF \$119,826 – MR. KRAIG CHRISTENSEN**

36 Mr. Kraig Christensen explained that the Water Department is ready to replace a backhoe and
37 received bids for backhoes with their needed specifications. Staff is recommending approval of the
38 bid from RDO Equipment (John Deere brand) for \$119,826. As part of the deal, the Water
39 Department will turn in the used backhoe for credit.

40 Councilmember Bradshaw made a motion to approve the purchase of a backhoe from RDO
41 Equipment and Councilmember Child seconded the motion. The motion passed with
42 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting "aye."
43

44 **ADJOURN**

1 and Mayor Harris for their time spent representing the best interests of Bountiful at the state
2 legislature. He also thanked his colleagues on the Council and the staff for being willing to spend
3 extra time working on the general plan update this evening.

4 Councilmember Higginson made a motion to adjourn the meeting and Councilmember
5 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Child,
6 Higginson, Murri and Price-Huish voting “aye.”
7

8 The meeting was adjourned at 8:47 pm.


Mayor Kendalyn Harris


City Recorder

