

Minutes of the
BOUNTIFUL CITY COUNCIL
August 12, 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	Kendalyn Harris
	Councilmembers	Kate Bradshaw, Beth Child (via Zoom), Richard Higginson, Matt Murri, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Finance Director	Tyson Beck
	Planning Director	Francisco Astorga
	Streets Director	Charles Benson
	City Recorder	Sophia Ward
	Chief Bldg. Official	Don Simons
	Recording Secretary	Maranda Hilton

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

ACCESSORY STRUCTURE HEIGHT DISCUSSION – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga gave a presentation explaining the different definitions found in the current land use code regarding accessory structure heights and roof restrictions. He then went over how the proposed changes from both staff and the Council would alter the heights and square footage of a standard 2-car garage, depending on which roof type and roof pitch (slope) is used. He explained that the current code does make it more difficult to accommodate an apartment over a garage, which is what the applicant is trying to achieve. The current code restricts accessory structures to an overall height of 20 feet (measured at the midpoint of the roof) and a maximum sidewall height of 15 feet. Staff recommendation, backed by the Planning Commission, is to allow an overall height of 28 feet (measured at the midpoint of the roof), with no sidewall height restriction, and an increased setback (from 3 feet to 8 feet). The Council discussed those recommendations and suggested an overall height of 25 feet (measured at the roof peak), with no sidewall restriction, and an increased setback of 8 feet that was only applicable to ADU's.

After discussing the details of how these code changes might affect neighborhood aesthetics, the occurrence of ADU's, and privacy issues, the Council agreed that they preferred to use the Council recommendation of a 25-foot height restriction (measured at the roof peak) with the increased setbacks for ADU's, and to also include a 20-foot sidewall restriction.

Mr. Astorga said he would make those changes and bring them back for final approval.

The meeting ended at 7:04 pm.

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

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

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Harris called the meeting to order at 7:07 pm and welcomed those in attendance. Ms. Sara McFadden led the Pledge of Allegiance and Ms. Claudia Lindeburg offered a prayer.

PUBLIC COMMENT

The time for public comment began at 7:09 pm.

Mr. Neil Olsen (343 West 250 North) said that Direct Auto Collison, an auto body paint shop located behind his house at 440 West 200 North, is creating a problem for him and his neighbors. They find paint particulate on their cars, in their gardens and inside their homes. He said the auto shop also releases benzene, formaldehyde, xylene and VOCs into the air. He asked the City to please look into the issue because he does not think the auto shop is using a good enough filter in their exhaust fan.

Mr. Gary Davis (2814 South 500 West) said the CERT classes are starting on September 3rd and encouraged people to sign up for them.

Ms. Claudia Lindeberg (2057 Penman Lane) expressed her concern about the commercial building project being built across the street from Dick's Market, saying she wonders how the developer will fill those empty spots. She also wanted to know more information about the Polaris vehicle purchase on the agenda.

Ms. Janae Christensen (1102 E Lakeview Drive) said the crosswalk button at the light at 500 South and Orchard is inaccessible and there are some sidewalks that do not have cutouts for wheelchair users. She asked the City to please look into those issues so her children can navigate the community more safely.

1 The time for public comment ended at 7:15 pm.

2 **CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON JULY**
3 **22, 2025**

4 Councilmember Bradshaw made a motion to approve the minutes from July 22, 2025, and
5 Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw,
6 Higginson, Murri, and Price-Huish voting “aye.”

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8 **BCYC REPORT**

9 Mr. Theo Holt reported that the BCYC had two meetings and one activity in the past month.
10 They held a general planning meeting, and heard from Caroline Wheeler with the Parks Department,
11 and participated in the Handcart Days Parade.

12
13 **COUNCIL REPORTS**

14 Councilmember Higginson did not have a report.

15 Councilmember Murri reported that there have been cases of West Nile Virus in West
16 Bountiful and expressed his appreciation for the Mosquito Abatement District for tracking those
17 things and working hard to mitigate that threat.

18 Councilmember Price-Huish thanked everyone involved in the Healthy Utah Community
19 initiative for helping Bountiful get the application in on time. She also thanked the Parks Department
20 for their help working with community members to get a community garden ready for the coming
21 year. She encouraged people to either get involved or make a donation; all the proceeds go to the
22 food pantry.

23 Mayor Harris reported that the Davis County Loan Fund has low interest loans available for
24 businesses.

25 Councilmember Bradshaw reported that Summerfest had concluded and it was a great event.
26 She expressed her gratitude to everyone who helped make the landmark events of the summer so
27 successful this year.

28
29 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID ON JUNE**
30 **16TH, 23RD, AND 30TH, 2025**

31 Councilmember Price-Huish made a motion to approve the expenditures and Councilmember
32 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson,
33 Murri, and Price-Huish voting “aye.”

34
35 **CONSIDER APPROVAL OF THE APPOINTMENT OF CITY TREASURER MR. KEVIN**
36 **MCFADDEN**

37 Mr. Tyson Beck introduced Mr. Kevin McFadden as the recommended candidate for the City
38 Treasurer position. He explained that Mr. McFadden came through the interviewing process very
39 well and was the most qualified applicant.

40 Councilmember Bradshaw made a motion to approve the appointment of Mr. Kevin
41 McFadden as the Bountiful City Treasurer and Councilmember Murri seconded the motion. The
42 motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

43 Mr. McFadden was sworn in by the City Recorder, Ms. Sophia Ward.
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CONSIDER APPROVAL OF THE CLASS “A” RETAIL BEER LICENSE FOR SF MARKETS, LLC, DBA SPROUTS FARMERS MARKET #607, LOCATED AT 155 WEST 500 SOUTH, SUITE 2 – MR. FRANCISCO ASTORGA

Mr. Astorga explained that Sprouts is relocating to Bountiful and would like approval to sell beer at their store. A grocery store is an approved use within this zone and staff recommends approving the license.

Councilmember Price-Huish asked when they anticipate opening their doors. Ms. Erin Stone, representing Sprouts, said they expect to open on September 26th.

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

CONSIDER APPROVAL OF THE PURCHASE OF A REPLACEMENT COOLING TOWER FROM JOHNSON CONTROLS IN THE TOTAL AMOUNT OF \$101,680 – LT. MICHAEL SHELDON

Lt. Michel Sheldon explained that the cooling tower at the public safety building is over 30 years old and is failing. Short-term solutions have been utilized but immediate replacement is necessary. The City Manager approved the purchase of a replacement so that a new cooling tower can be installed as soon as possible and the community does not have a lapse in essential services. The lead time for the replacement is 8 weeks.

Councilmember Higginson made a motion to approve the purchase of a replacement cooling tower and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A REPLACEMENT BOILER FROM SALMON MECHANICAL IN THE TOTAL AMOUNT OF \$134,867 – LT MICHAEL SHELDON

Lt. Sheldon explained that the boiler in the public safety building is, likewise, at the end of its life and needs to be replaced. Staff received 3 bids for a replacement and recommends accepting the low bid from Salmon Mechanical.

Councilmember Price-Huish made a motion to approve the purchase of a replacement boiler and Councilmember Murri seconded the motion. The motion passed with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

CONSIDER APPROVAL OF THE PURCHASE OF A 2024 POLARIS COMMERCIAL DIESEL UTILITY VEHICLE FROM YOUNG POWERSPORTS IN THE TOTAL AMOUNT OF \$22,048 – MR. BROCK HILL

Mr. Brock Hill explained that due to the policy change regarding upright headstones in the Bountiful Cemetery, staff are now seeing plots get closer together. This means that in order to move necessary tools and soil around the cemetery without causing damage to headstones, they need vehicles that will fit in tighter spaces. Staff recommends purchasing the Polaris utility vehicle as it will be able to handle the workload and has a narrower base that can fit between headstones more easily.

1 Councilmember Price-Huish thanked Mr. Brock Hill for the staff report and expressed
2 appreciation for the Cemetery Superintendent Mr. Geno Flanary and his staff who keep the cemetery
3 looking beautiful.

4 Councilmember Price-Huish made a motion to approve the purchase of the Polaris utility
5 vehicle and Councilmember Bradshaw seconded the motion. The motion passed with
6 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
7

8 **CONSIDER APPROVAL OF INTERLOCAL COOPERATION AGREEMENT BETWEEN**
9 **BOUNTIFUL CITY AND THE CITIES OF:**

- 10 **A. WOODS CROSS – RESOLUTION 2025-06**
11 **B. WEST BOUNTIFUL – RESOLUTION 2025-07**
12 **C. NORTH SALT LAKE – RESOLUTION 2025-08**
13 **- MR. BRADLEY JEPSEN**

14 Mr. Bradley Jepsen explained that these resolutions will formalize the agreements between
15 Bountiful City and the other cities for providing emergency dispatch services. The three resolutions
16 are exactly the same, except for the monetary details.

17 Councilmember Bradshaw asked how the annual fees for each city were determined. Chief Ed
18 Biehler answered that the fees were originally established based on how much it would cost to run the
19 dispatch center with more dispatchers, more equipment and a higher call volume. Councilmember
20 Bradshaw suggested we keep an eye on the costs and revenues to make sure the increased costs of
21 running the dispatch center are being covered adequately. She asked to have a discussion about it in
22 the future during the budget season.

23 Councilmember Bradshaw made a motion to approve Resolution 2025-06 with Woods Cross
24 City and Councilmember Higginson seconded the motion. The motion passed with Councilmembers
25 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

26 Councilmember Murri made a motion to approve Resolution 2025-07 with West Bountiful
27 City and Councilmember Price-Huish seconded the motion. The motion passed with
28 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

29 Councilmember Bradshaw made a motion to approve Resolution 2025-08 with North Salt
30 Lake City and Councilmember Murri seconded the motion. The motion passed with Councilmembers
31 Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”
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33 **CONSIDER APPROVAL OF AGREEMENTS WITH UDOT:**

- 34 **A. THE STATEWIDE UTILITY LICENSE AGREEMENT**
35 **B. BOUNTIFUL CITY MASTER AGREEMENT**
36 **- MR. LLOYD CHENEY**

37 Mr. Lloyd Cheney explained that UDOT is planning a major freeway project between
38 Farmington and Salt Lake and is asking Bountiful to sign some preliminary agreements as they get
39 ready to look for a contractor. The first agreement is a utility license agreement which covers all the
40 local utility facilities the City owns that are in the UDOT right of ways. The agreement details the
41 City’s responsibility for owning and operating those facilities and UDOT’s responsibilities as the
42 administrator. The second agreement is more specific to the I-15 project and how it will impact our
43 culinary water, storm drain, and fiber network infrastructure. UDOT’s design team would design
44 modifications to our system as necessary and the City staff would have power to review the designs,
45 and UDOT will be responsible for 100% of the relocation costs. He explained that the risk of

1 needing to make any modifications to our system is very low, but that is how it would be handled in
2 the event it does happen.

3 Councilmember Higginson asked what would happen if the City does not sign these
4 agreements. Mr. Cheney said he could only speculate that UDOT could potentially withhold permits
5 for maintenance in the future. Mr. Gary Hill agreed that being obstinate about signing these could
6 affect our ability to get projects done in the future.

7 Councilmember Bradshaw made a motion to approve the Statewide Utility License
8 Agreement with UDOT and Councilmember Higginson seconded the motion. The motion passed
9 with Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

10 Councilmember Murri made a motion to approve the Bountiful City Master Agreement with
11 UDOT and Councilmember Higginson seconded the motion. The motion passed with
12 Councilmembers Bradshaw, Higginson, Murri, and Price-Huish voting “aye.”

13
14 **ADJOURN**

15 Mayor Harris asked the Council if they felt another work session on accessory structure
16 height was needed before bringing it for approval. They said another work session was unnecessary
17 and they would like to see it on the agenda at the next regular meeting.

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

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22 The meeting was adjourned at 8:13 pm.

Mayor Kendalyn Harris

City Recorder