

1 Minutes of the
2 BOUNTIFUL CITY COUNCIL
3 November 25, 2025 – 7:00 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
10 **Regular Meeting – 7:00 p.m.**
11 **City Council Chambers**
12

13 Present: Mayor Kendalyn Harris
14 Councilmembers Kate Bradshaw, Beth Child (via Zoom), Richard
15 Higginson, Matt Murri, Cecilee Price-Huish
16 City Manager Gary Hill
17 Asst City Manager Galen Rasmussen
18 City Attorney Brad Jeppsen
19 City Engineer Lloyd Cheney
20 Planning Director Francisco Astorga
21 Finance Director Tyson Beck
22 Streets Director Charles Benson
23 Power Director Allen Johnson
24 City Recorder Sophia Ward
25 Network Administrator Dan Urban
26 Planning Admin Asst Rachel Coleman
27 Asst Water Director Jerry Wilson
28 Recording Secretary Maranda Hilton
29 Excused: Senior Planner Amber Corbridge
30

31 **WELCOME AND PLEDGE OF ALLEGIANCE**

32 Mayor Harris called the meeting to order at 7:02 pm and welcomed those in attendance. Ms.
33 Lisa Fifield led the Pledge of Allegiance.
34

35 **AWARD WINNING FIRST AMENDMENT CONTEST SPEECHES BY AURI WALKER,**
36 **JOHNNY ALLEY, AND ANDERS HOLZER**

37 Students Auri Walker, Anders Holzer and Johnny Alley offered speeches on the
38 Constitutional right of freedom of speech.
39

40 **PUBLIC COMMENT**

41 The public comment period was opened at 7:14 pm.

42 Mr. Richard Watson announced that the Bountiful Christmas Concert will take place on
43 December 12th and that tickets can be purchased online. He explained that proceeds from this concert
44 help fund the Summer Concert Series and encouraged everyone to buy a ticket. He also reported that
45 the Summer Concert Series is still in need of sponsors.

46 Mr. Ron Mortensen said that he feels the Water section of the draft General Plan is still too

1 weak regarding protecting the aquifer. He said it should include a reference to the State Engineer’s
2 groundwater management plan and should also require developers to perform an aquifer impact
3 analysis when new developments are proposed.

4 Mr. Phil Ferguson said the North Canyon Towns PUD up for approval tonight is in his
5 backyard, and that he and his neighbors were told that the green buffer zone between the care facility
6 and his street would remain for as long as the care facility was there. This was to protect his
7 neighborhood from noise and traffic. He urged the Council to review the minutes and documents
8 from the meetings that occurred when the care facility was built before they approve that
9 development. He said it took place sometime between 1984 and 1987.

10 Mr. Gary Davis (2814 South 500 West) said he was happy to see young people energetically
11 supporting free speech but cautioned that free speech has consequences and that people need to
12 assume responsibility for the things they say.

13 The public comment period was closed at 7:20 pm.

14
15 **CONSIDER APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS HELD ON**
16 **NOVEMBER 19TH, 2024, OCTOBER 28TH, 2025, AND NOVEMBER 18TH, 2025**

17 Councilmember Higginson made a motion to approve the minutes from the previous meetings
18 and Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
19 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”

20
21 **COUNCIL REPORTS**

22 Councilmember Murri said that the tree lighting ceremony last night was a wonderful event
23 and thanked the Mainstreet Merchants Association and the City employees who helped make it
24 special.

25 Councilmember Price-Huish reported that the BCYC held a very successful food drive last
26 week for the Bountiful Food Pantry. She reminded people that the needs at the pantry are high right
27 now. She thanked the Power Department for their efforts putting up the holiday light display along
28 Main Street, saying it’s always a delight to see them at the beginning of this wonderful season.

29 Mayor Harris reported that she attended a Wasatch Front Regional Council workshop about
30 transportation, city centers and the BRT alignment where Bountiful was recognized for its city center.
31 She said that the Fire District received a donated piece of property from the refineries that they may
32 potentially place a building on for use in training firefighters. She also reported that the Sewer
33 District’s new administration building is coming along nicely.

34 Councilmember Child thanked Mr. Richard Watson for announcing the Christmas concert and
35 for all he does for our community. She reported that the Bountiful Community Service Council
36 received valuable training on how to use the JustServe platform at a recent meeting.

37 Councilmember Bradshaw reported that the Winter Art Market at the BDAC is now open and
38 will remain open until December 20th, selling unique gifts from local artisans. The BDAC will also
39 host its annual Gingerbread Festival on December 6th; gingerbread entries must be submitted by
40 December 1st.

41 Councilmember Higginson did not have a report.

42 Mayor Harris added that The Square on 2600 is having a “Jingle and Mingle” event on
43 December 14th from 3-6 pm. It will have great activities for the entire family.

44
45 **CONSIDER APPROVAL OF THE SEPTEMBER 2025 FINANCIAL REPORT**

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

49
50 **RECOGNIZE MATT NADAULD FOR WINNING THE UNITED STATES TENNIS**

1 **ASSOCIATION JUNIOR WHEELCHAIR NATIONAL CHAMPIONSHIPS IN BOTH**
2 **SINGLES AND DOUBLES – MAYOR KENDALYN HARRIS**

3 Mayor Harris welcomed the US Tennis Association Junior Wheelchair Tennis National
4 Champion Matt Naduald and his family to the meeting and asked Councilmember Murri to introduce
5 Matt further.

6 Councilmember Murri said that he has known Matt Naduald, currently a junior at Bountiful
7 High, for years, and described him as an incredibly kind and exceptional young man. He explained
8 that Matt began playing tennis in 2023 and quickly dominated the sport, winning several tournaments
9 and also the national championship this year in both singles and doubles. Councilmember Murri
10 added that Matt has also received two major awards for sportsmanship, which shows that he plays
11 with integrity and heart. He thanked Matt for showing everyone what can be achieved with
12 determination and a positive outlook, and expressed how proud he is of Matt.

13 Mayor Harris asked Matt what he liked most about playing, and Matt answered that he is very
14 competitive, so he is just happy to be playing the sport he loves at a high level.

15 Councilmember Bradshaw asked him what comes next in his tennis journey. Matt said he
16 hopes to be competing internationally next year.

17 Mayor Harris presented Matt with a certificate of achievement and they took a picture with the
18 Council.

19
20 Mayor Harris apologized that this item was not on the agenda, but asked to take a moment to
21 honor the 100th anniversary of the PTA.

22 She asked all present and past PTA members to come forward and expressed her appreciation
23 for the many hours of work and the long nights that the PTA puts in to help raise our children and
24 support the families in our community. She said that their actions truly have a ripple effect and make
25 a difference.

26 Councilmember Price-Huish also expressed her appreciation for the PTA, explaining that it
27 was through her involvement in the PTA that she found her community and developed her love of
28 civic service. She said she loves the work of helping kids believe in themselves and become future
29 leaders and contributors. She also expressed appreciation for all the teachers in our community who
30 put in so much time and are simply amazing.

31 Mayor Harris asked each PTA representative to introduce themselves and say a few words.
32 Ms. Ginger Vandenberg, Ms. Tiffany Smith, Ms. Nicole Gappmayer, Ms. Heather Shirley, and Ms.
33 Tabitha Davis all spoke about their experiences being part of the PTA community.

34 Mayor Harris thanked each of them for their service and for being here this evening.

35
36 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR THE**
37 **RENAISSANCE TOWNE CENTER COMMERCIAL PLANNED UNIT DEVELOPMENT,**
38 **PHASE 3, PLAT 1, LOT 11 AMENDMENT – MS. AMBER CORBRIDGE**

39 Mr. Francisco Astorga presented this item for approval, explaining that this will convert Lot
40 11 of Phase 3 into two lots (Lot 15 and Lot 16). He explained that the reason for this application is
41 for the Council to approve the separate ownership of the individual lots, which will allow the project
42 to move forward more efficiently. The architectural and design elements are the same as when this
43 project was originally approved.

44 Councilmember Price-Huish asked about the timeframe for completion. Mr. Brian Knowlton
45 answered that things are moving quickly and they are just wrapping up financial details right now so
46 they can begin building as soon as possible.

47 Councilmember Higginson added that this item received a unanimous vote of approval in the
48 Planning Commission meeting.

49 Councilmember Higginson made a motion to approve the preliminary and final plat for the
50 Renaissance Towne Center commercial PUD and Councilmember Bradshaw seconded the motion.

1 The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting
2 “aye.”
3

4 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PLAT FOR THE NORTH**
5 **CANYON TOWNS PLANNED UNIT DEVELOPMENT – MS. AMBER CORBRIDGE**

6 Mr. Astorga explained that this is a proposed 21-lot subdivision in the multi-family residential
7 zone. The subdivision will create 20 new townhomes and it meets all requirements for density,
8 setbacks, lot sizes, building heights and parking. The Planning Commission reviewed it last week and
9 forwarded a positive recommendation to the Council with three conditions of approval.

10 Councilmember Price-Huish asked is there will be a sidewalk on 500 West, since the plan
11 does not show one. Mr. Astorga explained that because this is a subdivision application, it does not
12 show the site details. Mr. Lloyd Cheney answered that there is existing sidewalk there and it will
13 remain.

14 Councilmember Price-Huish asked if the townhomes will be for sale or will be rentals. Mr.
15 Astorga answered that they are platted individually, so they can be sold individually, and the
16 applicant, Mr. John Blocker, confirmed that that is the intent.

17 Councilmembers Higginson, Price-Huish, and Bradshaw asked questions about the possibility
18 of a deed restriction on the property, in response to the comment made by Mr. Ferguson earlier, and
19 what would happen if one were found at this point. Mr. Cheney answered that a title report was
20 submitted to the City and nothing concerning was on it. He explained that the burden of proof rests
21 on the developer however, and the City mostly requires a title report to make sure they know who
22 owns and has a financial interest in the property.

23 Mr. Jeppsen added that if some sort of restriction were found later on, the developer would
24 most likely have to make some sort of monetary reparation for damages or do something to remedy
25 the situation.

26 Councilmember Higginson wished to make it clear that the City does not own this property
27 and is not in the business of soliciting developers to build townhomes. They are simply fulfilling their
28 obligation to review applications that are legally submitted.

29 Councilmember Higginson made a motion to approve the preliminary and final plat for the
30 North Canyon Towns PUD and Councilmember Murri seconded the motion. The motion passed with
31 Councilmembers Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”
32

33 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-16 ADOPTING THE “BOUNTIFUL**
34 **BY DESIGN” GENERAL PLAN AND THE ASSOCIATED FUTURE LAND USE MAP – MR.**
35 **FRANCISCO ASTORGA**

36 Mayor Harris proposed that this agenda item be moved to the end of the meeting.
37 Councilmember Murri made a motion to move this agenda item to the end of the meeting.
38 Councilmember Price-Huish seconded the motion. The motion passed with Councilmembers
39 Bradshaw, Child, Higginson, Murri and Price-Huish voting “aye.”
40

41 **CONSIDER APPROVAL OF A CIVICPLUS CONTRACT FOR WEBSITE REDESIGN AND**
42 **HOSTING IN THE TOTAL ONE-TIME AMOUNT OF \$37,637.40 – MR. GALEN**
43 **RASMUSSEN, MS. SOPHIA WARD, AND MR. DAN URBAN**

44 Mr. Galen Rasmussen explained that staff have determined it is time to redesign the City’s
45 website. They solicited proposals and received six from both local and national companies. He said
46 that he, Ms. Sophia Ward, Mr. Dan Urban, and Councilmember Murri reviewed the proposals and
47 request that the Council approve the proposal from CivicPlus. The redesign will improve our website
48 in many ways, including making it more mobile-friendly, adding online reservation capability for the
49 parks, making the land use code and ordinances searchable, and adding better maps and calendars.

1 Mr. Rasmussen added that CivicPlus has built websites for many Utah cities including Provo,
2 Ogden and Kaysville and staff feel they will be the best option to provide what Bountiful City needs.
3 The one-time cost for the first year is \$37,637.40 and the annual maintenance cost is set at \$6,891.00
4 but is subject to a 5% increase each year after the first year.

5 Mayor Harris thanked the committee for their work on this and asked what the timeframe is
6 for the redesign. Mr. Rasmussen said their start time is to be determined, but once they start it
7 generally takes between 16 and 28 weeks.

8 Councilmember Bradshaw expressed her excitement that the website will be more useful for
9 our residents and a better tool for the Council when they need to share information quickly.

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

13
14 **SOUTH DAVIS RECREATION DISTRICT PROPOSED TAX INCREASE – MR. TYSON**
15 **BECK**

16 Mr. Tyson Beck explained that because the South Davis Recreation District (SDRD) is
17 proposing an increased property tax this year which will affect the residents of Bountiful, the Council
18 is required to hear the details, hear public comment, and report back to the SDRD Board with their
19 opinion. The Council is not voting or making any decisions on this item. He said that the Board
20 approved a 5% tax increase that will bring in an estimated additional \$86,000 and equate to \$2.11 per
21 year for the average home in Bountiful.

22 Councilmember Bradshaw explained how the SDRD Board has worked very hard to get the
23 SDRD budget in a more sustainable position by using all three “levers” available to them over the last
24 two years; increasing program and membership fees, cutting expenses, and increasing property taxes.
25 She explained that the implementation of a more robust accounting system is helping them scrutinize
26 the various programs and make decisions about future offerings and sustainability. She also
27 explained that the SDRD has been in talks with the school district about their compensation for use of
28 the pool for district practices and meets.

29 Mayor Harris thanked both Councilmember Bradshaw and Mr. Beck for their efforts spent
30 getting the SDRD to a better financial position.

31 **A. PUBLIC COMMENT PERIOD**

32 The mayor opened up the meeting for public comment at 8:23 pm.

33 Mr. Ron Mortensen said he felt this tax increase was not a necessity and stated that between
34 2004 and 2024 the SDRD did not raise taxes at all, but the revenue that came in from local growth
35 exceed the increased cost of inflation. He explained that they raised taxes by 39% last year and he
36 does not feel another raise is warranted because new growth will probably cover inflation again. He
37 also took exception to the fact that several of the special districts are imposing tax increases this year,
38 saying that if this keeps up the SDRD will be in a better financial position than the taxpayers who are
39 supporting it. He asked the Council to tell the Board they did not support the tax increase.

40 Mr. Layne Papenfuss said he and his family love the SDRD and utilize its facility, races, and
41 programs often. He expressed how important he feels the facility is to the health of our residents,
42 especially our children and senior populations. He said he was in support of the tax increase proposal.

43 The mayor closed the public comment period at 8:28 pm.

44 Councilmember Higginson said he also appreciates the facility and uses its racquetball courts
45 frequently.

46 Councilmember Price-Huish said she also supports the tax increase.

47
48 **PRESENTATION OF THE FISCAL YEAR 2025 ANNUAL COMPREHENSIVE FINANCIAL**
49 **REPORT (ACFR) AND INDEPENDENT AUDIT OF FINANCIAL STATEMENTS – MR.**
50 **TYSON BECK**

1 **A. FINANCIAL REVIEW**

2 Mr. Beck presented an overview of the Fiscal Year 2025 Annual Comprehensive
3 Financial Report (ACFR) and explained that the process of creating the report and going
4 through the independent audit process is a lengthy endeavor. He thanked the entire Financial
5 Department and especially Mr. David Burgoyne and Mr. Galen Rasmussen for their help on
6 it.

7 He explained the various revenues sources and expenses that the City has, and said that
8 the financial position, a key metric of the financial health of an organization, is trending
9 upwards. The City continues to be in a good financial position.

10 He went over the fund balances for each of the major funds of the City and showed that
11 each was meeting its reserve balances with the exception of the Fiber Fund. He explained that
12 this was an expected outcome of the startup nature of the fiber project but it is on track to
13 reverse after a few years.

14 Mayor Harris thanked him for his report.

15 **B. INDEPENDENT AUDIT REVIEW – K&C CPA’S**

16 Mr. Marcus Arbuckle explained that his firm conducted an audit of the financial
17 statements and internal controls of the City and have issued a clean or unmodified opinion. He
18 stated that they found the City to have good accounting practices and adequate internal
19 controls. This year they were also required to analyze budgetary compliance, fund balance
20 compliance, restricted taxes, the City’s fraud risk assessment, government fees, impact fees,
21 URS compliance, and the public treasurer’s bond by the State Auditor’s Office.

22 He said the auditor had two minor findings; first, a leave of absence form was not filled
23 out and submitted to URS, and second, the Fiber Fund has a deficit. The URS issue has since
24 been corrected and a process implemented to make sure it will not happen again, and the City
25 is already aware that the Fiber Fund has a deficit.

26 He thanked Mr. Beck and all the staff for helping the audit go smoothly, saying they did
27 not encounter any difficulties.

28
29 **CONSIDER APPROVAL OF THE PURCHASE OF TWO 150 KVA ERMCO**
30 **TRANSFORMERS FROM WESTERN UNITED IN THE TOTAL AMOUNT OF \$30,436 –**
31 **MR. ALLEN JOHNSON**

32 Mr. Allen Johnson explained that these two transformers have a 25–26-week lead time and
33 will be placed in inventory when they arrive. Inventory is getting low and these will be needed for the
34 future.

35 Councilmember Price-Huish made a motion to approve the purchase of two 150 KVA Ermco
36 transformers from Western United and Councilmember Bradshaw seconded the motion. The motion
37 passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”
38

39 **CONSIDER APPROVAL OF:**

40 **A. BOUNTIFUL CITY POWER MASTER AGREEMENT UT-05 A**

41 **B. BOUNTIFUL CITY POWER OUTSIDE ENGINEERING SERVICES**
42 **REIMBURSEMENT AGREEMENT**

43 - **MR. ALLEN JOHNSON**

44 Mr. Johnson explained that UDOT is going to widen I-15 from 600 North in Salt Lake City
45 up to Farmington, which affects several of our intersections. UDOT and the City already have a
46 Master Agreement in place for this project, but DOT would like more specific agreements with both
47 the Power department and the Engineering Department. This agreement specifies the details about the
48 relocation of power poles between Pages Lane and Parrish Lane on the frontage road. The details
49 may still change, but it determines how the City and UDOT will work together and how cost
50 reimbursement will take place.

1 Mr. Johnson said that this work will start now and be done prior to spring 2027, prior to when
2 UDOT is set to begin its project. The initial cost of materials will probably exceed the current budget,
3 but that cost will all be reimbursed by the State.

4 Councilmember Bradshaw made a motion to approve the Master Agreement UT-05A and the
5 Outside Engineering Services Reimbursement Agreement. Councilmember Price-Huish seconded the
6 motion. The motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-
7 Huish voting “aye.”

8
9 **CONSIDER APPROVAL OF THE QUOTE FROM ECI FOR THE UDOT I-15**
10 **RECONSTRUCTION PROJECT IN THE TOTAL AMOUNT OF \$163,700 – MR. ALLEN**
11 **JOHNSON**

12 Mr. Johnson explained that the Power Department will need to do have this power pole
13 relocation designed by engineers now that the agreement is approved. The City has already worked
14 extensively with ECI and believes they will do a great job on this. UDOT has also already approved
15 this quote of \$163,700 for reimbursement, and he will be coming back later with more bids once they
16 know the full scope of the project.

17 Councilmember Price-Huish made a motion to approve the quote from ECI and
18 Councilmember Higginson seconded the motion. The motion passed with Councilmembers
19 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

20
21 **CONSIDER APPROVAL OF AN ADDITIONAL FUNDING ALLOCATION FOR THE**
22 **VIEWMONT WELL REHABILITATION PROJECT IN THE TOTAL AMOUNT OF**
23 **\$150,000 – MR. LLOYD CHENEY**

24 Mr. Cheney explained that the Viewmont Well has been going through a rehabilitation
25 process and it needs more work than they initially planned for. At this point, they have extracted and
26 replaced the damaged screens, but now they have to spend some time pumping and surging the well
27 water to help prepare it for use. This is a slow and demanding process, and it is unknown how long it
28 will take before the well is finally ready, but staff is confident they can achieve the desired results.
29 But it is an important final step that creates a barrier to keep the sand in, it is just taking longer than
30 anticipated. So, they are requesting another \$150,000 to use if needed, in hopes that it will be
31 sufficient to get the well into service again.

32 Councilmember Price-Huish asked what output they are hoping to achieve once the well is
33 operating again. Mr. Cheney said they would be pleased with 1000 gal/min.

34 Councilmember Price-Huish asked if our other wells are experiencing same problems and
35 lowered output. Mr. Cheney said not really, but they did recently rehabilitate the Calder Well and the
36 Davis Well.

37 Councilmember Price-Huish made a motion to approve additional funding for the Viewmont
38 well project and Councilmember Murri seconded the motion. The motion passed with
39 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

40
41 The mayor proposed a short recess at 9:18 pm.

42 The meeting was resumed at 9:25 pm.

43
44 **CONSIDER APPROVAL OF ORDINANCE NO. 2025-16 ADOPTING THE “BOUNTIFUL**
45 **BY DESIGN” GENERAL PLAN AND THE ASSOCIATED FUTURE LAND USE MAP – MR.**
46 **FRANCISCO ASTORGA**

47 Mr. Francisco Astorga gave an overview of the process and timeline of the development of
48 the Bountiful by Design General Plan which began in 2022. He explained that tonight they would be
49 going over the final recommendations from the Planning Commission and any other items that the
50 Council would like to discuss. He clarified that adoption of this plan will have no immediate effect on

1 any part of the Land Use Code or the City’s zoning map. It simply serves as a guide for future
2 changes.

3 The first recommendation from the Planning Commission was to add Neighborhood Center
4 place-type nodes along Bountiful Blvd, specifically adding a Neighborhood Center node at the
5 intersection of Bountiful Blvd. and Mueller Park Road and describe where limited commercial areas
6 should be located within the Foothill Residential place-type text section. They also looked at the third
7 recommendation, to include a node near the Bountiful Ridge Golf Course, during this discussion. The
8 Council discussed this recommendation and collectively agreed that the proposed locations of those
9 Neighborhood Center nodes did not make practical sense and asked for them to be removed from the
10 Future Land Use Map.

11 The second proposal from the Planning Commission was to expand the Neighborhood Mix
12 Residential place-type to the east side of Bountiful Blvd. on the Future Land Use Map. The Council
13 discussed this recommendation and agreed it was a good idea.

14 The fourth recommendation from the Planning Commission was to remove the suggested
15 density range from the Single-Family Residential place-type. The Council discussed this item and
16 decided it was a good idea.

17 The fifth recommendation from the Planning Commission was to consider identifying the
18 various overlays with a distinct designation name/label to further illustrate the intended flexibility of
19 affected sites, clarifying that they have dual place-type designations without prioritization between
20 them. The Council discussed this item and agreed it was a good idea.

21 The sixth recommendation from the Planning Commission was to include Neighborhood Mix
22 Residential west of 200 West between 1600 North and 1000 North, and the area adjacent to I-15 west
23 of 400 West between 1600 North and 1000 North. The Council discussed this item and
24 Councilmember Higginson asked that the boundary be drawn at the street instead of straddling the
25 road. The Council approved the recommendation with that amendment.

26 The seventh recommendation from the Planning Commission was to keep the Neighborhood
27 Mix Residential place-type designation between 200 West and Main Street between 1600 North and
28 the Recreation Center. The Council agreed to this recommendation.

29 The eighth recommendation from the Planning Commission was to keep the Neighborhood
30 Center Overlay designation on Orchard Drive. The Council discussed this extensively and voted to
31 downgrade the “bend” in Orchard Drive to a Neighborhood Mixed Residential Overlay that will
32 allow for lower intensity use there. The bend was defined as Orchard Drive from 2550 South to the
33 intersection at 200 West where it rejoins 2600 South. The Council also asked that this area be
34 included in the corridor study done of Orchard Drive in the future.

35 The ninth recommendation from the Planning Commission was to amend the map to include
36 Single Family Residential in the area between 200 West and 500 West, south of the cemetery and
37 near 2600 South with the boundary to be drawn at staff discretion. The Council discussed this item
38 and everyone except Councilmember Price-Huish voted to adopt that recommendation.

39 The tenth recommendation from the Planning Commission was to add text to the place-type
40 introduction describing future flexibility which is meant to give the City additional tools for PUDs.
41 After some discussion, Councilmember Price-Huish said she did not support this recommendation but
42 asked that they at least further clarify in the text about the place-types this applies to, and Mr. Astorga
43 said they can add a note that it only applies to Mixed Residential and above. The Council agreed to
44 that.

45 The eleventh recommendation from the Planning Commission was to add this language to the
46 Connected Community section about pedestrian networks on page 45, “Not all roads need to be
47 designed for all users, the overall road network must accommodate all users, emphasizing a layered
48 networks approach rather than a strict ‘complete streets’ requirement for every corridor.” The
49 Council approved that recommendation to change the text.

50 Councilmember Price-Huish asked why this text does not include the term “active

1 transportation” anywhere and said she hoped the Plan would prioritize and call-out active
2 transportation and she suggested adding language that does so. After some discussion about where to
3 place it in the text, the Council replaced the words “all modes of transportation” with “active
4 transportation” in Goal 1, Action 2 under “Connected Community,” with the caveat that if they found
5 a better place to put that language they would do so.

6 Councilmember Higginson made a suggestion to remove the last bullet point from the key
7 attributes of the Foothill Residential place-type since it was decided earlier that the overlay would be
8 removed. The bullet point states, “Low-impact commercial services in limited key places.”
9 Councilmembers debated leaving it in for future flexibility, but ultimately the majority voted to take
10 it out. Councilmembers Higginson, Bradshaw and Child wanted to remove it due to concerns about
11 encouraging more traffic to travel through the entire City to reach commercial uses.

12 The twelfth recommendation from the Planning Commission was to complete an Orchard
13 Drive Corridor Study in the future to help establish a clear, specific vision for its future. The Planning
14 Commission added language in Goal 3, Action 2 to accommodate this language. The Council all
15 agreed it was a good addition to the General Plan, but ultimately decided it was more appropriately
16 placed under Goal 1 as Action 3. Mr. Astorga was tasked with writing the language that would be
17 added before the next meeting.

18 The final recommendation from the Planning Commission was to add an aspirational
19 statement about addressing the need to analyze the use of culinary water for irrigation purposes under
20 the “An Efficient and Resilient Community with Effective Utilities and Robust Service” section on
21 page 50. Staff then found four additional opportunities within the plan to make changes that would
22 support this aspiration. Mr. Astorga went through each of the proposed edits and the Council
23 reviewed them.

24 Councilmember Price-Huish asked about the feasibility of incorporating Mr. Ron Mortensen’s
25 recommendation of requiring developers to do an aquifer study before approving development. Mr.
26 Gary Hill answered that requiring an aquifer study would be a policy change that is not necessary to
27 spell out in this kind of document. He advised that the guiding principle of taking care of our natural
28 resources would inform any policy changes the Council wants to make in the future. Councilmember
29 Higginson added that he feels a study should be done, but that the State should be conducting and
30 funding such a study, if anyone. It would be inappropriate to require individual developers to do one
31 given the multi-jurisdictional nature of the aquifer.

32 Once all the Planning Commission recommendations were reviewed, Mayor Harris asked the
33 Council to next address any other issues they desire before the Plan is ready for adoption.

34 Councilmember Higginson asked that the overlay be removed from the entirety of 400 North
35 so that it can remain a beautiful, mostly residential area. After some discussion, the Council settled on
36 removing the overlay from Main Street moving eastward.

37 Councilmember Murri pointed out a discrepancy between the wording on page 35 about the
38 Downtown place-type and the chart on page 37. The Council agreed and Mr. Astorga said he would
39 correct it.

40 Councilmember Child asked if there needed to be a special designation for the reception
41 center and mortuary in the single-family zone. The answer was no, because single-family areas
42 include few, and low-intensity commercial uses.

43 Councilmember Child said her only other recommendation was to make a very thorough
44 editing of typographical errors and grammar.

45 Councilmember Bradshaw asked to strike the last sentence about “Internet/Broadband” on
46 page 126 because it addressed the future completion of the fiber network, which is now complete.
47 The Council agreed that was a good idea.

48 Councilmember Bradshaw next asked that the neighborhood immediately east of the
49 Downtown Zone be designated as Single-Family Residential instead of Neighborhood Mix
50 Residential. After some discussion, the Council had a majority in favor of leaving it as Neighborhood

1 Mix Residential, with Councilmembers Price-Huish, Child and Murri voting to leave it alone.

2 Councilmember Price-Huish said she was concerned about the hospital zone being in a
3 Community Commercial place-type. She asked that they change the language to take out “big box”
4 and “high sales tax” uses. Councilmember Bradshaw said she thought that the Council had already
5 discussed and decided to create a specific sub-zone for the Hospital Zone within the Community
6 Commercial place-type, which the wording allows in the definition. Mr. Astorga validated her
7 memory of that discussion, saying that the wording was created specifically to allow the creation of a
8 special Hospital Neighborhood.

9 Councilmember Price-Huish asked why they shouldn’t just create a new place-type for the
10 hospital. Mr. Hill suggested that the place-types were meant to be large, general areas and suggested
11 they rework the wording instead to clarify that in certain subzones things like retailers or restaurants
12 would be inappropriate. Councilmember Bradshaw suggested they also take housing density out of
13 the Hospital Neighborhood as well. Councilmember Price-Huish asked to take big box development
14 out also.

15 Councilmember Bradshaw asked that the “limited residential uses integrated above or behind
16 commercial uses” bullet point in the key attributes of Community Commercial be taken out as well.
17 Mr. Astorga agreed, saying that it may have been an oversight that it was included at all.


18 Councilmember Price-Huish pointed out an error on page 50, “Utah’s 2021 Water Resources
19 Plan projects that supply will exceed demand by 2050.” Mr. Astorga agreed that it was an error and
20 made a note to correct it.

21 Councilmember Bradshaw made a motion to continue this item to the next council meeting
22 scheduled for December 9th, 2025, and Councilmember Murri seconded the motion. The motion
23 passed with Councilmembers Bradshaw, Child, Murri and Price-Huish voting “aye.” Councilmember
24 Higginson voted “nay.”

25
26 **ADJOURN**

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

30
31 The meeting was adjourned at 11:29 pm.


Mayor Kendalyn Harris


City Recorder

