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**Minutes of the
BOUNTIFUL CITY COUNCIL
December 10, 2024 – 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: Davis County Journal and Standard Examiner.

Work Session – CANCELLED

Regular Meeting – 7:00 p.m.

City Council Chambers

Present:	Mayor Pro Tem	Richard Higginson
	Councilmembers	Kate Bradshaw, Beth Child, Matt Murri (via Zoom), Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Brad Jeppsen
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Senior Planner	Amber Corbridge
	Asst City Engineer	Todd Christensen
	Water Director	Kraig Christensen
	Power Director	Allen Johnson
	Police Chief	Ed Biehler
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton
Excused:	Mavor	Kendalvn Harris

WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER

Mayor Pro Tem Higginson called the meeting to order at 7:03 pm, welcomed those in attendance and apologized for the late start. Mr. Ethan Higginson led the Pledge of Allegiance and Ms. Kelly Lonacker, Bountiful Stone Creek Stake, offered a prayer.

PUBLIC COMMENT

The public comment section was opened at 7:06 pm.

Mr. Duane Boyce (1464 Barton Creek Lane) said he was there representing his neighbors and sharing their concerns regarding the plans to create a connector trail between Eggett Park and Holbrook trail. He said they are concerned about the increase in traffic and cars parking along the street and the safety issues that may arise from those. He asked the Council to please not approve the contract for this trail until they have talked to the residents about it more fully.

1
2 Mr. Andres Aldave (1486 E. Barton Creek Lane) said he shared the concerns of Mr. Boyce,
3 and said it is likely there will be more cars than the parking lot can hold, because it is often full
4 already on summer weekends. He noted that if cars are forced to park on the street, it will not leave
5 26 feet of width which is required for a fire truck to operate. He asked the Council how it can be
6 alright with violating that code.

7
8 Mr. Gary Davis (2814 South 500 West) said he was surprised to learn that the school district
9 does not want parents to escort their kids through crosswalks, that he is concerned about a small
10 group of people wanting special rules to be enacted based on theoretical events, and made a comment
11 about a remark made in the Traffic Safety Committee meeting.

12
13 Mr. Randy Byer () said he understands that putting a trail in that location may have an impact
14 on parking, but he asked the Council to consider the growing number of students on the high school
15 mountain biking team and how many miles they ride each week in order to train for their races. He
16 said building more trails allows them to do training off the streets and away from cars, which has a
17 huge impact on the safety of these students. Connector trails like the Eggett to Holbrook help even
18 more, allowing the kids to commute to the larger trail system without having to use major streets.

19
20 The public comment section was closed at 7:14 pm.

21
22 **COUNCIL REPORTS**

23 Councilmember Price-Huish did not have a report.

24 Councilmember Child did not have a report.

25 Councilmember Bradshaw reminded everyone that the Winter Art Market is going on at the
26 BDAC until December 21st, and encouraged everyone to go support local artists, and support the art
27 center by checking it out.

28 Councilmember Higginson did not have a report.

29 Councilmember Murri did not report.

30
31 **CONSIDER APPROVAL OF:**

32 **a. EXPENDITURES GREATER THAN \$1,000 PAID NOVEMBER 20 & 27, 2024**

33 **b. OCTOBER 2024 FINANCIAL REPORT**

34 Councilmember Price-Huish made a motion to approve the expenditures paid November 20 &
35 27, 2024 and the October 2024 financial report. Councilmember Bradshaw seconded the motion. The
36 motion passed with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting
37 “aye.”

38
39 **RECOGNIZE JANA MONSON, RETIRED OWNER OF CREATIVE ARTS ACADEMY –**
40 **MAYOR PRO TEM HIGGINSON**

41 Mayor Pro Tem Higginson introduced a video message from Mayor Harris, who was unable
42 to attend the meeting in person. Mayor Harris recognized Ms. Jana Monson and the Creative Arts
43 Academy, saying that Ms. Monson’s impact on the community was exceptional. She lauded Ms.
44 Monson’s mission to train impressive dancers, but also for her commitment to give back to the
45 community through charity concert fundraisers. She thanked Ms. Monson for helping children in

1 Bountiful gain confidence and have opportunities to shine, and for helping sustain a thriving
2 economy on Main Street.

3 Councilmember Price-Huish thanked Ms. Monson for making the community better by
4 welcoming so many students and making them feel cared for, and for being an anchor to Main Street
5 businesses.

6 Councilmember Child also thanked Ms. Monson for the vibrancy she brought to Main Street
7 and the confidence she instilled in the young people of our community.

8 Councilwoman Bradshaw echoed the sentiment that Creative Arts Academy had livened up
9 Main Street and made a big difference to the city.

10 Mayor Pro Tem Higginson awarded Ms. Jana Monson with a certificate of achievement, and
11 thanked Ms. Monson for being part of the wonderful support system that is so vital to the success of
12 today's youth.

13
14 **RECOGNIZE THE BOUNTIFUL HIGH SCHOOL FOOTBALL TEAM FOR THEIR STATE**
15 **CHAMPIONSHIP VICTORY – MAYOR PRO TEM HIGGINSON**

16 Mayor Pro Tem Higginson welcomed the Bountiful High Football Team and congratulated
17 them on their State Championship victory. He invited Coach Jason Freckleton to speak first.

18 Coach Freckleton thanked the Council for their recognition and said that the support the team
19 consistently feels from the community is amazing. He remarked that it was a very special season for
20 the team, after making it to the state final last year, knowing that if they were dedicated, they could
21 win the championship this year. He shared how proud he was of the players for their focus and
22 determination, and said he hopes it is just the first of many championships they win in their lives. He
23 said the team is composed of great young men who will grow to be leaders in their community.

24 Mayor Pro Tem Higginson thanked the team for their work and accomplishments that
25 contributed to our community.

26
27 **CONSIDER APPROVAL OF THE EGGETT TO HOLBROOK TRAIL FROM ELITE**
28 **LANDSCAPE SERVICES IN THE TOTAL AMOUNT OF \$123,260 – MR. TODD**

29 **CHRISTENSEN**

30 Mr. Todd Christensen explained that the Holbrook trailhead currently has 14 parking spaces,
31 which is generally insufficient to meet demand, and staff expect demand will increase as the project
32 of trail system improvements is continued. Eggett Park currently has 29 parking stalls and other
33 amenities that would be nice for trail users. Creating a safer connection between the trailhead and the
34 park would enable those amenities to be shared.

35 He added that this connection will be steep and technically difficult and will require retaining
36 work. Staff recommends contracting with Elite Landscape, who specialize in rock retaining walls,
37 and who built another trail for the City and did an excellent job.

38 Mr. Christensen said that the City has received a \$20k donation to be used specifically for this
39 trail, as well as a \$20k Utah Outdoor Recreation grant, and another \$10k donation that can be used
40 for this project.

41 Councilmember Price-Huish asked Mr. Christensen if the trail will follow the existing foot
42 path. Mr. Christensen said the trail will be made with switchbacks to reduce the incline, crossing the
43 current footpath four times. He said they could not find a way to make it beginner level, but they did
44 their best to make it safer and it is categorized as “intermediate” now.

45 Mayor Pro Tem Higginson asked about the property the trail is on. Mr. Christensen said that
46 the City owns the entirety of the property where the trail will be, so that is not an issue.

1 Councilmember Child asked what safety measures will be in place for people crossing
2 Bountiful Boulevard at that spot. Mr. Christensen said nothing is planned for now, but they did make
3 sure to position the termination point of the connector trail at the ideal place for crossing.

4 Councilmember Child asked how the creation of this trail may affect other approvals from the
5 Forest service. Mr. Christensen explained that the Forest Service is currently reviewing four proposed
6 trails that use Forest Service land, and one of the things that is paramount for them is trailhead
7 support, so this connection to more amenities and parking may play a part in whether or not the other
8 trails are approved.

9 Councilmember Price-Huish asked Chief Biehler if he thought increased street parking would
10 be a safety concern at Barton Creek. Chief Biehler said he suspects the trail connection will increase
11 traffic but could not say for sure if safety there would be affected. He did note that he does not
12 believe there will be any increase in criminal activity near the trailhead or in Eggett Park.

13 Mr. Lloyd Cheney explained, in response to one of the public comments, that many of the
14 streets in Bountiful are only 30 feet wide, the same as Barton Creek Lane, and it has never presented
15 a problem with the circulation or operation of fire trucks.

16 The Council asked Mr. Brock Hill, Parks Director, to give his opinion about using Eggett
17 Park as overflow parking for the trailhead. He said that Eggett Park is the second least used park in
18 the city, and he feels it can easily handle the additional capacity. He added that he sees people
19 navigating the steep slope between the park and the trailhead anyway, and this improvement to the
20 existing trail will simply increase safety. He added that Eggett Park will remain designated as a park,
21 it will not become a trailhead.

22 Mayor Pro Tem Higginson spoke in support of the trail, saying that it will be the first trail to
23 accomplish the goal of better connection of parks to the foothills, which has been a goal of the trails
24 committee and the Council for a long time.

25 Councilmember Bradshaw also voiced her support for the trail, saying that it will help
26 pedestrians and cyclists access the foothills, keep relations with the forest service on good terms, and
27 help our students on the mountain bike team be safe.

28 Councilmember Price-Huish said she is excited to see the trails system continue to expand,
29 and because some important approvals may hinge on this connector trail, and because certain funding
30 is time-sensitive, she supports building the connector trail at this time.

31 Councilmember Price-Huish made a motion to approve the contract with Elite Landscape to
32 build the Eggett to Holbrook connector trail and Councilmember Bradshaw seconded the motion. The
33 motion was approved with Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish
34 voting “aye.”

35
36 **CONSIDER APPROVAL OF ORDINANCE 2024-09 REGARDING A ZONE CHANGE AT**
37 **2122 SOUTH ORCHARD – MS. AMBER CORBRIDGE**

38 Ms. Amber Corbridge explained that the applicant is requesting a rezone at 2122 Orchard
39 Drive, changing it from multi-family to mixed-use residential. The proposed plan would keep four of
40 the multi-family structures intact and add two more multi-family structures and one mixed-use
41 building. Staff feel this proposal would align well with the City’s goal to create more high-density
42 housing, especially along major transit corridors, and finds this area appropriate for a rezone of this
43 nature. The Planning Commission reviewed this application on November 19th and forwarded a
44 positive recommendation with some conditions. The Planning Commission would like to require the
45 addition of tables and benches to the open spaces, and would also like to require the combining of

1 two parcels into one. This project will also require a parking study, and the rear buildings will be
2 limited to two stories.

3 The Council asked questions and discussed how the buildings will look from Orchard, and the
4 heights of the rear buildings. Mayor Pro Tem Higginson shared some of the insights from the
5 discussion that took place at the Planning Commission meeting, saying that if the property changes
6 hands in the future, the deed will show there is a restriction of two stories for those buildings.

7 Mr. Randy Byer, applicant, explained that this project is seeking to help fill an affordable
8 housing need in Bountiful and they plan to keep renting most of the units on the front of the property
9 while leasing out the units in the rear of the property.

10 Councilmember Bradshaw made a motion to approve Ordinance 2024-09 and Councilmember
11 Child seconded the motion. The motion was approved with Councilmembers Bradshaw, Child,
12 Higginson, Murri, and Price-Huish voting “aye.”

13
14 **CONSIDER APPROVAL OF ARCHITECTURAL AND SITE PLAN REVIEW AT 710**
15 **NORTH 500 WEST – MS. AMBER CORBRIDGE**

16 Ms. Corbridge explained that the Planning Commission forwarded a 4-2 recommendation for
17 this change-of-use request. The applicant would like to change it from manufacturing use to a
18 contractor/office/indoor storage use. She said the commission had a long debate at their December 3rd
19 meeting about whether the existing vegetation meets the solid screening requirement. They finally
20 forwarded a positive recommendation with the following conditions: maintain existing vegetative
21 screening along the east property line, remove all junk and debris from the property, and meet all
22 staff review comments.

23 Councilmember Price-Huish asked about why the vote was 4-2. Mayor Pro Tem Higginson
24 explained that after debating the solid screening requirement, they decided that the level of
25 noncompliance for this property was not getting worse with this change of use, and to go after one
26 issue without asking them to bring the entire site up to code was illogical. The property is being
27 improved overall with this change. Despite that discussion, there were two votes against the change
28 of use.

29 Councilmember Bradshaw asked if another site plan review would be required if the applicant
30 decided to build an accessory structure in the future. Mr. Astorga answered yes, they would be
31 required to submit another site plan review. Councilmember Bradshaw said she is comfortable with
32 approving the site plan review.

33 Mr. Astorga said that the code still applies and if something significant happened to decrease
34 the tree canopy, the City would still be able to step in and have the property owner comply with the
35 screening requirement.

36 Councilmember Child made a motion to approve the site plan review with the conditions set
37 forth by staff and Councilmember Price-Huish seconded the motion. The motion was approved with
38 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”

39
40 **CONSIDER APPROVAL OF THE PURCHASE OF TWO STAFF TRUCKS FROM SALT**
41 **LAKE VALLEY RAM, TOTALING \$97,368, AS WELL AS ONE CREW TRUCK WITH A**
42 **UTILITY BED FROM YOUNG FORD OF GODEN, TOTALING \$110,864 (ALL**
43 **TOGETHER: \$208,232) – MR. KRAIG CHRISTENSEN**

44 Mr. Kraig Christensen explained that the Water Department tries to replace staff trucks every
45 five years and crew trucks every eight years. This year there are two staff trucks and one crew truck
46 that are ready to be replaced. They had only budgeted \$100,000 for the two staff trucks and \$100,00

1 for the crew truck, but they do have sufficient funding to cover the difference in cost in the capital
2 budget.

3 Councilmember Price-Huish made a motion to accept the purchase of the trucks and
4 Councilmember Bradshaw seconded the motion. The motion was approved with Councilmembers
5 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”
6

7 **CONSIDER APPROVAL OF THE PURCHASE OF AN S&C CIRCUIT SWITCHER FROM**
8 **IRBY IN THE TOTAL AMOUNT OF \$151,078 – MR. ALLEN JOHNSON**

9 Mr. Allen Johnson explained that this purchase is for the Northwest substation rebuild project.
10 This is a 46,000-volt circuit switcher that isolates and protects the transformer. The low bid is the
11 same brand they currently have in other substations, so staff is already familiar with its operation and
12 is happy to recommend the low bid on this item.

13 Mayor Pro Tem Higginson asked if the long lead time was concerning. Mr. Johnson said it is
14 concerning, but staff feel it is still within the timeframe that is okay because it will be one of the last
15 parts that gets installed. He added that S&C often beats their estimated lead times.

16 Councilmember Bradshaw made a motion to approve the purchase from Irby and
17 Councilmember Child seconded the motion. The motion was approved with Councilmembers
18 Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”
19

20 **ANNUAL MEETING PUBLIC NOTICE FOR 2024 – MR. GARY HILL**


21 Mr. Gary Hill explained that cities are required to give public notice of the anticipated
22 meeting schedule for the coming year each year. He said that they are choosing to keep the same
23 schedule of every second and fourth Tuesday each month. Meetings can be cancelled or rescheduled
24 without a problem.

25 Councilmember Price-Huish made a motion to accept the annual meeting schedule for 2025
26 and Councilmember Bradshaw seconded the motion. The motion was approved with
27 Councilmembers Bradshaw, Child, Higginson, Murri, and Price-Huish voting “aye.”
28

29 **ADJOURN**

30 Councilmember Bradshaw made a motion to adjourn the open meeting and Councilmember
31 Price-Huish seconded the motion. The motion was approved with Councilmembers Bradshaw, Child,
32 Higginson, Murri, and Price-Huish voting “aye.”
33

34 The regular session was adjourned at 9:08 pm.
35


Mayor Kendalyn Harris

Sophia Ward

City Recorder