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**Minutes of the
BOUNTIFUL CITY COUNCIL
July 28, 2015 – 6:05 p.m.**

Present: Mayor Pro Tem: Beth Holbrook
Council Members: Kendalyn Harris, Richard Higginson, John Marc Knight
City Manager: Gary Hill
City Engineer: Paul Rowland
City Attorney: Russell Mahan
City Planner: Chad Wilkinson
Department Director's & Personnel:
Tom Ross- Police Chief
Tyson Beck – Finance
Brock Hill – Parks
Charles Benson - Streets
Recording Secretary: Nikki Dandurand
Excused: Mayor: Randy Lewis
Council Member: John Pitt

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 Clipper and Standard Examiner.

Work Session – 6:05 p.m.

VAL VERDA LAND USE DISCUSSION

Mr. Wilkinson gave a power point presentation on the history of the Val Verda area and the options Council has going forward. Over the years, there have been five annexations within the original Val Verda area. Zoning did not significantly change when the area was annexed. Mr. Wilkinson presented four land use options to the Council to consider: Option 1 is to keep the zoning as it now is; Option 2 is to rezone the entire area on a voluntary basis to R-1; Option 3 would include an overlay district; Option 4 would be to create a specific area plan which would be adopted as an amendment, and a future land use map.

The Council discussed the different options, taking into consideration what the public would want, including combining options and approving the moratorium in the regular meeting. Council gave Mr. Wilkinson recommendations on how to proceed including waiving the re-zoning fees, extending the moratorium and having additional discussions with the property owners, particularly the 13 owners of the one acre lots that are not zone R-1.

Regular Meeting – 7:03 p.m.
City Council Chambers

Mayor Pro Tem Holbrook called the meeting to order at 7:05 p.m. and welcomed those in attendance. Colton Erickson, Troop 1323, led the Pledge of Allegiance; Marcus Anjewierden, resident of Bountiful, gave a prayer.

APPROVAL OF MINUTES

1 Minutes of the July 14, 2015 meeting were presented. Councilman Knight made a motion to
2 approve the minutes as presented, and Councilman Higginson seconded the motion. Voting was
3 unanimous with Councilpersons Harris, Higginson, Holbrook and Knight and voting “aye”.

4
5 **COUNCIL REPORTS**

6 Councilwoman Holbrook stated that over 300 volunteers are signed up to help with Tour of
7 Utah next week. Summerfest also starts the same day, August 5, 2015. Councilwoman Harris
8 mentioned that the Youth Council helped with the Exchange Club breakfast and delivered flyers for
9 Tour of Utah to neighborhoods around the City. Councilman Higginson thanked all that participated
10 and volunteered in the Handcart Days Parade and activities. The Davis County School District is
11 holding open discussions on August 27th, 2015 at the Bountiful City Library for all interested. No
12 other Council reports were made.

13
14 **YOUTH COUNCIL REPORT**

15 None.

16
17 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JULY 2, 8 and 16,**
18 **2015**

19 Mayor Pro Tem Holbrook presented the weekly expenditure summaries paid on July 2, 2015
20 for \$ 457,406.00, July 8, 2015 for \$ 21,952.78, July 16, 2015 (June invoices) for \$ 1,116,086.50 and
21 July 16, 2015 (July invoices) for \$ 546,668.85 and the monthly financial reports from December
22 2014 to May 2015. Councilwoman Harris moved to approve the expenditures and reports as
23 presented, and Councilman Higginson seconded the motion. Voting was unanimous with
24 Councilpersons Harris, Higginson, Holbrook and Knight voting “aye”.

25
26 **CROSSING GUARD RECOGNITION – CHIEF TOM ROSS**

27 Chief Ross presented Carol Wilson with a plaque from the City for appreciation and gratitude
28 for serving 33 years as a crossing guard. Chief Ross also mentioned that she has been picking up/
29 dropping off another crossing guard for many years as well. Ms. Wilson was very grateful and loves
30 seeing the kids every day.

31
32 **CONSIDER APPROVAL OF ORDINANCE 2015-15 CONTINUING THE MORATORIUM**
33 **ON ANY SUBDIVISION OR ZONING ACTIONS IN THE VAL VERDA AREA - MR.**
34 **RUSSELL MAHAN**

35 Mr. Mahan stated that the proposed ordinance is written to continue the moratorium for six
36 more months to prohibit against any subdivision, re-subdivision or re-zoning within the Val Verda
37 subdivision. This will give further time to the Council to consider and construct an ordinance for the
38 area. Councilman Higginson made a motion to approve Ordinance 2015-15 as presented, and
39 Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris,
40 Higginson, Holbrook and Knight and voting “aye”.

41
42 **CONSIDER APPROVAL OF THE PURCHASE OF A SKID-STEER LOADER FROM**
43 **INTERMOUNTAIN BOBCAT IN THE AMOUNT OF \$39,116.30 – MR. CHARLES BENSON**

44 Mr. Benson stated the skid-steer loader is used year round for road construction, paving and
45 patching. Three bids were received, with Intermountain being the lowest and the state bid.
46 Councilwoman Harris made a motion to approve the purchase, and Councilman Higginson seconded

1 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and Knight
2 voting “aye”.

3
4 **CONSIDER APPROVAL OF THE PURCHASE OF STEEL POLES FROM SABRE FWT IN**
5 **THE AMOUNT OF \$89,086 – MR. ALLEN JOHNSON**

6 This agenda item has been postponed to a future meeting.

7
8 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR TESORO**
9 **STATION AT 2563 S. MAIN AND 598 W. 2600 S., DON ROBINSON REPRESENTING**
10 **OVERLAND LEASING, LLC, APPLICANT – MR. CHAD WILKINSON**

11 Mr. Wilkinson stated this site plan is to expand the current facility. The Planning
12 Commission reviewed the request on July 21, 2015, and forwards a recommendation of approval to
13 the City Council for the preliminary and final site plan for a gas station/convenience store subject to
14 the following conditions:

- 15 1. Complete any and all redline corrections.
- 16 2. Prior to final approval, submit a final landscape plan meeting the requirements of
17 Chapter 16 of the Bountiful City Zoning Ordinance.
- 18 3. Obtain approval of the proposed driveway locations from the Utah Department of
19 Transportation prior to issuance of a building permit.
- 20 4. Signage will require a separate sign permit.
- 21 5. Prior to issuance of building permit, the property shall be consolidated into one
22 parcel.

23 Councilman Higginson made a motion to approve the site plans and Councilwoman Harris
24 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and
25 Knight voting “aye”.

26
27 **CONSIDER APPROVAL OF A FINAL SITE PLAN TO ALLOW A COMMERCIAL AND**
28 **MULTI-FAMILY MIXED USE DEVELOPMENT FOR KNOWLTON GENERAL TO**
29 **INCLUDE 4 PARCELS LOCATED AT APPROXIMATELY 35 W. 100 S AND 195 S. 100 W.,**
30 **HEPWORTH/JOHNSON, APPLICANT – MR. CHAD WILKINSON**

31 Mr. Wilkinson stated the applicant, Knowlton General (representing Hepworth Investments
32 and Alice Johnson), is requesting final site plan approval for Phase 2 of a mixed use
33 commercial/multifamily development. Mr. Knowlton approached the Council about changing
34 recommended conditions item #3 to read as “Prior to issuance of building permit for the second
35 structure, there will be a four-way inspection...” (thus allowing time for the land to be consolidated
36 into one parcel.). Mr. Mahan stated this would be an awkward spot in the process require compliance
37 with the single parcel condition, but Council members suggested there is enough financial gain/input
38 to proceed with the suggestion. Mr. Knowlton proceeded to explain the four parcels will be joined in
39 the near future, and to delay the project because of this requirement costs time and money. Council
40 members expressed their desire to move forward with the project, despite the hold up with the parcel
41 consolidation. Mr. Rowland, Mr. Mahan and Mr. Gary Hill were apprehensive about this change as it
42 could result in an unfinished project or partially completed building if the condition was unmet.
43 Councilman Higginson made a motion to approve the final site plans for phase 1, requesting that
44 conditions 1 and 2 remain as written. Condition 3 to read as: “Prior to issuance of a second building
45 permit, the property shall be consolidated into one parcel...” and Councilman Knight seconded the
46 motion. Councilpersons Higginson, Holbrook and Knight voted “aye”, with Councilwoman Harris

1 abstaining.
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3 **CONSIDER APPROVAL OF THE PURCHASE OF A HUSTLER MOWER FROM UNITED**
4 **SERVICE AND SALES IN THE AMOUNT OF \$20,475 – MR. BROCK HILL**

5 Mr. Hill stated with three operating mowers it is a challenge to schedule the mowing
6 equipment between the four crews and in a manner that all of the mowing gets completed every
7 week. Therefore, it is necessary that a new mower be purchased which will allow the maintenance
8 staff to perform the critical maintenance services required in the Parks and other properties. With the
9 addition of another new 8 acre park in the near future it is becoming evident our mowing equipment
10 is inadequate to support our maintenance operations. Councilman Knight made a motion to approve
11 the purchase and Councilman Higginson seconded the motion, noting that United Service and Sales is
12 the only supplier for this equipment. Voting was unanimous with Councilpersons Harris, Higginson,
13 Holbrook and Knight voting “aye”.
14

15 **CONSIDER APPROVAL OF THE PURCHASE OF A COYOTE DUMP UTILITY VEHICLE**
16 **FOR THE CEMETERY FROM COYOTE LOADER SALES IN THE AMOUNT OF \$55,000 –**
17 **MR. BROCK HILL**

18 Mr. Hill stated that currently, the cemetery is using a large backhoe, a 1 ton truck and small
19 golf course type utility vehicles to remove soil and turf as they prepare gravesites for burial. It is
20 becoming increasingly difficult to maneuver the larger equipment in and around existing graves,
21 headstones, turf, and irrigation equipment without causing significant damage. Coyote Loader Sales
22 is the sole source provider for this specialized type of equipment. The purchase of this utility vehicle
23 has been budgeted for in this year’s capital equipment budget. Councilwoman Harris made a motion
24 to purchase the utility vehicle, and Councilman Higginson seconded the motion. Voting was
25 unanimous with Councilpersons Harris, Higginson, Holbrook and Knight voting “aye”.
26

27 Councilman Higginson made a motion to close the regular session and adjourn to a closed
28 session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the
29 character and/or competency of an individual(s) (Utah Code 52-4-205) and Councilman Knight
30 seconded the motion. The regular meeting of City Council was adjourned at 8:00 p.m.
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38 *Mayor Pro Tempore, Beth Holbrook*
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42 *City Recorder, Shawna Andrus*
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