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**Minutes of the
BOUNTIFUL CITY COUNCIL
May 26, 2015 – 6:07 p.m.**

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Present: Mayor: Randy Lewis
Council Members: Kendalyn Harris, Richard Higginson
Beth Holbrook, John Marc Knight, John Pitt
City Manager: Gary Hill
City Attorney: Russell Mahan
City Engineer: Paul Rowland
City Planner: Chad Wilkinson
Department Directors & Personnel:
Chief Tom Ross, Police
Alan West, IT
Gary Blowers, Streets/Sanitation
Allen Johnson, Power
Mark Slagowski, Water
Brock Hill, Parks
Tyson Beck, Finance
Recording Secretary: Nikki Dandurand

Official Notice of the City Council Meeting was given by posting a written notice and 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 - 6:07-6:55 p.m.
Planning Conference room

COUNCIL POLICY PRIORITIES DISCUSSION – MR. GARY HILL

Mr. Hill stated that in the council policy priorities handout, all changes and updates were underlined and in bold type. Mayor Lewis thanked Mr. Hill for providing the handout and the presentation. Mr. Rowland proceeded to give an update on the 400 East construction and a new project starting on 400 North, which will be partially funded by UDOT (Utah Department of Transportation).

Mr. Mark Slagowski, Water Department Director, reported on the water treatment plant. They have started using a new treatment product which is keeping the quality of water very high. The replacement of the Center Street plant is upcoming and the first phase of the Bountiful Blvd plant will begin soon. The condition of the well water is good, with above average levels.

Mr. Allen Johnson, Power Department Director, reported that bids will go out shortly for the 1800 South sub-station project, with a total rebuild done by the summer of 2016. He has received pre-qualified bids for the remodel of the main power building which is scheduled to be finished by the fall of this year.

Mr. Chad Wilkinson, Planning Director, reported the Business Symposium was very successful with around 92 merchants participating. The effort to extend the RDA district existence is

1 ongoing. The Val Verda survey has now been closed, with over 120 residential responses. An open
2 house is being planned to talk with the surrounding residents about the project.

3 Mr. Hill stated the 2016 budget is almost complete and will be presented at the next Council
4 meeting. Mr. Tyson Beck, Finance Director, reported that the Finance Department is now fully
5 staffed and he is continuing his efforts to keep the CAFR reports in good standing.

6 Mr. Russell Mahan, City Attorney, reported on the two year deer trapping program with
7 DWR. It was a very successful year, with over 200 deer being trapped and relocated. Other cities
8 want to get involved, so next year could be the last year working with DWR.

9 Mr. Alan West, IT Director, reported that i4 Solutions has a working version of the new City
10 website up and running. The full integration to the new site is planned for June/July. The new City
11 brand and logo will soon be circulating to all departments.

12 Mr. Hill stated the BDAC remodel is complete and the lease will be presented to the Council
13 at the next meeting.

14 Mr. Wilkinson stated that the Food Truck League will be coming to Bountiful for the summer.

15 Mr. Gary Blowers, Streets Director, reported that the City's drain pipes are holding up with
16 all the rain we have received recently. There have been a couple pipe failures, but the City crews
17 have fixed them. The catch basins need to be cleaned out and roads need to be patched/repaved, but the
18 weather has been a factor. A new product for chip repair will be tested for future repair use.

19 20 **SHORT TERM RENTALS DISCUSSION – MR. CHAD WILKSINON**

21 Mr. Wilkinson stated that an ordinance will be presented tonight in the regular meeting with
22 the purpose of regulating short term rental properties. Extensive research has been done, along with
23 additional conditions that need to be met. The Planning Commission recommends denial or complete
24 prohibition of this ordinance, stating specific concerns in the ordinance. Mr. Wilkinson advised
25 Council that tonight is only a public hearing and they are not required to take any action.

26 27 **Regular Meeting – 7:04 p.m.** 28 **City Council Chambers**

29
30 Mayor Lewis called the meeting to order at 7:04 p.m. and welcomed those in attendance.
31 Easton Crockett, Boy Scout Troop 403, led the Pledge of Allegiance. Resident Randy Ricks gave a
32 prayer.

33 34 **APPROVAL OF MINUTES**

35 Minutes of the May 12, 2015, were presented. Councilman Higginson made a motion to
36 approve the minutes and Councilwoman Holbrook seconded the motion. Voting was unanimous with
37 Councilpersons Harris, Higginson, Holbrook Knight and Pitt voting "aye".

38 39 **COUNCIL REPORTS**

40 Councilwoman Harris reported a new Bountiful City Youth Council was appointed tonight.
41 Councilwoman Holbrook reported the Summer Concert Series starts June 12. No other Council
42 reports were made.

43 44 **YOUTH COUNCIL REPORT**

45 None.

1
2 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID MAY 7 & 14, 2015**

3 Mayor Lewis presented the weekly expenditure summaries paid May 7, 2015, for
4 \$169,253.41 and May 14, 2015, for \$320,845.43. Councilman Pitt moved to approve the
5 expenditures as presented, and Councilman Higginson seconded the motion. Voting was unanimous
6 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
7

8 **CONSIDER APPROVAL OF THE RE-APPOINTMENT OF THOMAS SMITH AND**
9 **SHARON SPATLEY TO THE PLANNING COMMISSION – MR. CHAD WILKINSON**

10 Mr. Wilkinson stated there are two members of the Planning Commission whose terms expire
11 in July 2015. Members serve for four years and are then reappointed or replaced. Thomas Smith and
12 Sharon Spratley have served well and would like to continue their service on the Planning
13 Commission. Councilman Higginson made a motion to approve the reappointment of the two
14 members stated above and Councilman Knight seconded the motion. Voting was unanimous with
15 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
16

17 **CONSIDER APPROVAL OF A WATER LINE PROJECTS CONTRACT WITH M.C.**
18 **GREEN & SONS, INC. IN THE AMOUNT OF \$873,405.84 – MR. PAUL ROWLAND**

19 Mr. Rowland reported the department had a bid opening for this contract and received three of
20 the five prequalified contractor’s bids. M.C. Green has done previous work for the City and has a
21 few projects ongoing. The City hopes to cover the 400 North project with this contract and at this
22 pricing, although the price is up from last year. Councilwoman Holbrook made a motion to approve
23 the contract and Councilman Higginson seconded the motion. Voting was unanimous with
24 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
25

26 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-11 ADDING A**
27 **SECTION TO CHAPTER 14 SUPPLEMENTARY DEVELOPMENT STANDARDS OF THE**
28 **BOUNTIFUL CITY LAND USE ORDINANCE GOVERNING SHORT-TERM RENTALS –**
29 **MR. CHAD WILKINSON**

30 Mr. Wilkinson noted that currently the City Code states that “any use not listed herein is also
31 expressly prohibited,” and short term rentals is not a listed use. Significant research has been done in
32 creating this new ordinance. Several new provisions were added including that a permit will be
33 issued, a minimum rental period, property manager contact information and various other
34 requirements. The Planning Commission has concerns over the impact on single family
35 neighborhoods. They recommended denial of the ordinance proposed and recommend the Council
36 adopt an ordinance prohibiting short term rentals. Councilwoman Holbrook asked who would
37 enforce the rules, i.e., the local HOA? Mr. Wilkinson reaffirmed the City does not administer HOA
38 rules.
39

40 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-11, SHORT TERM**
41 **RENTALS**

42 *OPEN/CLOSED 7:26 P.M.* – There were no comments from the public.
43

44 Councilwoman Harris made a motion to table this issue until more information can be provided.
45 Councilman Higginson seconded the motion. Mr. Wilkinson asked Council what further information
46 they would like to see. Council asked to see other cities’ ordinances that are currently doing this.

1 Mayor Lewis also added that only a few complaints have been received, so there is no need to make a
2 quick decision tonight. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
3 Knight and Pitt voting “aye”. Councilman Higginson noted that there is no need to rush to enact an
4 ordinance. Mr. Gary Hill added that there are property managers right now, and there will be no
5 enforcement until this is resolved.
6

7 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-12 AMENDING THE**
8 **PROVISION OF CHAPTER 7 OF THE BOUNTIFUL CITY LAND USE ORDINANCE**
9 **RELATED TO SHARED AND JOINT USE OFF-PREMISE PARKING IN THE**
10 **DOWNTOWN (DN) ZONE – MR. CHAD WILKINSON**

11 Mr. Wilkinson stated that the Planning Department has been approached by property owners
12 in the Downtown area to allow off-site shared parking. Currently there is joint use on the same
13 parcel, but with different hours of operation. This ordinance would allow off-site parking, within 500
14 feet. Mr. Wilkinson also stated that other cities do allow this practice. He also noted that this does
15 not guarantee the parking spots to any one business. Mr. Mahan asked Council to insert the verbiage
16 “...contract right or right of way....” in paragraph D.
17

18 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-12, JOINT USE**
19 **OFF-PREMISE PARKING IN DOWNTOWN**

20 *OPEN - 7:38 P.M.*

- 21 - Kenneth Alterman – resident of Farmington, office is located at 115 North Main St. -
22 Stated that he is in favor of this ordinance, and would like to expand his business, but was
23 concerned about additional parking. This ordinance would allow for additional parking
24 nearby.

25 *CLOSED – 7:42 P.M.*
26

27 Councilman Pitt asked if these lots will be recorded or just hope that the store owners work it
28 out. Mr. Wilkinson responded that a legal document will be kept by the City. Councilman Pitt
29 moved to approve Ordinance 2015-11 (Mr. Mahan pointed out the previous ordinance number was
30 not used), and Councilman Higginson seconded the motion. Voting was unanimous with
31 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
32

33 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF A 4-UNIT CONDO TO PUD**
34 **CONVERSION PLAT AT 1692 NORTH 200 WEST, ROBERT GIBSON, APPLICANT – MR.**
35 **PAUL ROWLAND**

36 Mr. Rowland stated that Mr. Gibson is requesting preliminary and final PUD plat approval for
37 a four-unit PUD at 1692 North 200 West. The Planning Commission gave a unanimous
38 recommendation with the following conditions:

- 39 1. Complete all red-line corrections
40 2. Provide a current title report
41 3. Payment of all fees
42

43 Councilwoman Holbrook made a motion to approve the preliminary and final plat approval
44 with conditions, and Councilman Higginson seconded the motion. Voting was unanimous with
45 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
46

1 **CONSIDER FINAL SITE PLAN APPROVAL FOR RENAISSANCE PLAZA – MEDICAL**
2 **OFFICE BUILDING AT 214 WEST 1500 SOUTH, RENAISSANCE TOWNE CENTER,**
3 **BRUCE BROADHEAD, APPLICANT – MR. CHAD WILKINSON**

4 Mr. Wilkinson stated that the applicant is requesting final site plan approval at the
5 Renaissance Towne Center. Two elements of the proposed site plan have been amended, adding
6 planter boxes instead of park strips in front of the building and to add additional trees and shrubs on
7 the east side. The Planning Commission recommends their approval subject to the following
8 conditions:

- 9 1. Complete any and all redline corrections.
- 10 2. In conjunction with submittal of building permit, submit a final landscape plan
11 meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance and
12 consistent with the original PUD approval. The landscape plan shall include the
13 following:
 - 14 a. An irrigation plan showing how all areas of landscaping, including the
15 proposed planter boxes will be provided with irrigation.
- 16 3. In conjunction with submittal of building permit, submit a lighting plan showing
17 compliance with Section 12-15-107 of the Zoning Ordinance.

18
19 Councilman Higginson made a motion to approve the final site plan with conditions, and
20 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
21 Higginson, Holbrook, Knight and Pitt voting “aye”.

22
23 **CONSIDER APPROVAL OF 3366 SOUTH ORCHARD DRIVE PROPERTY**
24 **CONVEYANCE, KENT MORBY, APPLICANT – MR. PAUL ROWLAND**

25 Mr. Rowland explained that the applicant, Mr. Morby, is requesting that Bountiful City and
26 North Salt Lake quit claim the property where his home sits and clear up his title on his property.
27 Many years ago there was a dispute about the property lines and a court made an ambiguous order.
28 Bountiful City is requesting to maintain the easement in front of his house for power lines. Mr.
29 Morby has provided an easement for City utilities. Councilwoman Harris moved to approve the
30 conveyance, and Councilman Higginson seconded the motion. Voting was unanimous with
31 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

32
33 Councilman Higginson made a motion to adjourn the regular City Council meeting, and
34 Councilwoman Holbrook seconded the motion. The regular meeting of City Council was adjourned
35 at 7:53 p.m. Although scheduled, no closed session was held.

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40 *Mayor*

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45 *City Recorder*