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Minutes of the
BOUNTIFUL CITY COUNCIL

September 27, 2016 – 6:30 p.m.

Present: Mayor Pro-Tem John Pitt
Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
John Marc Knight
City Attorney Clinton Drake
City Engineer Paul Rowland
City Planner Chad Wilkinson
Asst. City Manager Galen Rasmussen

Department Directors/Staff:

Police Chief Tom Ross
Power Director Allen Johnson
Assistant City Engineer Lloyd Cheney
Recording Secretary Nikki Dandurand

Excused: Mayor Randy Lewis

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 – 6:35 p.m.
Planning Conference Room

Mr. Chad Wilkinson briefly reviewed the recent actions of the committee involved with planning and design work for the City Hall and Plaza projects and the status of actions relative to the City Hall portion of the project. Mr. Wilkinson then asked the Council how to proceed with the upcoming Open House scheduled on October 6, 2016, for the Downtown Plaza and City Hall. Mayor Pro-Tem Pitt asked what the public brochure said, if anything specific. Mr. Wilkinson stated that it just says “Open House.” Mayor Pro-Tem Pitt stated that there are basically three options at this point: (1) do nothing at all and the idea is disregarded; (2) design just the plaza; or (3) design the plaza and city hall. Mr. Wilkinson said there have already been several opportunities to answer questions and discuss the layout/design. Postponing the previously scheduled public open house will potentially create some confusion since it may be difficult to reach all of those planning to attend. On the other hand, holding a public open house for design input may be premature when it has not yet been determined if one of the major components of the development will go forward or not. In addition, holding the public open house may send a message that the City is moving forward with design in contradiction of Council direction to postpone the decision on the development. The Council and staff discussed what could be presented at the open house and suggested including design concepts, answering questions from the residents and gathering more feedback. Mr. Wilkinson confirmed at this point that the Open House will be held and the Council agreed. Councilwoman Holbrook stated that a public hearing has already been held, so this open house should be design input only and Mayor Pro-Tem Pitt agreed. Mr. Wilkinson reiterated that

1 staff will move forward with the design team to prepare information to present at the Open House.

2
3 **Regular Meeting – 7:05 p.m.**
4 **City Council Chambers**
5

6 Mayor Pro-Tem Pitt called the meeting to order at 7:05 p.m. and welcomed those in
7 attendance. Carter Hardy, Troop 406, led the Pledge of Allegiance; Joe Johnson, former Bountiful
8 City Mayor, gave a prayer.
9

10 **APPROVE MINUTES OF PREVIOUS MEETINGS – AUGUST 23, SEPTEMBER 8, 13 & 20**
11 **(PARKS, RECREATION & FINE ARTS COMMITTEE MEETING) 2016**

12 Councilwoman Harris requested a change be made on the September 13th minutes.
13 Councilman Higginson made a motion to include those changes, but also would like to review the
14 closing remarks made in full at that session. Councilwoman Harris seconded the motion. Voting was
15 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
16

17 **COUNCIL REPORTS**

18 Councilwoman Harris reported the Bountiful City Youth Council (BCYC) will have their
19 Pumpkin Patch carnival on October 14th. Councilman Pitt reminded everyone to watch for children
20 (or anyone) at night crossing the roads and to be careful driving.
21

22 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID SEPTEMBER 5 &**
23 **12, 2016**

24 Mayor Pro-Tem Pitt presented the expenditures and asked for a motion to approve.
25 Councilwoman Harris inquired about the expense on page 23 for cemetery expansion. Mr. Paul
26 Rowland explained it is for finishing the asphalt on the new road connecting the cemetery to Main
27 Street. Councilman Higginson moved to approve the weekly expenditures and Councilwoman
28 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
29 Holbrook, Knight and Pitt voting “aye”.
30

31 **BDAC PRESENTATION – EMMA DUGAL**

32 Mayor Pro-Tem Pitt welcomed Ms. Dugal, Executive Director, Alysa Revell, Summerfest
33 Coordinator and Joe Johnson, Board member. Ms. Dugal expressed thanks to the City for continued
34 support of BDAC and the new location of the facility. She stated that next year will be the 30th
35 anniversary of Summerfest and Ms. Revell has been wonderful in the planning and scheduling of this
36 event. Ms. Revell made a few comments and said there have already been applications coming in for
37 next year. Mr. Johnson was glad to be involved in this great organization. Councilman Higginson
38 expressed thanks for BDAC’s tremendous impact in the community and reminded everyone that
39 volunteers are always needed.
40

41 **AWARDING OF RAP TAX GRANTS – MR. GALEN RASMUSSEN**

42 Mr. Rasmussen stated the RAP tax money has been divided and budgeted according to the
43 RAP Tax Program guidelines that were established with Council direction. The balance available for
44 funding grant requests is \$45,000 and application materials have been made available to applicants
45 that have then applied for the money. The applications were accepted from April 1 2016 –
46 September 8, 2016. Only two organizations applied. The first applicant is the JOY Foundation

1 which was recommended to receive \$8,000 and the Bountiful Davis Art Center (BDAC) was
2 recommended to receive \$12,695. A second application period will be open until October 20, 2016,
3 at 5:00 p.m. Councilwoman Holbrook moved to approve the grants, and Councilman Knight
4 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
5 Knight and Pitt voting “aye”.

6
7 **CONSIDER APPROVAL OF A CONTRACT WITH JUB ENGINEERS WITH SPI**
8 **ENGINEERS AS THE DESIGNERS OF THE MUELLER PARK WATER TREATMENT**
9 **PLANT REBUILD IN THE AMOUNT OF \$277, 283 – MR. PAUL ROWLAND**

10 Mr. Rowland stated our much needed water treatment plant located in Mueller Park picnic
11 area is now 30 years old and has about reached the end of its useful life. The anticipated cost of the
12 retrofit/remodel/reconstruct project is \$2-3M and the time to move forward with the update is now.
13 This will allow the City to maintain 20% of our water supply for many years into the future. A
14 Request for Proposal was published in late July with written proposals due on August 18. Five
15 proposals were received and reviewed by a selection committee resulting in three companies, JUB/
16 SPI, Horrocks/Carollo, and Aqua Engineering, being selected for interviews. The selection committee
17 unanimously recommends the City Council approve the selection of JUB Engineers with SPI
18 Engineers. Councilwoman Harris asked if the construction fees are different from this fee. Mr.
19 Rowland stated this contract is just for the design and to consult. Councilwoman Harris asked if they
20 were the lowest bid. Mr. Rowland stated they were the middle bid, but based on the combination of
21 demonstrated experience and fee proposal, the group unanimously agreed on JUB/SPI. Councilman
22 Higginson asked how many other membrane plants are in Utah. Mr. Rowland said there are many
23 and SPI has been involved in most of them. Councilwoman Harris made a motion to approve the
24 contract and Councilman Higginson seconded the motion. Voting was unanimous with
25 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

26
27 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2016-10 VACATING**
28 **HIDDEN HOLLOW CIRCLE PUD AND LOT 410 OF THE HIDDEN LAKE AT**
29 **SUMMERWOOD ESTATES PHASE 4, JASON ORVIS, APPLICANT – MR. PAUL**
30 **ROWLAND**

31 Mr. Rowland stated Mr. Orvis owns all of the lots in the PUD and now wishes to vacate the
32 subdivision and one other adjacent subdivision lot and create one large parcel. This will allow him to
33 have accessory buildings on the same parcel as his residences, which are currently not allowed on the
34 separate unoccupied lots in the PUD. One additional change will be to add the conditional lot line
35 adjacent to include the current building located on his property.

36
37 ***OPEN: 7:39 p.m.***

38 ***CLOSED: 7:39 p.m.***

39 *No comments were made*

40
41 Councilman Knight inquired about the ownership of the driveway and winter plowing. Mr.
42 Rowland stated this will be his personal property, so he will be responsible. With the conditions listed
43 below, the Planning Commission forwards a positive recommendation for vacation of the Hidden
44 Hollow Circle PUD and lot 410 of the Hidden Lake at Summerwood Estates Phase 4 to the City
45 Council:

- 1 1. Submit a signed Public Utility Easement document with a description covering the previous
- 2 location of Hidden Hollow Circle.
- 3 2. Meet the requirements of the South Davis Metro Fire Agency related to the security gate at
- 4 the entrance to the property.
- 5

6 Councilman Higginson made a motion approve Ordinance 2016-10 and Councilwoman Holbrook
7 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
8 Knight and Pitt voting “aye”.

9
10 **CONSIDER APPROVAL OF PRECISION CONCRETE CUTTING’S PROPOSAL TO**
11 **PROVIDE TRIP HAZARD ELIMINATION AT THE UNIT PRICE OF \$24.45 PER INCH-**
12 **FOOT – MR. PAUL ROWLAND**

13 Mr. Rowland stated this is the renewal of the current contract and overall this company has
14 saved the City thousands of dollars and does excellent work. Councilwoman Holbrook made a motion
15 approve the contract renewal, Councilman Higginson seconded the motion. Voting was unanimous
16 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

17
18 **CONSIDER APPROVAL OF THE PURCHASE OF TWO DODGE CHARGERS AND ONE**
19 **FORD EXPLORER FROM PERFORMANCE AUTOMOTIVE GROUP IN THE AMOUNT**
20 **OF \$82,631 – CHIEF TOM ROSS**

21 Chief Ross stated the vehicles to be purchased are two Dodge Chargers (\$25,468 each) which
22 will be assigned to the patrol division and one Ford Explorer (\$31,695) which will be assigned to the
23 administration division. All three vehicles will be purchased from Performance Automotive Group
24 utilizing state bid contract pricing. Three other vehicles will be sold to offset any additional cost.
25 Councilman Knight made a motion approve the purchase, Councilwoman Harris seconded the
26 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
27 voting “aye”.

28
29 **CONSIDER APPROVAL OF SOLAR TURBINE LABOR COSTS IN THE AMOUNT OF**
30 **\$130,000 TO UPGRADE THE CONTROL AND ALARM SYSTEM FOR THE TAURUS**
31 **GENERATOR – MR. ALLEN JOHNSON**

32 Mr. Johnson stated that the upgrade to the generator last year did not include costs for the
33 local support team and labor costs. Funding is available through the department’s contingency fund
34 and staff will monitor the capital project costs to offset if needed. Councilwoman Holbrook made a
35 motion approve the upgrade costs and Councilman Knight seconded the motion. Voting was
36 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

37
38 **CONSIDER APPROVAL OF THE FINAL SITE PLAN FOR EXPANSION OF THE**
39 **EXISTING IHC CLINIC LOCATED AT 390 NORTH MAIN STREET, JIMMY NIELSON,**
40 **APPLICANT – MR. CHAD WILKINSON**

41 Mr. Wilkinson stated the applicant, Jimmy Nielson, representing Intermountain Health Care
42 (IHC), is requesting final site plan approval for an expansion of the existing IHC Clinic located at
43 390 N. Main Street. In approving the preliminary plan the Council approved a parking reduction
44 allowing the use of a rate of 3.45 parking spaces per 1,000 square feet. The revised plan shows the
45 required 10 foot wide zone buffer landscaping along all property lines abutting residential zones to
46 the east. The final landscape plan previously submitted will need to be revised to include the changes

1 to the site plan and will need to include the required numbers of trees and shrubs as described in
2 section 14-16-109 of the Land Use Ordinance. The Planning Commission reviewed the request for
3 final site plan approval on September 6, 2016, and forwards a recommendation of approval to the
4 City Council for final site plan approval subject to the following condition:

- 5 1. Signage will require separate permit. The monument sign shown along 400 North shall be
6 located outside the required vision clearance area adjacent to the driveway
7

8 Councilman Higginson made a motion approve the final site plans, Councilwoman Holbrook
9 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
10 Knight and Pitt voting “aye”.

11
12 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2016-11 AMENDING THE**
13 **BOUNTIFUL CITY ZONING MAP FOR THREE PARCELS AT 441, 453 & 455 WEST 1000**
14 **NORTH TOTALING .79 ACRES FROM C-H (HEAVY COMMERCIAL) AND R-4 (SINGLE**
15 **FAMILY RESIDENTIAL 4 UNITS PER ACRE) TO RM-19 (MULTI-FAMILY**
16 **RESIDENTIAL 19 UNITS PER ACRE), GREG FLINT, APPLICANT – MR. CHAD**
17 **WILKINSON**

18 Mr. Wilkinson stated the applicant requests to amend the zoning of all three parcels to RM-19
19 (Multifamily residential 19 units per acre). The parcel zoned R-4 is currently developed with a single
20 family home. The two commercial properties are currently vacant. The proposed zone map
21 amendment would facilitate the expansion of the existing Carrington Place Apartments.
22

23 ***OPEN: 8:00 p.m.***

- 24 -One resident requested a stop light be installed at the intersection of 1000 N. and 500 W. to
25 accommodate the traffic flow and to avoid accidents
26

27 Mayor Pro-Tem Pitt appreciated the input and stated it would have to be addressed at a later
28 time. Mr. Drake stated 500 W. is a state road and the City has no jurisdiction, and Mr.
29 Rowland added that UDOT would have to consider that, but statistically it is not a dangerous
30 intersection. Representatives from the Carrington Apartments stated that renovations will be
31 done to existing apartments, and the new units will be built to match. Councilwoman Harris
32 asked Councilman Higginson about the Planning Commission recommendations.
33 Councilman Higginson stated it will be a much needed improvement, only adding an
34 additional 1/3 of the units. Councilwoman Harris inquired about the Headstart Building
35 located on the street, to which Mr. Wilkinson responded there would be no impact on them.
36 Mayor Pro-Tem Pitt asked if the increase in traffic would have an impact on the curve in the
37 road, and if the City could address that with the state. Staff added that the state does their
38 surveys every other year and they have not made any additional changes to that intersection.
39

40 ***CLOSED: 8:10 p.m.***

41
42 Councilman Higginson made a motion to approve Ordinance 2016-11, Councilwoman
43 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
44 Holbrook, Knight and Pitt voting “aye”.

CONSIDER APPROVAL OF A PRELIMINARY SITE PLAN AND SUBDIVISION PLAT FOR RENAISSANCE TOWNE CENTER DEVELOPEMNT, 1520 SOUTH MAIN ST., BRUCE BROADHEAD, APPLICANT – MR. CHAD WILKINSON

Mr. Wilkinson stated the applicant, Bruce Broadhead, requests preliminary site plan and preliminary subdivision plat approval for a new mixed use development located on “Pad A” (shown now as Lot 9) of the Renaissance Towne Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level. Parking will be provided to the site through spaces located within the building footprint of the proposed structure and through the use of the existing parking garage. One significant change proposed to the new Lot 9 is the connection of the building to the parking structure to allow for convenient use of the parking by residents and customers of the development. Councilman Knight asked if this is in the RDA district. Mr. Wilkinson replied yes. The Planning Commission reviewed the item on September 6, 2016, and forwards a recommendation of approval to the City Council for preliminary site plan approval and preliminary subdivision approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Parking spaces shall meet the minimum dimension standards from Chapter 18 of the land use ordinance. Spaces shall be 9 feet by 20 feet unless specifically modified by the approval authority.
3. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

Mr. Wilkinson stated with the new zoning, it would restrict the height of the building as well. Councilwoman Harris made a motion to approve the preliminary site plans and Councilman Higginson seconded the motion with conditions being met. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

Mayor Pro-Tem Pitt asked for a motion to adjourn the regular session of City Council. Councilwoman Holbrook made a motion to adjourn the meeting, and Councilman Higginson seconded the motion. The regular session of the City Council was adjourned at 8:18 p.m.



Mayor



City Recorder