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Minutes of the  
BOUNTIFUL CITY COUNCIL  
April 22, 2014 – 6:05 p.m.

Present: Mayor: Randy C. Lewis  
Council Members: Kendalyn Harris, Richard Higginson, Beth Holbrook,  
John Marc Knight, and John Pitt  
City Manager: Gary Hill  
Assist. City Manager: Galen Rasmussen  
City Attorney: Russell Mahan  
City Engineer: Paul Rowland  
Assist. Engineer: Lloyd Cheney  
City Recorder: Kim J. Coleman  
City Planner: Chad Wilkinson  
Department Directors: Brock Hill, Parks  
Allen Johnson, Power  
Tom Ross, Police  
Recording Secretary: Nancy Lawrence

Official Notice of both the Work Session and the Regular Meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

**Work Session: 6:05 p.m. to 6:58 p.m.**  
**Conference Room**

Mayor Lewis called the Work Session to order at 6:05 p.m. and welcomed those in attendance.

**City Hall Use & Needs Analysis – Paul Rowland**

Mr. Rowland reviewed that the City contracted with GSBS, an architectural/engineering firm, to provide a Use and Needs Analysis related to the administrative building needs for the City Hall. He introduced Jonathan Bradshaw, a principle in that firm, and the members of the team including Councilman Higginson, former Mayor John Cushing, Lloyd Cheney, Mr. Hill and Mr. Rowland, and other staff intermittently. The group focused on financial impacts on new, old, or changed uses of the building.

Mr. Bradshaw shared slides of other projects that his firm has done in the State, including the Utah State Capitol, the Salt Lake LDS Temple, the Salt Lake Public Safety building, and the Davis Conference Center. The purpose of the Bountiful City Hall study was to determine the needs and cost to address those needs on a 5 – 15 – 30-year and continued use of the building. The study did not provide designs, but developed design ideas. The next step would be to look at the budget and then to cost-out some of the ideas.

The goal of the study is to determine what is needed to provide improved service to the citizens; use City resources as wisely as possible, identify appropriate alternatives, and to make the best and prudent use of the building. Repairs and/or changes were classified as “must” (\$3.5

1 million), “should” (\$1.3 million) and “could” (\$850,000). ADA access was specifically addressed, as  
2 was organizational packages of related work groups. The study also pointed out the impact of  
3 inaction and how this would affect City goals and the needs of the staff and citizens.

4 Mr. Bradshaw responded to questions from the Council and noted that although the original  
5 building was built to Code, if a significant upgrade is done (more than half the value of the building),  
6 current Code requirements would have to be met. Mayor Lewis thanked Mr. Bradshaw for his report  
7 and noted that additional input from the Council will be requested as the budget is put together.  
8

9 Mr. Bradshaw shared photos of existing buildings that were modified to meet the uses  
10 required and/or to improve lighting. Discussion focused on the current use of the City Hall basement  
11 and issues related to the basement. The absence of a legal exit from the basement was a concern.  
12 Design options to use the current building differently were also considered. Mr. Bradshaw stated that  
13 he felt there were lots of things that could be done to continue to use this building for 35 – 40 years.  
14

15 The meeting adjourned from the Work Session to Regular Session at 6:58 p.m.  
16

17 **Regular Meeting – 7:00 p.m.**  
18 **City Council Chambers**  
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20 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance.  
21 Charles Benson led the pledge of allegiance to the flag and Pastor Krause from the Cross of Christ  
22 Lutheran Church offered an opening prayer.  
23

24 **APPROVAL OF MINUTES**

25 Minutes of the regular City Council meeting and the Traffic Safety Committee meeting held  
26 April 8, 2014 were presented and approved as written. Councilman Pitt made the motion and  
27 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,  
28 Higginson, Holbrook, Knight, and Pitt voting “aye”.  
29

30 **COUNCIL REPORTS**

31 Councilwoman Holbrook reported that the Community Service Council met last week and  
32 they have finalized the summer concert series. Specifics will be reported at the next City Council  
33 meeting. Councilman Pitt reported that the Recreation Committee will meet next week and  
34 Councilwoman Harris reported on the new leadership for the Youth Council.  
35

36 **YOUTH COUNCIL REPORT**

37 None  
38

39 **VISIT FROM BOUNTIFUL REPRESENTATIVE JIM NIELSON**

40 Representative Jim Nielson praised the debate process that is practiced by the Legislature  
41 during session because of the benefits of added discussion to an original bill. He reported on the bills  
42 that he sponsored (transportation and emissions) and thanked his constituents for helping him in  
43 accomplishing his goal to serve and work with those who care about making the world and  
44 community better. Discussion followed regarding regulations on wood burning stoves, the road-side  
45 solicitation bill, and daylight savings time.  
46

1 **EXPENDITURES APPROVED FOR JANUARY 2014 BUDGET REPORT**  
2 **AND THREE PERIODS IN APRIL**

3 Mayor Lewis presented the January 2014 Budget Summary and Expenditure Report  
4 (\$4,547,213.99) and the Capital Outlay Expenditures for January 2014 (\$364,941.94) and the Reports  
5 for Expenditures and Expenses paid on April 3, 2014 (\$716,596.50), April 10, 2014 (\$113,699.07),  
6 and April 15, 2014 (\$10,000.00). Councilman Pitt motioned to approve the reports, as presented.  
7 Councilman Higginson seconded the motion and voting was unanimous. Councilpersons Harris,  
8 Higginson, Holbrook, Knight and Pitt voted “aye”.

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10 **UDOT PROJECT PRESENTATION**

11 Mr. Rowland reported that UDOT will be adding a north/south HOV lane from Beck Street  
12 on the south, to Farmington, on the north. This 10.5 mile stretch of highway will connect to HOV  
13 lanes already in place. As part of the project, 7 bridges will need to be widened and a pedestrian  
14 overpass will be constructed at Parrish Lane. He introduced Dave Asay, from UDOT, who reviewed  
15 the project.

16  
17 Mr. Asay explained that the project was designed to minimize construction delays, improve  
18 efficiency with HOV lanes, improve the interchanges at 2600 South and 500 South and provide safe  
19 pedestrian movement at Parrish lane. The project is anticipated to take 1½ years to complete. He  
20 provided the following public information sites: [udot.utah.gov/I15SouthDavis](http://udot.utah.gov/I15SouthDavis); Hotline  
21 888.966.6624; e-mail: [i15southdavis@utah.gov](mailto:i15southdavis@utah.gov); and Social Media [Twitter@UDOTRegionOne](https://twitter.com/UDOTRegionOne); and  
22 Facebook UtahDOT. He encouraged the public to make themselves familiar with the construction  
23 schedule to assist in alleviating any issues.

24  
25 **CONTRACT WITH QUALITY TIME RECREATION FOR PLAYGROUND**  
26 **EQUIPMENT APPROVED – 400 NORTH PARK**

27 Brock Hill reported that the City purchased and has taken delivery of new Kompan  
28 playground equipment to be installed at the 400 North Park. Also, it was previously determined that  
29 the City would contract separately for installation services. Bids were obtained from three vendors  
30 for installation services, and it is the recommendation of staff that the bid be awarded to Quality Time  
31 Recreation in the amount of \$17,300.00. Although this was not the lowest bid by \$120, this vendor  
32 was the most responsive and responsible in the selection process, schedule availability, and inquiries  
33 for information.

34  
35 With the upcoming summer events at Bountiful Park, impacts to Park use and access, safety,  
36 health, and space limitations were also taken into consideration. This company had the most work  
37 history in Utah and higher recommendations in terms of quality. Councilman Pitt made a motion to  
38 approve the contract with Quality Time Recreation in the amount of \$17,300.00. Councilman Knight  
39 seconded the motion and voting was unanimous. Councilpersons Harris, Higginson, Holbrook,  
40 Knight, and Pitt voted “aye”.

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42 **COUNCIL APPROVES QUOTE FROM AMERICAN ENVIRONMENTAL**  
43 **TESTING COMPANY, INC. FOR EMISSIONS TESTING – POWER DEPARTMENT**

44 Mr. Johnson reported that the Air Quality Operating Permit for the Power Plant requires that  
45 we test the emissions from the three natural gas turbine generators annually. American  
46 Environmental Testing Inc. (a sole source vendor) has performed our emissions testing for several

1 years and has been excellent to work with. They were contacted for a quote to perform the testing  
2 and prepare the final test reports required by the Environmental Protection Agency (EPA). It is the  
3 recommendation of staff and the Power Commission that their quote in the amount of \$11,000 be  
4 approved. Councilwoman Holbrook made a motion to approve the quote from American  
5 Environmental Testing Company, Inc., as recommended. Councilman Higginson seconded the  
6 motion and voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight, and  
7 Pitt voting “aye”.

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9 Mr. Johnson noted that Councilwoman Holbrook requested that he give a brief update on  
10 power rates for Bountiful power customers. He said that the rate paid by Bountiful residents is 9.2  
11 cents/kwh; Rocky Mountain bills residential customers on a tiered rate plan. A comparison of 17,000  
12 customers (Bountiful’s residential customer base) on the two rate plans puts Bountiful customers 12.2  
13 percent lower than Rocky Mountain. Councilman Higginson said that Rocky Mountain is requesting  
14 a rate increase of 5 percent; Bountiful rates will stay the same.

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16 Councilwoman Holbrook congratulated the Power department for their efficiencies and  
17 practices that makes this possible. She also noted that Mr. Johnson will be recognized by the  
18 American Public Power Association with the award for Sustaining Outstanding Performance at their  
19 national convention this year. Mr. Johnson attributed the successful operation of the Bountiful City  
20 Power Department to staff, Power Commissioners, City Council, and the City as a whole.

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22 **PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED**  
23 **TO FOUR-PLEX AT 3100 SO. ORCHARD DR., SHARM SMOOT APPLICANT**

24 Mr. Rowland presented the request of Sharm Smoot for preliminary and final site plan  
25 approval for a four unit development on the 0.53 acre parcel located at 3100 South Orchard Drive.  
26 The area is zoned RM-13, which allows up to four units on this less than one acre lot. It is the  
27 recommendation of staff and the Planning Commission to grant preliminary and final site plan  
28 approval for the Val Verda Four-plex, with the following conditions:

- 29 1. Construct a 6-ft. wide sidewalk adjacent to the existing curb and gutter, along the 3100  
30 South frontage, as recommended by the Planning Commission.
- 31 2. Make any and all other redline corrections.

32 It was noted that the Planning Commission also requested that the developer include architectural  
33 treatments to the building façade which are consistent with the craftsman style homes in the area.

34  
35 Discussion followed regarding the need for the sidewalk, based on current pedestrian  
36 practices and accommodations. The need/enhancement of additional landscaping for the corner of  
37 3100 South and Orchard Drive was also discussed, particularly as it relates to the area where the  
38 foundation of the arch is located. Following discussion, Councilman Knight made a motion to grant  
39 preliminary and final site plan approval, as outlined, but *excluding the requirement for a sidewalk*  
40 *along the frontage of the property*. Councilwoman Harris seconded the motion which carried  
41 unanimously. Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voted “aye”. Mr. Smoot  
42 was in attendance and expressed appreciation to the Council and other City leaders for their insight to  
43 support the construction of the South Davis Recreation Center.

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46 **PRELIMINARY AND FINAL SITE PLAN APPROVED FOR DENTAL OFFICE,**

1 **59 WEST PAGES LANE (PAD 5), GRANT BAILEY, APPLICANT**

2 Mr. Rowland presented the request of Dr. Greg Bailey for preliminary and final site plan  
3 approval for an 8,000 sq. ft. dental/orthodontics building on Lot 5 of the Village on Main St.  
4 commercial subdivision. He noted that the plan meets parking requirements for “cross uses parking”  
5 and comes with a positive recommendation from staff and the Planning Commission. The only  
6 condition is that *any and all redline corrections be made*. Councilman Pitt made a motion to approve  
7 the preliminary and final site plan for the dental office, as presented. Councilman Higginson  
8 seconded the motion and voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
9 Knight, and Pitt voting “aye”.

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11 **PRELIMINARY AND FINAL SITE PLAN APPROVED FOR AN ACCESS**  
12 **RAMP AT 2815 SO. MAIN ST., BOUNTIFUL MAZDA**

13 Mr. Rowland presented the request of Bountiful Mazda automobile dealership for preliminary  
14 and final modified site plan approval for a slight revision to the site plan to construct a new access  
15 ramp between the existing automobile storage lots. He described how the property is currently being  
16 used and said it is the recommendation of staff and the Planning Commission that the modification be  
17 approved, subject to any and all other redline corrections being made. Councilman Higginson  
18 motioned to grant preliminary and final site plan approval, as recommended, for Bountiful Mazda.  
19 Councilman Knight seconded the motion and voting was unanimous. Councilpersons Harris,  
20 Higginson, Holbrook, Knight, and Pitt voted “aye”.

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22 **MISCELLANEOUS DISCUSSION**

23 Councilwoman Harris asked what the disposition would be of the old playground equipment  
24 that is being removed from the 400 North Park. Mr. Rowland indicated that it might be re-used at a  
25 smaller park – perhaps the Brick Yard Park by the Water Department.

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27 The meeting adjourned at 8:25 p.m. on a motion made and seconded by Councilmen  
28 Higginson and Knight, respectively. Voting was unanimous with Councilpersons Harris, Higginson,  
29 Holbrook, Knight, and Pitt voting “aye”.

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35 Mayor Randy C. Lewis

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39 City Recorder Kim J. Coleman