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Minutes of the
BOUNTIFUL CITY COUNCIL
January 13, 2015 – 6:04 p.m.

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Present:	Mayor Pro Tem:	John Marc Knight
	Council Members:	Kendalyn Harris, Richard Higginson Beth Holbrook, John Pitt
	Planning Commission:	Mike Allen, Dave Badham, Von Hill, Tom Smith, Sharon Spratley
	City Manager:	Gary Hill
	Assist. City Manager:	Galen Rasmussen
	City Prosecutor:	J.C. Ynchausti
	City Engineer:	Paul Rowland
	City Planner:	Chad Wilkinson
	Department Directors & Personnel:	Tom Ross, Police Jeff Bassett, Fire Chief Mark Slagowski, Water Director Tyson Beck, Finance Director Brock Hill, Parks Director
	City Recorder:	Shawna Andrus
	Deputy City Recorder:	Heidi Voordeckers
	Recording Secretary:	Nikki Dandurand
Excused:	Mayor:	Randy C. Lewis

Official Notice of the Work Session and 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 – 6:04 p.m. – 7:04 p.m.
Planning Commission Room

Mayor Pro Tem John Marc Knight called the meeting to order, and welcomed those in attendance.

JOINT CITY COUNCIL/PLANNING COMMISSION-AGE RESTRICTED HOUSING DISCUSSION – MR. CHAD WILKINSON

Mr. Wilkinson started with the background for the adopted moratorium in 2014. The main concerns were the number of senior citizens in Bountiful, the conversion of units to multi-family and the moratorium does expire in February 2015. He continued that there are three types of housing; assisted living, skilled nursing and age restricted housing. The skilled nursing housing always has an approved number of beds, but the percentage available is not always accurate. There are currently 20 new age-restricted units under construction now. Parking is also a concern. The purpose of this meeting is to get recommendations from City Council to consider an ordinance to remove the density bonus provisions and to have the Planning Commission provide insight and recommendations as

1 well. Mayor Pro Tem Knight stated that it is important to address this issue tonight as it has been
2 almost a year-long moratorium and developers are asking what to do. He asked if we need to look at
3 changing, eliminating or lifting the moratorium. Councilman Higginson pointed out that at the time
4 of year these numbers/polls were taken (November 2014), they could be skewed because of the
5 holidays. Also a lot of our residents have lived in Bountiful their entire lives and want to retire here
6 as well. It is nearly impossible to find an immediate opening in any of these homes, which would
7 send these people elsewhere. Chief Ross was called upon to provide some numbers of the calls and
8 assistance calls made within these concentrated areas. Chief did make note that nursing homes have
9 control of the outgoing calls to the police and mostly center on mentally ill patients. They also get
10 regular calls for theft and sexual assault cases. Chief Bassett commented on the additional cost to
11 cover multiple cities, with calls being consistently from these locations. His department is currently
12 hiring two more EMTs to help with the additional call volume in general. Councilwoman Harris
13 stated that if we eliminate the density bonus now, it would not affect current housing and the future
14 city council could adjust accordingly. Councilman Higginson also stated that the density bonus is
15 needed now for some types of housing. Sharon Spratley asked if other nearby cities have a density
16 bonus. Mr. Wilkinson replied that he does not know at this time. Council members and Planning
17 Commission members conversed about construction new buildings, the high demand of these age-
18 related communities and lack of starter homes compared to other cities. Ms. Spratley commented that
19 Syracuse is currently building patio homes for the 55+ age group. Mayor Pro Tem Knight re-stated
20 that the purpose of this meeting is to give staff a direction for the ordinance. Mr. Wilkinson
21 continued that currently there is no bonus for skilled nursing housing; it is per bed, not per unit.
22 Councilman Higginson agreed and added that we should not change the density bonus or restrictions.
23 Mr. Dave Badham stated that he has an opposite opinion and is also concerned about the parking in
24 these areas. The BRT (Bus Rapid Transit) was brought up as another incentive for mass transit
25 options. Council and Planning Commission continued to discuss how fire/police will continue to
26 assist and serve with an increase in people, how to pay the emergency personnel, etc.

27
28 Mr. Bruce Morrison interjected and introduced himself as the owner/operator of Welcome Home, a
29 nursing home in Bountiful. He gave statistics on the cost, utilities, staff, parking and all aspects of
30 running this particular home.

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32 Mr. Wilkinson then asked Council and the Planning Commission again, should we leave things as
33 they are or repeal the bonus, parking, etc. Ms. Spratley inquired what other cities are doing, that
34 would play a role in how we might proceed. Mr. Mike Allen asked if there was a density bonus for
35 developers. Mr. Gary Hill concluded with what is going to happen in the rest of the county for
36 competition? Are there going to be other developments? We are not going to be able to convert to
37 regular housing with these units. Parking could still be an issue. We do need to look 50 years down
38 the road to consider our options. Mr. Tom Smith also added that skilled nursing and assisted living
39 units are fine, but it's the 55+ units that we need to look at.

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41 The Work Session adjourned at 7:04 p.m. to move into Regular Meeting.
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1 **CONSIDER APPROVAL OF BOUNTIFUL CITY ORDINANCE 2015-01 ESTABLISHING A**
2 **POSITION OF BOUNTIFUL CITY FINANCE DIRECTOR – MR. GARY HILL**

3 Mr. Hill explained to Council that in the state of Utah, the Finance Director and City Recorder
4 can be dual roles. However for Bountiful City’s needs, we are making them two separate positions.
5 Ordinance 2015-01 is to create the Finance Director position. Councilman Higginson moved to
6 approve ordinance, and Councilwoman Harris seconded the motion. Voting was unanimous with
7 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 **CONSIDER APPROVAL OF BOUNTIFUL CITY RESOLUTION 2015-01 DESIGNATING**
10 **THE POSITION OF BOUNTIFUL CITY FINANCE DIRECTOR AS A DEPARTMENT**
11 **HEAD AND CLARIFYING THE EDUCATION ALLOWANCE – MR. GARY HILL**

12 Mr. Hill stated that Resolution 2015-01 creates the City Recorder duties and clarifies the
13 educational program associated with it. Councilman Higginson moved to approve Resolution 2015-
14 01, and Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons
15 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

16
17 **CONSIDER APPOINTMENT OF SHAWNA ANDRUS AS THE BOUNTIFUL CITY**
18 **RECORDER AND TYSON BECK AS THE BOUNTIFUL CITY FINANCE DIRECTOR –**
19 **MR. GARY HILL**

20 Mr. Hill recommends the appointment of Shawna Andrus as Bountiful City Recorder and
21 Tyson Beck as Bountiful City Finance Director. Councilman Pitt moved to approve the
22 appointments, and Councilwoman Harris seconded the motion. Voting was unanimous with
23 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

24
25 Deputy City Recorder Heidi Voordeckers performed the swearing in of both Mrs. Andrus and Mr.
26 Beck.

27
28 Shawna Andrus and Tyson Beck made a few comments to Council, with Mayor Pro Tem Knight
29 thanking them and dismissing them for the night.

30
31 **CONSIDER APPROVAL OF ORDINANCE 2015-02 AUTHORIZING DAVIS COUNTY**
32 **ANIMAL SERVICES TO IMPOUND FERAL CATS – CHIEF TOM ROSS**

33 Chief Ross stated that this ordinance will allow Davis County Animal Services to impound
34 feral cats as previously discussed in Work Sessions. Councilwoman Harris requested the wording
35 within the ordinance be modified in order to delete the words “impounding...dealt with...” Deputy
36 City Attorney J.C. Ynchausti responded that where we are just adopting the state code, we can take
37 out those words in particular and just state that we “... are complying with state code.” Council
38 agreed to change wording to approve the ordinance. Councilwoman Harris moved to approve the
39 ordinance, and Councilman Higginson seconded the motion. Voting was unanimous with
40 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

41
42 **CONSIDER APPROVAL OF THE BOUNTIFUL CITY COUNCIL MEETING SCHEDULE**
43 **FOR 2015 – MR. GARY HILL**

44 Mr. Hill stated this is the annual approval of the City Council meeting schedule. Councilman
45 Pitt moved to approve the schedule, and Councilwoman Holbrook seconded the motion. Voting was
46 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

1 **CONSIDER PRELIMINARY AND FINAL APPROVAL FOR A COMMERCIAL 4-UNIT**
2 **CONDOMINIUM AT 1459 NORTH MAIN STRET, NATIONAL COMMERCIAL**
3 **PROPERTIES, DAVE CURTIS, APPLICANT – MR. CHAD WILKINSON**

4 Mr. Wilkinson stated that this is a follow-up item from a couple months ago. The applicant
5 would like four separate condominium units, with the correction of any red lines. Councilwoman
6 Holbrook moved to approve the preliminary and final plans, and Councilman Higginson seconded the
7 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt
8 voting “aye”.

9
10 **CONSIDER APPROVAL OF CONTRACT WITH NICKERSON COMPANY TO UPGRADE**
11 **EGGETT PUMP STATION FOR A TOTAL OF \$33,441 – MR. MARK SLAGOWSKI**

12 Mr. Slagowski reported that this particular pump is starting to pump 15% less than usual,
13 which requires a couple more hours of run time, costing us more over time. Several bids were
14 solicited, with Nickerson Company providing the best bid. The panels are working just fine and do
15 not need to be replaced at this time. Councilwoman Holbrook asked if we have worked with them
16 before. Mr. Slagowski said yes. Councilman Higginson asked if the brass impalers are worn out.
17 Mr. Slagowski responded that they get a good 25-30 years out of them, so no need to replace them
18 either. He continued that the pumps could be re-built, but the cost savings is not worth it. Council
19 appreciated Mr. Slagowski’s efforts to cover all aspects of this repair. Councilman Higginson moved
20 to approve the contract, and Councilwoman Harris seconded the motion. Voting was unanimous with
21 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

22
23 **CONSIDER APPROVAL OF CONTRACT WITH AMERICAN TESTING SERVICES IN**
24 **THE AMOUNT OF \$13,810 FOR STRUCTURAL ANALYSIS OF STOKER SCHOOL – MR.**
25 **PAUL ROWLAND**

26 Mr. Rowland stated the masonry walls of Stoker School are becoming unstable and a
27 structural analysis is needed to identify the repairs, if needed. The work has already been started,
28 with only two bids coming back. The full range of tests includes 78 tests. Based on initial testing,
29 we may or may not need to complete the full 78. Councilman Pitt inquired as to why the bids varied
30 so much. Mr. Rowland responded that they are the same tests and possibly uncertainty, because of
31 the possible 78 tests, could have been a factor. Councilman Higginson moved to approve the
32 contract, and Councilwoman Holbrook seconded the motion. Voting was unanimous with
33 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

34
35 **CONSIDER THE APPROVAL OF THE RE-APPOINTMENT OF SEAN MONSON TO THE**
36 **PLANNING COMMISSION – MR. CHAD WILKINSON**

37 Mr. Wilkinson explained that Mr. Monson is currently on the Planning Commission and his
38 appointment expired in July 2014. Councilman Higginson moved to approve the reappointment for a
39 term ending July 2018, and Councilwoman Holbrook seconded the motion. Voting was unanimous
40 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

41
42 **CONSIDER ACCEPTANCE OF THE 2014 BIENNIAL MODERATE INCOME HOUSING**
43 **REPORT AND AUTHORIZATION OF STAFF TO DISTRIBUTE THE REPORT AS**
44 **REQUIRED BY LAW – MR. CHAD WILKINSON**

45 This report is required by law every two years, stated Mr. Wilkinson. The city is reviewed on
46 how the report was implemented and any issues that were reported. The report is attached to the

1 Council packet, with some specific demographics reports as well. Councilman Pitt moved to approve
2 the report and Councilman Higginson seconded the motion. Voting was unanimous with
3 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

4
5 Mr. Gary Hill reminded all in attendance that the Council Retreat is February 5-6, 2015.
6 Councilman Pitt also reminded everyone that the Bountiful Davis Arts Center (BDAC) is currently
7 raising funds for a new piano. Councilman Higginson asked to when the BDAC will open. Mr. Paul
8 Rowland responded that the BDAC is scheduled to open February 19, 2015, with their first exhibit
9 opening approximately April 1, 2015. The elevator installation has delayed the actual move-in time,
10 but will not affect the first show. Councilwoman Holbrook made a motion to adjourn the meeting,
11 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons
12 Harris, Higginson, Holbrook, Knight and Pitt voting “aye”. The regular meeting of City Council was
13 closed at 8:10 p.m.

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John Marc Knight, Mayor Pro Tempore

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26 Shawna Andrus, City Recorder