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# Minutes of the BOUNTIFUL CITY COUNCIL

April 11, 2017 – 6:36 p.m.

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

Department Directors/Staff:

Police	Chief Tom Ross
Power Director	Allen Johnson
Recording Secretary	Nikki Dandurand

Excused:	Mayor	Randy Lewis
	Councilwoman	Beth Holbrook

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 – 6:36 p.m.**  
**Planning Conference Room**

Mayor Pro-Tem Higginson welcomed those in attendance and called the session to order at 6:36 p.m. Mr. Gary Hill started the discussion by stating that earlier this year the City Council decided to cancel the City Hall construction project and instead just develop the adjacent downtown plaza. The contract with VCBO (and EPG) for architectural services was cancelled, but only after they had designed two concepts for the plaza. The concepts were created with input from several meetings with the public, City staff and the Council. Staff would like direction from the Council on how to proceed with the plaza now that it has been determined to move forward it. One approach to move forward (and Staff’s recommendation) would be to use these two concepts as the starting point for the design process. Rather than start a design process from scratch, the concepts would provide the jumping-off point for a new process. An alternative approach could be to simply start over from the beginning. This would take longer and be more expensive, but would provide for fresh ideas. In either case, the City would use the company Qualtrics to solicit public ideas and hold multiple public meetings to work on the design. There are two basic issues that the Council needs to address in order to move forward with the plaza: (1) How far back in the design process to go, and (2) what to do with the soccer field where the city hall was to be constructed. Staff would also like direction on when to proceed with demolition of the Stoker School building.

The Council discussed the options and agreed to use the design concepts already presented. The Council also directed staff to make sure that the soccer field was included in the design; not to be replaced, but to make sure that it “fits in” with the plaza. Finally, the Council directed staff to proceed

1 with selecting a contractor to raze Stoker School. The Council also discussed how to communicate  
2 better with the residents using flyers, mailers and social media. Mr. Gary Hill said that more open  
3 houses will be scheduled and is hopeful that residents will be excited to move forward. Mayor Pro  
4 Tem Higginson asked how long it will take the University of Utah to remove their equipment. Mr.  
5 Hill replied they will start moving out the first week of May after the commemoration.

6  
7 **Regular Meeting – 7:05 p.m.**  
8 **City Council Chambers**  
9

10 Mayor Pro Tem Higginson called the meeting to order at 7:05 p.m. and welcomed those in  
11 attendance. Daniel Hoskins, Troop 992, led the Pledge of Allegiance; Rev. Jodi Bushdiecker,  
12 Bountiful Community Church, United Church of Christ, gave a prayer.

13  
14 **APPROVE MINUTES OF PREVIOUS MEETINGS FEBRUARY 28 & MARCH 28, 2017**

15 Mayor Pro Tem Higginson presented the minutes as printed. Councilman Pitt moved to  
16 approve the minutes and Councilwoman Harris seconded the motion. Councilpersons Harris and Pitt  
17 voted “aye”. Councilmen Knight and Higginson abstained.

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19 **COUNCIL REPORTS**

20 No reports were made.

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22 **BCYC REPORT**

23 No reports were made.

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25 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID MARCH 20 & 27,**  
26 **2017 AND THE FEBRUARY 2017 FINANCIAL REPORT**

27 Mayor Pro Tem Higginson presented the expenditures and asked for a motion to approve.  
28 Councilwoman Harris moved to approve the weekly expenditures and Councilman Knight seconded  
29 the motion. Councilpersons Harris, Knight and Pitt voted “aye”, Mayor Pro Tem Higginson  
30 abstained.

31  
32 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR DISPATCH CONSOLES IN THE**  
33 **AMOUNT OF \$57,437 – CHIEF TOM ROSS**

34 Chief Ross stated the dispatch consoles we currently have are over 20 years old and are worn  
35 out and damaged. Over the years as technology has advanced additional equipment has been added  
36 making the work areas cramped and constricted. The new consoles are designed to not only  
37 accommodate current equipment needs but are also capable of expanding to handle future needs as  
38 well. These consoles are also equipped with quick connect electronic adapters making it much easier  
39 and less expensive to remove and replace equipment going forward. A quote was received from  
40 Xybix, who is the Utah State bid contract provider for dispatch consoles, totaling \$57,437. This bid  
41 covers all installation and removal costs. Councilman Knight moved to approve the purchase and  
42 Councilman Pitt seconded the motion. Mayor Pro Tem Higginson asked Chief Ross if Fatpot  
43 Technologies will still be involved. Chief replied they would because they use them for other  
44 computer purposes. Councilpersons Harris, Knight and Pitt voted “aye”, Mayor Pro Tem Higginson  
45 abstained.

1 **CONSIDER APPROVAL OF THE PROPOSAL FROM ECI TO PROVIDE ENGINEERING**  
2 **SERVICES FOR THE PHASE 7 TRANSMISSION LINE REBUILD IN THE AMOUNT OF**  
3 **\$74,300 – MR. ALLEN JOHNSON**

4 Mr. Johnson stated to the Council that there is one section of transmission line in the lower  
5 loop that has not been rebuilt and reconducted. It is identified as Phase 7 and will require the  
6 replacement of fourteen poles between the Recreation Center and the Northwest Substation (which is  
7 located east of the Viewmont football field). This section will include four steel poles and ten wood  
8 poles. We have requested a proposal for engineering services for this phase from Electrical  
9 Consultants, Inc. (ECI). The Power Commission and Staff recommend the approval of the proposal  
10 from ECI to provide engineering services for the Phase 7 Transmission Line Rebuild for a total cost  
11 of \$74,300. Councilman Pitt moved to approve the proposal and Councilwoman Harris seconded the  
12 motion. Councilpersons Harris, Knight and Pitt voted “aye”, Mayor Pro Tem Higginson abstained his  
13 vote.

14  
15 Mr. Gary Hill stated to Mayor Pro Tem Higginson that he can vote on all the agenda items,  
16 unless he wishes to abstain.

17  
18 **CONSIDER APPROVAL OF A LOCAL SINGLE EVENT ALCOHOL PERMIT FOR ST.**  
19 **OLAF’S ON SATURDAY, MAY 13, 2017 – MR. CHAD WILKINSON**

20 Mr. Wilkinson stated this is a semi-yearly event for the church and has been done for many  
21 years. Councilman Knight made a motion to approve the permit and Councilman Pitt seconded the  
22 motion. Voting was unanimous with Councilpersons Harris, Knight, Pitt and Mayor Pro Tem  
23 Higginson voting “aye”.

24  
25 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF AN AMENDMENT TO THE**  
26 **SITE PLAN FOR RENAISSANCE TOWN CENTER LOCATED AT 1501 SOUTH**  
27 **RENAISSANCE TOWN CENTER – MR. CHAD WILKINSON**

28 Mr. Wilkinson stated that the applicant, Mr. Bruce Broadhead, requests an amendment to the  
29 site plan approved for “Pad A” (shown now as Lot 9) of the Renaissance Town Center Development.  
30 The current proposal includes two additional residential units bringing the total to 40 units and retains  
31 approximately 5,500 square feet of commercial space located on the street level originally approved.  
32 The applicant also proposes some changes to the building architecture including a revised  
33 architectural element at the northwest corner of the building. Councilman Knight asked if this  
34 building is located in the RDA district. Mr. Wilkinson replied yes. Councilman Pitt inquired how it  
35 compares with the new medical center across the street. Mr. Wilkinson replied the height of the new  
36 building will be a little taller, but with significant setbacks. Councilman Knight made a motion to  
37 approve the preliminary and final amendment and Councilwoman Harris seconded the motion.  
38 Voting was unanimous with Councilpersons Harris, Knight, Pitt and Mayor Pro Tem Higginson  
39 voting “aye”.

40  
41 **CONSIDER AFFIRMING THE PLANNING COMMISSION RECOMMENDATION OF**  
42 **DENIAL OR SCHEDULING A PUBLIC HEARING TO CONSIDER A ZONING TEXT**  
43 **AMENDMENT TO SECTION 14-16-107 (c) TO ALLOW CONCRETE IN PARK STRIPS**  
44 **ALONG CERTAIN STATE MAINTAINED ROADS IN BOUNTIFUL, MICHAEL WILLEY,**  
45 **NATHAN PLUMMER ET AL., APPLICANTS – MR. CHAD WILKINSON**

1 Mr. Wilkinson stated a group of residents and property owners along 400 North have asked  
2 that the City consider amending the Land Use Ordinance to allow for concrete in park strips under  
3 limited circumstances. The Planning Commission recommends denial by a vote of 5-1 (one  
4 Commission member was absent), and as a result the proposal comes to the Council with a negative  
5 recommendation. Section 14-2-205 (G) of the Bountiful Land Use Ordinance stipulates that the City  
6 Council shall determine if a public hearing should be held on an ordinance text amendment. The  
7 Council may choose to concur with the Planning Commission on an unfavorable recommendation, or  
8 to hold a public hearing to consider the proposed amendment. Concurrence with an unfavorable  
9 recommendation of the Planning Commission constitutes denial of the application and no public  
10 hearing is held by the Council on the item. Staff recommended denial of the proposal to the Planning  
11 Commission based on several factors. Allowing hardscape to the curb puts pedestrians closer to the  
12 traffic. After review of options requested by the Commission staff has concerns over consistency of  
13 materials, uniformity in installation, and long term maintenance of hardscape alternatives such as  
14 pavers.

15 Councilman Pitt asked why the residents/property owners were making the request. Mr.  
16 Wilkinson stated it is for safety and maintenance. Mayor Pro Tem Higginson recapped what the  
17 Planning Commission reviewed and their final recommendation to the Council. Councilwoman  
18 Harris asked if there would be a zoning change to affect this request. Staff replied that no zone  
19 changes will be made. Councilwoman Harris asked staff what options are available to residents if  
20 this request is denied. Mr. Wilkinson stated that Xeriscaping is always an option and the current code  
21 lists irrigation and vegetation requirements. Councilman Knight made a motion to affirm the denial  
22 by the Planning Commission for this item and Councilman Pitt seconded the motion. Councilpersons  
23 Knight, Pitt and Mayor Pro Tem Higginson voted “aye” and Councilwoman Harris voted “nay”. This  
24 motion was passed with a 3-1 vote.

25  
26 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF MONCUR SUBDIVISION**  
27 **LOCATED AT 1184 NORTH 400 EAST – MR. PAUL ROWLAND**

28 Mr. Rowland stated Ms. Renee Moncur is requesting preliminary and final approval of the  
29 Moncur Subdivision. This two lot subdivision proposes to split the existing residential property at  
30 1184 North 400 East. The property is currently occupied by a single home which will end up on one  
31 lot and a detached garage which is located on the other proposed lot. Both lots have more than the  
32 required frontage for lots in the R-4 Zone. Bountiful Code does not allow an accessory structure on a  
33 lot without a primary use. As such, the existing detached garage will be located on the new lot  
34 without a house and will have to be removed if a primary structure (house) is not constructed within a  
35 relative short amount of time. If a new home permit has not been applied for within three months of  
36 the plat recordation date, the garage will have to be removed. The Planning Commission reviewed  
37 the request on April 4, 2017, and recommended preliminary and final approval of Moncur  
38 Subdivision with the following conditions:

- 39 1. Provide a current title report.
- 40 2. Make all necessary red line corrections.
- 41 3. Pay all fees.
- 42 4. Remove the detached garage from lot 2 if a new home permit application has  
43 not been issued within three month of the recording date of the plat.
- 44

45 Councilwoman Harris asked if the homeowner agreed with the conditions. Mayor Pro Tem  
46 Higginson responded the applicant was gracious in her response. Councilwoman Harris made a

1 motion to approve the preliminary and final subdivision and Councilman Pitt seconded the motion.  
2 Voting was unanimous with Councilpersons Harris, Knight, Pitt and Mayor Pro Tem Higginson  
3 voting “aye”.  
4

5 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 1060 SOUTH 1650 EAST AND**  
6 **AUTHORIZING THE MAYOR TO SIGN THE RELEASE DOCUMENT – MR. PAUL**  
7 **ROWLAND**

8 Mr. Rowland stated that as the result of a lot line adjustment, Mr. Kevin Hunt is requesting an  
9 easement release on behalf of the homeowner in order to provide unencumbered ground for an  
10 addition to the home on the property. A new easement along the property line in the adjusted  
11 location has been provided by the two abutting property owners. Councilwoman Harris made a  
12 motion to approve the easement release and Councilman Knight seconded the motion. Voting was  
13 unanimous with Councilpersons Harris, Knight, Pitt and Mayor Pro Tem Higginson voting “aye”.  
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15 Councilman Knight made a motion to adjourn the regular session of City Council, Voting was  
16 unanimous with Councilpersons Harris, Knight, Pitt and Mayor Pro Tem Higginson voting “aye”.  
17 The regular session of the City Council was adjourned at 7:45 p.m.  
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Mayor

  
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City Recorder