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**Minutes of the
BOUNTIFUL CITY COUNCIL
May 28, 2019 – 5:30 p.m.**

Present: Mayor Randy Lewis
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight, Chris Simonsen
City Manager Gary Hill
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Power Director Allen Johnson
IT Director Alan West
Parks Director Brock Hill
Finance Director Tyson Beck
Asst. City Planner Curtis Poole
Recording Secretary Maranda Hilton

Official notice of the City Council Meeting was given by posting an Agenda at the temporary City Hall locations (805 South and 150 North Main Street) 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.

Site Visit – 5:30 p.m.
Downtown Plaza

Work Session – 6:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 6:28 p.m. and welcomed those in attendance, then turned the time over to Ms. Beth Holbrook from the UTA.

UTA SERVICE SUMMARY & CHOICES PRESENTATION – MS. BETH HOLBROOK

Ms. Beth Holbrook spoke to the Council about the Utah Transit Authority (UTA) and how great it is to work so closely with the Utah Department of Transportation (UDOT) to bring about good changes for the future of Utah’s transit and transportation.

Ms. Laura Hansen, UTA Planning Director, spoke about some of the issues UTA faces when deciding where to place transit routes, especially buses. “Coverage vs Ridership” are the main strategic decisions that must be made. There is currently an online survey they hope everyone will take that helps with the decision of where to place their resources and provide a better service to Bountiful residents.

Mr. Hal Johnson talked about the Davis-SLC Connector Bus Rapid Transit (BRT) route that is coming to South Davis County. In Bountiful, this route will run along Main Street.

The work session of the City Council was adjourned at 6:59 p.m.

Regular Meeting – 7:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 7:01 p.m. and welcomed those in attendance. Mr. Brock Hill led the Pledge of Allegiance and Mr. Bob McKenzie, Bountiful Community Church

1 councilmember, offered a prayer.

2
3 **PUBLIC COMMENT**

4 The public comment section was opened at 7:05 pm.

5
6 Mr. Thomas Rogers (Meadows Apartments) wanted to update the Council on the Meadows
7 Apartment fire. Channel 4 News did an interview about it the previous night. So far there has not been
8 any progress made, and he is desperate to get closure on this case. It is starting to garner national attention
9 and we do not want Bountiful to look bad.

10 Dr. Velsing / Ms. Katie Wagner (Mill Street) Since Creekside Park has opened, speeding on Mill
11 Street has become a big problem, as well as decreased visibility due to cars being parked along both sides
12 of the street. They are concerned with how children will be able to get across the road safely to the park.
13 Are there plans for more crosswalks or speed limit signs to be installed? The police have been out there
14 giving speeding tickets as much as they can, but it has not solved the problem.

15
16 The public comment section was closed at 7:10 pm.

17
18 **APPROVE MINUTES OF PREVIOUS MEETING HELD MAY 14, 2019**

19 Councilman Simonsen made a motion to approve the minutes as printed and Councilwoman
20 Bradshaw seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
21 Knight and Simonsen voting “aye”.

22
23 **COUNCIL REPORTS**

24 Councilwoman Bradshaw said she visited the new ice cream shop on Main Street (Blacksmith Ice
25 Cream Co.) and it was excellent. She also is excitedly following the progress being made on the new dog
26 park.

27 Councilman Simonsen reported that the Veteran’s Park kickoff was well-attended and very
28 successful.

29 Councilman Knight also said he is eagerly awaiting the opening of the dog park, which should be
30 mid-June.

31 Councilman Higginson thanked those who helped make the Chalk Art Festival a success, and in
32 two weeks the Coats for Kids Car Show will be happening.

33
34 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES >\$1,000 PAID MAY 6 & 13, 2019**

35 Councilman Higginson made a motion to approve the weekly expenditures and Councilman
36 Knight seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
37 Knight and Simonsen voting “aye”.

38
39 **CONSIDER APPROVAL OF THE PURCHASE OF HP NIMBLE STORAGE EQUIPMENT**
40 **FROM NETWIZE IN THE AMOUNT OF \$35,276 – MR. ALAN WEST**

41 Mr. Alan West, IT Director, presented to the Council that as data use has been analyzed
42 throughout the City, it was found that there was not enough capacity to safely back-up all of the City’s
43 data, specifically the police body cam and car videos. This can be resolved by purchasing a new storage
44 rack with the help of several City Departments. They recommend the HP Nimble for this job.

45 Councilwoman Harris made a motion to approve the purchase and Councilman Higginson
46 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight and
47 Simonsen voting “aye”.

1 **CONSIDER APPROVAL OF RESOLUTION 2019-03 FURTHER APPROVING THE COUNTY**
2 **CDBG PROGRAM INTERLOCAL COOPERATION AGREEMENT WHICH COVERS FISCAL**
3 **YEARS 2020, 2021 AND 2022 – MR. GARY HILL**

4 Mr. Hill presented Resolution 2019-03 to the Council. Adoption of this resolution makes
5 Bountiful City eligible for federal Community Development Block Grant Funds if it qualifies. These
6 funds are used to improve infrastructure in lower income areas.

7 Councilwoman Bradshaw made a motion to approve Resolution 2019-03 and Councilwoman
8 Harris seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
9 Knight and Simonsen voting “aye”.

10
11 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW DOUBLE BUCKET TRUCK FROM**
12 **ALTEC INDUSTRIES INC. IN THE AMOUNT OF \$255,430 – MR. ALLEN JOHNSON**

13 Mr. Johnson presented a request from the Power Department to purchase a new double bucket
14 truck. This truck could be used to work on the taller high voltage power lines as well as the shorter low
15 voltage lines, and is expected to be in use for 15-19 years. Altec was not the lowest bidder on this item,
16 but Mr. Johnson recommends the purchase from them because they have a service location in Salt Lake
17 City, and the City’s employees are already familiar with Altec design and controls.

18 Councilman Knight made a motion to approve the purchase of a new truck and Councilman
19 Simonsen seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
20 Knight and Simonsen voting “aye”.

21
22 **CONSIDER APPROVAL OF THE PURCHASE OF NEW BATTERY BANKS FROM GNB**
23 **INDUSTRIAL POWER IN THE AMOUNT OF \$22,630 FOR THE TITAN GENERATORS – MR.**
24 **ALLEN JOHNSON**

25 Mr. Johnson presented that in the process of testing the existing batteries on the Titan generators
26 at the power plant, they found that the time has come for them to be replaced. He requested approval to
27 purchase new battery banks from GNB Industrial Power.

28 Councilman Knight made a motion to approve the purchase from GNB Industrial Power and
29 Councilwoman Harris seconded the motion. The motion passed with councilmembers Bradshaw, Harris,
30 Higginson, Knight and Simonsen voting “aye”.

31
32 **CONSIDER AWARDING THE CONTRACT FOR THE 200 NORTH RECONSTRUCTION TO**
33 **ADVANCED PAVING – MR. LLOYD CHENEY**

34 Mr. Cheney presented to the Council that this summer 200 North between Main Street and 400
35 East will be reconstructed. Four bids were received and the low bidder is the company who did the 300
36 North reconstruction project last year, so the Engineering Department feels confident in Advanced
37 Paving’s ability to do a good job and to work well with the Department on this project.

38 Councilman Higginson made a motion to award the contract to Advanced Paving and
39 Councilwoman Bradshaw seconded the motion. The motion passed with councilmembers Bradshaw,
40 Harris, Higginson, Knight and Simonsen voting “aye”.

41
42 **CONSIDER APPROVAL OF ORDINANCE 2019-02 PROHIBITING THE DISCHARGE OF**
43 **FIREWORKS EAST OF DAVIS BOULEVARD – MR. CLINTON DRAKE**

44 Mr. Drake presented Ordinance 2019-02 to the Council that would prohibit the use of fireworks
45 east of Davis Blvd. The restrictions are the same as have been presented to Council the previous two
46 years. It is based on an evaluation and recommendation of Chief Basset (South Davis Metro Fire District)
47 to help protect the City. Approval of this Ordinance will be accompanied by signage clearly marking

1 where fireworks are prohibited. Wording in the Ordinance will be changed from “23rd of July” to
2 “Handcart Days”.

3 Councilwoman Bradshaw made a motion to approve Ordinance 2019-02 and Councilman
4 Higginson seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson,
5 Knight and Simonsen voting “aye”.

6
7 **CONSIDER FINAL SITE PLAN APPROVAL FOR TOWNS ON SECOND LOCATED AT 393**
8 **WEST 200 NORTH – MR. CURTIS POOLE**

9 Mr. Curtis Poole presented the final site plan for Towns on Second to the Council. Since the
10 Council saw the preliminary plans in February there have been changes made to the parking in order to
11 incorporate more open/green spaces, windows have been added on the side facing 200 North Street, and
12 the exterior has been given more articulation with brick and patios being added. The five separate parcels
13 of land involved in this plan will need to be consolidated before it can be built as well. The final site plan
14 meets all design and building standards and the Planning Commission recommends approving it with the
15 requested changes.

16 Councilman Higginson made a motion to approve the final site plan Councilwoman Bradshaw
17 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight and
18 Simonsen voting “aye”.

19
20 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2019-05 TO CHANGE THE**
21 **ZONING DESIGNATION FOR APPROXIMATELY 15.5 ACRES FROM C-G/PUD AND MXD-**
22 **PO TO MXD-R, LOCATED AT 1520, 1650 AND 1750 SOUTH MAIN STREET AND 1512, 1551,**
23 **1560 AND 1580 RENAISSANCE TOWNE CENTER – MR. CLINTON DRAKE**

24 Mr. Drake presented information about the history of the Renaissance site, stating that it has been
25 vacant for almost 20 years when it was rezoned at which time height and setback restrictions were
26 waived. The proposed zoning changes to MXD-R (mixed-use residential), if approved, would include a
27 multi-family unit that is 20’ taller than existing buildings on the site, but the site would again have height
28 and setback restrictions. He advised the Council that their responsibility consider the general plan, the
29 location of the site, surrounding uses and determine if this is the right location for the proposed
30 development and whether it promotes the objectives and purposes of the zoning ordinances of Bountiful
31 City. There has recently been pressure from the State to develop and build more housing in our cities.
32 Main Street on the East side of the site will be the future route of the UTA BRT bus route, making it an
33 ideal place to have residences. A traffic and parking study has been completed, and the plan has sought to
34 mitigate any parking issues by using a shared parking system.

35 Mr. Drake then turned time over to the developers and designers to talk about design standards.

36 Mr. Dave Harris, EPG Design, presented some of the amenities that have been planned for the
37 project; some of these include street trees and extensive landscaping, a park with space for small events
38 and food trucks, decorative crosswalks, a lot of outdoor seating, street lighting, office/retail amenity
39 spaces with either play structures, a splash pad or shaded seating. There will be a pool and lounge area for
40 one of the apartment buildings, and a BBQ patio area above street level for the other building. There will
41 be artwork and outdoor seating at the main entrances to the site, and vertical landscaping and benches
42 used to screen parking from the neighboring homes.

43 Mr. Steve McCutchan, Civil Science, talked about how they approached the architecture for this
44 project. From the very beginning, as can be seen from the existing structures on site, this has been
45 designed as an urban feeling project, as opposed to the traditional neighborhood feel of downtown Main
46 Street. The planned buildings will keep that style and be designed to match and correspond with the
47 existing structures.

1 Mr. Drake then spoke briefly about the fire regulations of the proposed buildings and said that if
2 the changes were approved, each building will still be required to be brought before them for review and
3 approval before it is built.

4 The Mayor then opened the Public Hearing at 8:16 pm.
5

6 Vince Humphries (101 W 1400 S) stated he is excited for this plot to be developed, and wonders
7 if this first option should be accepted or wait and see if there is a better plan that comes along. He
8 asked if traffic signals will be installed at either end of the plot to help mitigate traffic issues that
9 arise from development, and asked if the Maverick gas station on the corner will be leaving.
10

11 Jennifer Scott (130 W 1400 S) asked how many housing units were being built (330 new units),
12 and emphasized that it would then likely mean 660 cars being at that location.
13

14 Judy Noorda (1609 S 200 W) stated she is very concerned with the number of cars it will bring to
15 the surrounding streets, especially because many children cross those streets to get to and from
16 Bountiful Elementary each day. She feels Main Street is already too busy and has too many cars
17 continuously parked along both sides of it, so adding another 300 or more cars is a concern.
18

19 Brandy Childs (255 W 1700 S) stated her two main concerns are the amount of increased traffic
20 on Main Street, and how many parked cars there will be on Main Street. She feels it is already a
21 big problem and adding this many housing units will only make less safe. Adding a BRT stop on
22 the North corner of the lot will increase the number of cars parked in front of her house as well.
23 She is concerned with the height of the proposed buildings and does not want the view from her
24 home to be “industrial”. She had hoped the style of the buildings would match the rest of
25 Bountiful.
26

27 Larissa Humphries (1400 S 101 W) asked how many total parking spots are planned.
28

29 Brad Crawberger (1800 S) stated that he agrees with those concerned about parking and traffic
30 increases to the area. He is also concerned about whether or not the local schools can handle an
31 increase in the number of students that high density housing would bring to the area. He is glad to
32 see Five Points be developed though as it has been a long time coming.
33

34 Ron Mortensen (583 Chelsea Drive) asked what the expected demographic of the new residents is
35 (families or single people), what the rental costs will be (affordable or high end), and what size
36 the apartments will be.
37

38 The Mayor then closed the Public Hearing at 8:33 pm and turned the time back to Mr. Bryson to
39 address some of the questions and concerns.

40 Mr. Bryson answered questions about adequate parking, traffic signal improvements, the
41 aesthetics of the project to the surrounding neighborhood, housing demographics, potential school
42 impacts, Maverick’s tenancy, and the size and affordability of the units,
43

44 Councilmembers asked Mr. Bryson about additional parking stall locations, the timing and
45 phasing of the entire project, the current traffic numbers along adjacent streets, the proposed layout of the
46 tallest buildings, the potential hours of operation of restaurants on site, RDA tax breaks available to the
47 developer, and how much revenue this development is expected to contribute to the City’s economy. Mr.
Bryson answered their questions one-by-one.

1 Councilman Higginson spoke about the project, saying that as the plans have been developed with
2 the Planning Commission guiding it, they have tried to make sure most of the traffic will not be using
3 Main Street to access the site, that the taller buildings will have setback rules that place them in the
4 middle of the project and not right on the street, and that it will be a safe and beautiful place for
5 pedestrians with many good amenities. Utah has a housing crisis, and although he does not like the idea of
6 high density housing, he hopes it will help alleviate the problems there are finding housing in Bountiful
7 for “our children”. He hoped that the families that move into these apartments as friends and neighbors
8 can be accepted; they will patronize our businesses and help everyone succeed. He hopes the new project
9 will become a place residents will love to visit to eat and shop as well. He commended the developers for
10 the time they spent making this project as low impact and as appealing as possible.

11 Councilwoman Bradshaw agreed that she is excited to see this land developed; for 20 years it has
12 been sitting vacant, not generating any revenue or sales tax for the City. She is happy that after 20 years
13 something was finally that the property owner feels will work for this land, and to have places to eat and
14 shop.

15 The Mayor thanked everyone for their respectful comments and concerns. He then looked for a
16 motion to approve the zone changes. Councilman Higginson made a motion to approve Ordinance 2019-
17 05 and Councilman Knight seconded the motion. The motion passed with councilmembers Bradshaw,
18 Harris, Higginson, Knight and Simonsen voting “aye”.

19
20 **ADJOURN**

21 Councilman Higginson made a motion to adjourn the regular session and Councilwoman
22 Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Knight and
23 Simonsen voting “aye”.

24
25 The regular session of City Council was adjourned at 9:11 pm.



Mayor



City Recorder