

Minutes of the
BOUNTIFUL CITY COUNCIL
October 25, 2022 – 5:00 p.m.

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 Journal and Standard Examiner.

Work Session – 5:00 p.m.
City Hall

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	Planning Commissioners	Lynn Jacobs (Chairman), Jim Clark, Sean Monson, Krissy Gilmore
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga
	Asst City Planner	Nicholas Lopez
	Senior Planner	Amber Corbridge
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 5:06 p.m. and welcomed those in attendance.

JOINT MEETING WITH THE PLANNING COMMISSION ABOUT GENERAL PLAN – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga thanked everyone for their support as the City goes through the process of updating the General Plan. He explained that this is the second of four scheduled joint meetings between the City Council and the Planning Commission. He turned the remainder of the meeting over to Mr. Joe Moss and Ms. Olivia Cvetko of Logan Simpson Design.

Mr. Moss gave an overview of the process, explaining that they have completed Phase I and are rolling into Phase II. They did a public kickoff and began formulating existing conditions in Bountiful. They also held one-on-one interviews with residents and held steering committee meetings. Phase II will include even more public input and will start the community visioning process. Phase III will be when they draft the plan, getting input from the Planning Commission and the City Council along the way.

Ms. Cvetko reviewed the results of the first public survey they did and said the response rate was fairly impressive; 370 responses in a wide range of age groups. They also held 25 stakeholder interviews and they talked to people at the farmers market and food truck events. They took all the information, organized it, and then took it to the steering committee to help make sense of it. Now they are bringing it to the Council and the Planning Commission for further refinement.

Ms. Cvetko explained some of the recurring themes from public input regarding what residents would like to preserve about Bountiful and what it would like to see change in Bountiful. She said residents love the small-town feel, Main Street, local businesses, historic buildings, open

1 space, easy access to the mountainside and recreation, and affordable neighborhoods. Residents
2 would like to see more recreation and open space, a better downtown scene, more pedestrian and bike
3 infrastructure, and better retail and restaurant options.

4 Based on these answers, the steering committee came up with a vision statement to help guide
5 the principles of the plan moving forward. They put up a new visioning survey today which will ask
6 questions about future land use and opportunities and also asks residents how much the vision
7 statement resonates with them.

8 The Planning Commission and City Council discussed the components of the vision statement
9 and made changes as a group. They talked about Bountiful's position as the "anchor" of South Davis
10 County, and that although they want to bring people here to shop, recreate and dine, Bountiful is not
11 an aspiring tourist destination beyond our immediate neighbors. They discussed that access to our
12 "mountain backyard" and our friendly and loving community are what really set Bountiful apart from
13 other cities.

14 Ms. Cvetko presented more data from the survey that showed a desire for more family-sized
15 rental housing. The Council and Commission discussed this "gap" in the types of available housing in
16 Bountiful and how to encourage the development of more housing types. Councilmember Bradshaw
17 said she feels there are not enough opportunities for young families to own their own apartment,
18 condo or townhome. If people can own a townhome, it allows them to build equity that helps them
19 move up and into their next home when the time comes. Ms. Cvetko said she would research current
20 practices for helping zone for and encourage those housing types.

21 Mr. Moss explained some of the next steps in the process and said that the next public
22 outreach workshops are scheduled to be during the holidays, according to the original schedule, so
23 they are trying to figure out the best way to handle that. Councilmember Bradshaw advised not
24 holding it during the holidays, that it is too important to not do right, and the Council and
25 Commission agreed. Ms. Cvetko said they will figure out the best way, perhaps holding online input
26 in December and the in-person workshops in January. They will gather input at the Trick-or-Treating
27 on Main Street event as well.

28 Ms. Cvetko added that they have a downtown redevelopment specialist on their team who will
29 be focusing on ideas for Main Street, and they also have an active transportation consultant they will
30 be working with for that portion of the plan.

31 Mr. Moss added that they will be working with the City Engineer to discuss the vision for the
32 master water plan and to document it. The General Plan requires that we state all water sources and
33 give estimated projections of future water needs.

34 Councilmember Price-Huish asked about addressing the rehabilitation of 500 South. Mr.
35 Moss said that it was definitely a big concern for residents, and they will be addressing it as part of
36 the plan update.

37 Councilmember Higginson asked if traffic calming measures were actually requested by
38 residents. Mr. Gary Hill explained that many people requested safer streets and pedestrian and bike
39 safety infrastructure and that he and Mr. Astorga chose to word it in a way that helped show people
40 the balance between safety and traffic flow.

41 Mr. Jacobs explained some of the industry standards in the traffic safety world and said that
42 many people disagree with how speed limits are determined. He added that speed limit signs have
43 little impact compared to the design of the road when it comes to how fast cars travel down a street.
44 He also said that traffic signals make a bigger impact on how well traffic flows than the speed limit.
45 He said he feels Bountiful needs to design a network for pedestrians and cyclists first, and then find a
46 way to get people to the network. But the City does not currently have a network and the network

1 needs to come first. Councilmembers Bell and Price-Huish and Commissioner Gilmore agreed that
2 pedestrian and bike infrastructure needed to improve.

3 Councilmember Higginson voiced his concern about following Salt Lake City’s
4 example in this area. Councilmember Bradshaw agreed but said there are some things the City could
5 take from their “playbook” and some things that should definitely be left out. The Councilmembers
6 and Commissioners agreed.

7 Mr. Astorga presented a revised vision statement, and the Councilmembers and
8 Commissioners revised it further. Ms. Cvetko assured them they could still work on this throughout
9 the process and that they would take this back to the steering committee as well.

10 Mayor Harris thanked everyone for being there and thanked Mr. Moss and Ms. Cvetko for
11 their great work.

12
13 The meeting ended at 6:48 p.m.

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16 **Regular Meeting – 7:00 p.m.**
17 **City Council Chambers**

18
19 Present: Mayor Kendalyn Harris
20 Councilmembers Mille Segura Bahr, Jesse Bell, Kate Bradshaw, Richard
21 Higginson, Cecilee Price-Huish
22 City Manager Gary Hill
23 City Attorney Clinton Drake
24 Planning Director Francisco Astorga
25 Finance Director Tyson Beck
26 Power Director Allen Johnson
27 Parks Director Brock Hill
28 Streets Director Charles Benson
29 Recording Secretary Maranda Hilton
30

31 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

32 Mayor Harris called the meeting to order at 7:01 p.m. and welcomed those in attendance. Mr.
33 Nick Wadsworth led the Pledge of Allegiance and Rev. Robin S. Swope, Bountiful Community
34 Church, offered a prayer.
35

36 **PUBLIC COMMENT**

37 The public comment section was opened at 7:03 p.m.
38

39 Mr. Gary Davis (2814 South 500 West) said that he attended the joint work session and
40 commented that the Council will have some tough decisions to make about the general plan. He
41 advised that balance was a good thing to discuss. He also said that he has a big issue with the term
42 “affordable housing”, because he feels it is not that big of a problem, due to the fact that it seems
43 most housing is currently occupied, which means it can be afforded by someone. He asked if we want
44 more housing or if we want open space.
45

1 Mr. Nick Wadsworth said he just wanted to say hello to the Council and that he wants to be
2 more involved in these meetings in the future. He said he has a Facebook Live called Nick
3 Wadsworth on Life Adventures
4

5 The public comment section was closed at 7:06 p.m.
6

7 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON OCTOBER**
8 **11, 2022**

9 Councilmember Bradshaw made a motion to approve the minutes with the following
10 corrections, replacing the words “Planning Commission” with “City Council” on page 3, Line 9.
11 Councilmember Bell seconded the motion. The motion passed with Councilmembers Bahr, Bell,
12 Bradshaw, Higginson and Price-Huish voting ‘aye.’
13

14 **COUNCIL REPORTS**

15 Councilmember Bahr did not have a report.

16 Councilmember Price-Huish mentioned the General Plan update is underway and encouraged
17 everyone to become involved and take part in the public input process.

18 Councilmember Bell reported that the BCYC held a very well-attended Pumpkin Walk last
19 Saturday at North Canyon Park. He also reported that the CERT program is looking for volunteers to
20 help with the mock disaster on November 5th from 9:00 a.m. – 12:00 p.m. Any interested persons
21 should contact Mr. Richard Watson of the Bountiful Community Service Council or go to the CERT
22 website.

23 Councilmember Bradshaw reported that Lakeview Hospital is holding their Drug Take-Back
24 event on Saturday, October 29th from 10:00 a.m. to 2:00 p.m. Residents can drop off medicines and
25 drugs for safe disposal, and there will also be a drive-through option on the east side of the hospital.
26 More information can be found on the City and hospital websites and social media pages. She also
27 reported that the SDRD Board met yesterday and began working on the budget process, specifically
28 going over revenues. At the next meeting they will look at expenses. Their budget will be adopted in
29 December. She also asked Councilmember Higginson if he would give the Council an update about
30 the Fiber RFP.

31 Councilmember Higginson asked Mr. Gary Hill if he would give the Council a fiber update.
32 Mr. Hill said that the Fiber committee met last week and is finalizing the selection criteria for the
33 RFP and hope to distribute it Monday or Tuesday of next week.

34 Councilmember Higginson asked Mr. Allen Johnson to please give a brief update of the
35 resource news from the Power Commission meeting when he presents his agenda item.
36

37 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID OCTOBER**
38 **3 & 10, 2022**

39 Councilmember Price-Huish made a motion to approve the expenditures paid October 3 & 10,
40 2022 and Councilmember Higginson seconded the motion. The motion was approved with
41 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
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44

1 **HONORING THE LATE MR. CHRISTIAN COSTLOW FOR DOING BUSINESS IN**
2 **BOUNTIFUL AS THE OWNER OF GREAT WESTERN E-BIKES – MAYOR KENDALYN**
3 **HARRIS**

4 Mayor Harris welcomed the Costlow family and asked Councilmember Bradshaw to offer her
5 comments first.

6 Councilmember Bradshaw explained that she met Mr. Costlow (Christian) last year when she
7 was attempting to organize a showcase of Bountiful’s trail projects for State recreation leaders and
8 others. She reached out to Christian for e-bikes, and he donated bikes for the group to use and joined
9 the ride and added greatly to the conversation that day. As a result of that ride, the City was awarded
10 a grant to help with trails projects. Councilmember Bradshaw explained that she reached out to
11 Christian a second time as she was organizing another, larger ride, and he generously offered the use
12 of his bikes again and would not accept payment for them. She said she appreciated his generosity
13 and his shared love of mountain biking and the trails. She said she was sad that he was unable to join
14 the second ride and thanked his amazing staff who helped with the event despite the fact that they
15 were dealing with mourning his passing. She said it was an awesome thing to know a business owner
16 who was so willing to give back and support his community.

17 Mayor Harris said that she really loved going into Christian’s shop; he always had a big smile
18 on his face, and he was interested in getting to know you, not just in selling you something. She
19 quoted his obituary, which said, “making memories was a principle he lived by” and she appreciated
20 that he was a friend to all. She thanked his parents for raising a wonderful son who truly contributed
21 to the community.

22 Mayor Harris led a round of applause and presented Christian’s parents with a certificate of
23 appreciation in his honor. She invited his parents to speak.

24 Mr. Costlow expressed his appreciation of the Council’s recognition of Christian and his
25 willingness to support his community. He explained that Christian had passion for his business and
26 that he loved Bountiful and had made many friends here despite only having his shop for a short time.
27

28 **CONSIDER APPROVAL OF THE PURCHASE OF WASHINGTON PARK PLAYGROUND**
29 **EQUIPMENT FROM SONNTAG RECREATION IN THE AMOUNT OF \$150,000 – MR.**
30 **BROCK HILL**

31 Mr. Brock Hill explained that staff reached out to suppliers in the area for playground
32 equipment for Washington Park and, after evaluating the three bids, they believe the offer from
33 Sonntag will be the best option. He said that staff considered availability, quality, specific play
34 elements and the value of the play equipment, noting that data gathered from public outreach for
35 Washington Park indicated residents prefer a large structure that allows many children to play at one
36 time. Mr. Hill explained that he has worked with Sonntag in the past and feels they will be the most
37 responsive from a customer service aspect.

38 Councilmember Bahr said she liked the variety in Garret’s bid best and said she was
39 concerned that Sonntag’s quote did not have line items included. Mr. Brock Hill answered that he
40 asked Sonntag about that, and based on their working relationship, he feels confident that Sonntag
41 will deliver everything the City asks for. He said that he has had difficulty in the past getting what he
42 needed from Garret. Councilmember Bahr said she liked the zipline element from Garret’s quote and
43 knows that the zipline at Deer Hollow Park gets a lot of use. Mr. Brock Hill said that staff will take
44 that into consideration while working with the selected supplier.

45 Councilmember Price-Huish said she appreciated staff taking the time to gather public input
46 and try to implement the wishes of the residents, even if that means fewer elements in total. She

1 asked Mr. Brock Hill about the engineered surfacing being a separate purchase. Mr. Brock Hill
2 explained that the City plans to contract directly with the supplier to save money.

3 Mr. Brock Hill explained that staff and the contractors have been finding ways to save money
4 throughout the process which enabled them to purchase a larger playground. He also said that they
5 would have to take something out to stay in budget with the proposal from Garret.

6 Councilmember Bell made a motion to approve the purchase of the playground equipment
7 from Sonntag and Councilmember Price-Huish seconded the motion.

8 Councilmember Price-Huish asked about the circle sidewalk shown in the Sonntag rendering
9 that was not included in the others. Mr. Brock Hill answered that the other bidders had earlier designs
10 from which they created their renderings, but Sonntag received a copy of the early master plan
11 design, which included a round sidewalk. However, cost saving measures were applied after that
12 design, and the actual site will have a straight sidewalk there.

13 The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-
14 Huish voting “aye.”

15
16 **CONSIDER APPROVAL OF THE PURCHASE OF 48 TRANSFORMERS FROM ANIXTER**
17 **POWER SOLUTIONS IN THE AMOUNT OF \$129,264 – MR. ALLEN JOHNSON**

18 Mr. Allen Johnson explained that there is a national shortage of transformers, so they are
19 trying to take advantage of an opening for supplies from Anixter. These transformers will not be
20 delivered until next summer, but what happened in Florida is pushing back delivery times even more
21 than usual, and these transformers will be put into inventory and used as needed.

22 Councilmember Price-Huish asked how many transformers are typically used or replaced
23 every year. Mr. Johnson said that 50-60 transformers is typical. So, this order represents almost a
24 year’s worth of inventory, which will be nice to have on hand.

25 Councilmember Higginson made a motion to approve the purchase of the 48 transformers
26 from Anixter and Councilmember Bradshaw seconded the motion. The motion was approved with
27 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

28 Mr. Johnson then gave an update on power resources as requested by Councilmember
29 Higginson. He explained that resources are still low and costs are being driven up further, due to the
30 fire in Lila Canyon Mine and the second year of the Colorado River Storage Project (CRSP)
31 emergency order. The San Juan project is no longer burning coal, but the renovation project is being
32 held up by litigation now. He said producing power from natural gas at the power plant does not
33 make financial sense, although they may just have to do it anyway. The good news is that the Red
34 Mesa solar project is set to start production in February 2023. The Steel solar project is being delayed
35 another three months, due to issues getting the silicon sand through customs, so it may not be running
36 until winter of next year. There is a nuclear project in Oregon that looks like it might be favorable,
37 but subscription is an issue. Lastly, one of the units at the power plant is smoking and needs the
38 motor replaced, which he will bring back for Council approval in a few weeks.

39 Mayor Harris thanked him for his efforts to find sufficient and affordable power for our
40 residents.

41 Councilmember Bradshaw asked if the City will be responsible for legal bills from the
42 Enchant project lawsuit. Mr. Johnson answered that the City will pay their portion of the legal bills
43 that UAMPS receives, which is 6.5%, but the total amount is not yet known.

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45

1 **CONSIDER APPROVAL OF ORDINANCE 2022-10 FOR LANDSCAPE TEXT**
2 **AMENDMENTS – MR. FRANCISCO ASTORGA**

3 Mr. Francisco Astorga presented the ordinance that was drafted by staff and the Planning
4 Commission which proposes amendments to the landscape code text. Weber Basin has approved
5 these amendments as compliant with their Flip-the-Strip program. He asked Council for a decision on
6 whether or not to keep the language regarding single-family additions of 750 sq. ft., and to review the
7 ordinance.

8 Councilmember Bradshaw asked a question about “large cobbles” and how they differ from
9 “boulders.” After some discussion the Council agreed that it was confusing, and Mr. Gary Hill said
10 that staff could remove it if the Council wished.

11 Councilmember Higginson asked if the ordinance would still comply with Weber Basin if the
12 City removed the requirement concerning single-family additions of 750 sq. ft. Mr. Astorga said that
13 it would be compliant either way.

14
15 **A. PUBLIC HEARING**

16 The public hearing was opened at 8:01 p.m.
17

18 Mr. Jack Holt (1201 East 700 North) said he has been working with Weber Basin since March
19 on Flip-your-Strip and he hopes to give the Council a citizen’s view of how the new
20 ordinance would apply to installing a new parking strip. He talked to experts about what
21 science tells us about aesthetic guidelines for greenery, and there are none; beauty is in the
22 eye of the beholder. He asked experts about existing studies regarding an optimum percentage
23 for plant coverage, and there are no studies. He was advised that best practice is to plant based
24 on target water consumption, which is far too complicated. He said he believes there should
25 be some greenery in the park strip, a change in his opinion from earlier, but that the City
26 should change its 50% requirement to a range from 25% to 50%. He also suggested that
27 residents be allowed to plant the required street trees in their front yards. He believes they
28 provide the same purpose and would help eliminate lifted sidewalks. He also suggested that
29 low-income families be subsidized to allow them to participate in this program if they can
30 prove income and apply for a permit.

31
32 Mr. Jim Lansbarkis (554 South Moss Hill Drive) said he agreed that a range of greenery
33 should be allowed. He also liked the idea of allowing street trees in the front yard. He
34 suggested lines 409-411 (section H1) should be moved to a different section, because it was
35 confusing in that section. He asked if existing homeowners must comply with these
36 requirements or if they will be grandfathered in.

37
38 Mr. Gary Davis (2814 South 500 West) said he was concerned that Weber Basin is being
39 allowed to dictate what our landscaping code is and that the code is being made based on
40 current climate conditions. He worries that the City will continue to change the code and
41 people will have to dig up their yards every 10-15 years.

42
43 Mr. Randy Peterson (859 East Center Street) explained that as a former hydrologist, he
44 recommends the City look very closely at conservation of water and power. He is concerned
45 that we are drawing down our water from Weber Basin and ground water too much, and it all
46 affects the Great Salt Lake. He reprimanded the City for not supporting solar panels on

1 homes, saying that paying residents for generated solar power would be a lot cheaper than
2 other sources now, and he asked them to reconsider their policy. He said he thinks
3 encouraging residents to Flip-the-Strip makes a lot of sense, but that it could use a lot more
4 flexibility.

5
6 The public hearing was closed at 8:22 p.m.
7

8 **B. ACTION**

9 Mr. Astorga replied to some of the questions asked during the public hearing, saying that the
10 Council could allow street trees in the front yard and a range of greenery in the park strip and still
11 comply with Weber basin's restrictions, if they decide they want to allow that flexibility; that only
12 new homes and developments (and possibly additions over 750 sq. ft.) would have to comply with
13 the new standards; and that if they change the code in the future the same grandfathering in would
14 happen.

15 After much discussion the Council decided upon giving staff further direction for some final
16 changes to the ordinance before it is adopted at a future meeting. They asked staff to allow flexibility
17 for street trees to be planted in the front yard, and to give a range of 35-50% for live vegetation in the
18 park strip. They asked to prohibit bricks intended for use on buildings and lava rock. They also asked
19 to strike "and additions to existing single-family and two-family dwellings consisting of 750 sq. ft. or
20 more" from the amendments.

21 No additional public hearing is required, and the landscaping amendments will be placed on
22 the next agenda.
23

24 **CONSIDER GRANTING FINAL ACCEPTANCE OF THE TOWNS ON 2ND**
25 **DEVELOPMENT AND AUTHORIZE THE RELEASE OF THE REMAINING BOND**
26 **FUNDS FOR THE DEVELOPMENT – MR. LLOYD CHENEY**


27 Councilmember Higginson made a motion grant final acceptance of the Towns on 2nd
28 development and Councilmember Price-Huish seconded the motion. The motion was approved with
29 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting "aye."
30

31 **ADJOURN**

32 Councilmember Bahr made a motion to adjourn the regular session and Councilmember
33 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,
34 Higginson and Price-Huish voting "aye."
35

36 The regular session was adjourned at 9:02 p.m.


Kendalyn Harris, Mayor


Shawna Andrews
City Recorder