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Minutes of the
BOUNTIFUL CITY COUNCIL

January 28, 2020 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Millie Segura Bahr, Kate Bradshaw, Kendalyn Harris, Richard Higginson, Chris Simonsen
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	City Attorney	Clinton Drake
	Finance Director	Tyson Beck
	Power Director	Allen Johnson
	Parks Director	Brock Hill
	Golf Professional	Kent McComb
	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.

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

Mayor Lewis called the meeting to order at 6:00 p.m. and welcomed those in attendance.

INTRODUCTION OF NEW PRESIDENTIAL LEADERSHIP FELLOWS AT WEBER STATE UNIVERSITY – PRESIDENT BRAD MORTENSEN

President Brad Mortensen of Weber State University explained that in an effort to help connect Weber to the surrounding community, he has been visiting with City Councils in Davis County and teaching them more about what Weber has to offer. He said that 43% of students at Weber State are from Davis County with 1,232 students from Bountiful alone. There are 8,625 Weber State alumni who reside in Bountiful and over 20 staff who live here also. He said that Weber State students have come to Bountiful several times to volunteer at the food pantry and it has been a meaningful experience for them to serve and to learn more about community needs. He introduced Ms. Ellie Robison who is currently a member of the Presidential Fellows at Weber to talk about her experience at the University.

Ms. Robison said that Weber has been a good fit for her and that it “felt like home”. She loves that it is small enough that she has access to the resources she needs without it feeling like a competition. She explained that she is going into education and will graduate soon with a teaching certificate and teach English at the secondary education level. She is glad she chose Weber and recommends it highly.

Councilwoman Bradshaw asked about the success of their new engineering program, and President Mortensen replied that they have been growing faster than anticipated which is amazing. They opened their Mechanical Engineering Program in the fall of 2018 and now have over 200

1 majors in the program. Their Computer Science program grew by more students than any other
2 school in the state last year, and they are currently building a new CompSci and automotive
3 engineering building to keep up with demand.

4 The Mayor and Council thanked President Mortensen and Ms. Robison for visiting with them
5 tonight and for the wonderful things that Weber State is doing in their communities.

6
7 **OPEN MEETINGS TRAINING – MR. CLINT DRAKE**

8 Mr. Drake conducted a training to fulfill the yearly requirement for the Open Meetings Act
9 training. Mr. Drake also conducted a training on the Utah Public Officers’ and Employees’ Ethics
10 Act.

11
12 **UPDATE ON THE BRICKYARD BARK PARK –**

13 Mr. Brock Hill explained to the Council that due to the muddy condition of the dog park, it has
14 been closed temporarily. He wished to receive direction from the Council about how to proceed. The
15 park has experienced 80-85% turf loss at this point, and he feels the turf will not be able to recover
16 without a significant closure. As he has been researching other dog parks, he sees that many of them
17 do not have turf; instead they use bark chips or peat gravel. He is leaning toward that solution if the
18 Council agrees.

19 Councilwoman Bradshaw agreed that most parks she is familiar with use chips or gravel and
20 she was surprised with how much turf Brickyard Park had when it opened because that was very
21 unique. She liked the idea of changing to something more sustainable and less expensive. The rest of
22 the Council was happy to agree as well.

23 The Council also discussed the best way to communicate when the park has closures so that
24 people can find the information easily.

25 Mr. Hill thanked the Council for their ideas and said he would do more research and post
26 information online for the residents in the next week once he had decided on what to do with the
27 park.

28
29 The meeting was closed at 7:01 p.m.
30
31

32 **Regular Meeting – 7:00 p.m.**
33 **South Davis Metro Fire Station Conference Room**
34

35 Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance. The
36 Mayor led the Pledge of Allegiance, and Mr. Benjer McVeigh, Pastor of Ministry Development at
37 Flourishing Grace Church, offered a prayer.
38

39 **PUBLIC COMMENT**

40 The public comment section was opened at 7:04 p.m.
41

42 Terry Eggett (1311 E 1700 S) explained that he has volunteered to help sponsor a Boy Scouts
43 of America troop in Bountiful through the American Legion but he is having a hard time finding a
44 place to hold meetings. He asked the Council for suggestions.
45

46 The public comment section was closed at 7:07 p.m.

1
2 **APPROVE MINUTES OF PREVIOUS MEETING HELD JANUARY 14, 2020**

3 Councilwoman Harris made a motion to approve the minutes from January 14, 2020 and
4 Councilman Higginson seconded the motion. The motion passed with Councilmembers Bahr,
5 Bradshaw, Harris, Higginson and Simonsen voting “aye”.
6

7 **COUNCIL REPORTS**

8 Councilwoman Bradshaw reported that a cougar was recently killed by a hunter in Bountiful.
9 She also suggested to Mr. Eggett that perhaps the charter school on Main Street would allow the BSA
10 to meet there.

11 Councilman Simonsen did not have a report.

12 Councilwoman Harris reported that the Veteran’s Park is coming along nicely and they have
13 just hit their \$600,000 mark for fundraising. She also said the TedxBountiful event will be February
14 1st at the BDAC and they are excited for it.

15 Councilwoman Bahr did not have a report.

16 Councilman Higginson suggested that everyone go see the two impellers that were recently
17 removed from the hydro generator at Echo Dam (they are located at the Power Department).
18 Generation of power from the dam will be back online for this water year which is great news.
19

20 **CONSIDER APPROVAL OF:**

21 a. **Weekly Expenditures >\$1,000 paid January 6 & 13, 2020**

22 b. **December 2019 Financial Report**

23 Councilman Simonsen made a motion to approve the expenditures paid January 6 & 13, and
24 the December 2019 financial report. Councilwoman Bahr seconded the motion. The motion passed
25 with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
26

27 **CONSIDER APPROVAL OF AN INCREASE IN GOLF CART FEES IN THE AMOUNT OF**
28 **\$1.00 PER NINE HOLES – MR. KENT MCCOMB**

29 Mr. Kent McComb, who runs the Pro Shop at Bountiful Ridge Golf Course, presented that as
30 operational costs have increased over the years, they feel it is time to increase the cart fees to help
31 subsidize these costs. They have not raised cart fees for seven years. They have evaluated other
32 courses in the area and find that an increase of \$1 per nine holes will keep them competitive and is
33 still a great value for golfers. They believe this \$1 increase will help generate an additional \$40-
34 45,000 this year if the weather is typical. The fees will go toward cart maintenance and costs, and
35 also help them save toward the purchase of a new fleet in the future. They currently have 82 gas-
36 powered carts.

37 Councilman Higginson made a motion to approve the cart fee increase of \$1 per nine holes
38 and Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr,
39 Bradshaw, Harris, Higginson and Simonsen voting “aye”.
40

41 **CONSIDER APPROVAL OF THE PURCHASE OF TWO 500 KVA PAD-MOUNT**
42 **TRANSFORMERS FROM ANIXTER POWER SOLUTIONS IN THE AMOUNT OF \$25,040**
43 **– MR. ALLEN JOHNSON**

44 Mr. Johnson explained that they had two transformer failures this year which has depleted
45 their back-up inventory. They like to keep two in stock because it can take a while to receive them
46 after ordering them. However, Anixter has two that meet specs that can be shipped get right away,

1 which is very fortunate. The transformer that failed was five and a half years old, and warranty is
2 typically for two years after purchase.

3 Councilman Higginson made a motion to approve the purchase of the two 500KV pad-mount
4 transformers in the amount of \$25,040 and Councilwoman Bradshaw seconded the motion. The
5 motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

6
7 **CONSIDER APPROVAL OF THE PURCHASE OF A TRAILER-MOUNTED VACUUM**
8 **EXCAVATOR FROM VERMEER ROCKY MOUNTAIN IN THE AMOUNT OF \$97,985 –**
9 **MR. ALLEN JOHNSON**

10 Mr. Johnson talked about the advantage of purchasing this trailer-mounted vacuum excavator,
11 which will help power crews be able to “dig” using a high-pressure spray hose to create mud slurry
12 and then suck it up without accidentally damaging underground lines. The unit fits into this year’s
13 budget since a truck they planned on purchasing this year has been pushed into next year’s budget.

14 The Council agreed that this piece of machinery sounded like a good addition to the fleet and
15 felt it would be less inconvenient for residents when work is required on poles located in their yards.

16 Councilman Simonsen made a motion to approve the purchase of the vacuum excavator in the
17 amount of \$97,985 and Councilman Higginson seconded the motion. The motion passed with
18 Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.

19
20 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR COMMERCIAL**
21 **BUSINESS, DANIEL WOOD SQUARE LOCATED AT 410 SOUTH 500 WEST – MR.**
22 **FRANCISCO ASTORGA**

23 Mr. Astorga presented the Daniel Wood Square site plan for preliminary and final approval.
24 This will be a commercial space on 500 West. The Planning Commission reviewed it in December
25 and recommend approval if all conditions of approval are met. One of the conditions of approval is
26 receiving approval from UDOT, since 500 West is a UDOT facility.

27 Ms. Leslie Mascaro, a representative from Wright Development Group, was there to answer
28 questions. She informed the Council that approval from UDOT has already been granted, allowing
29 them to keep both access points onto 500 West. She said they are naming the development Daniel
30 Wood Square to honor the pioneer Daniel Wood (founder of Woods Cross) who is buried (along with
31 his family) in the small cemetery in front of the site.

32 Councilwoman Harris made a motion to approve the site plan and Councilman Simonsen
33 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson
34 and Simonsen voting “aye”.

35
36 **CONSIDER PRELIMINARY SITE PLAN APPROVAL FOR A 12-UNIT MULTI-FAMILY**
37 **TOWNHOME RESIDENTIAL DEVELOPMENT LOCATED AT 1265 AND 1295 NORTH**
38 **MAIN STREET – MR. FRANCISCO ASTORGA**

39 Mr. Astorga presented the preliminary site plan for a 12-unit multi-family townhome
40 development by Ivory Homes (Chase Subdivision). These 12 units are the units along Main Street
41 and will be Phase I of the subdivision development. The site plan meets code according to the PUD
42 requirements for townhomes. He recommends that Council approves the site plan.

43 Councilwoman Bradshaw asked about the density of these lots and asked if the developers do
44 anything in particular to help them feel less cramped. Mr. Astorga said that the market is changing
45 and many people want this kind of home and a smaller lot. Ivory Homes is very experienced and they
46 have a big selection to choose from. Mr. Drake added that the Planning Commission liked the design

1 and that it checks a lot of boxes for needed housing in our City. It is also along a main transportation
2 corridor which is beneficial.

3 Councilman Higginson made a motion to approve the preliminary site plan for the multi-
4 family component of the Chase Subdivision, and Councilwoman Harris seconded the motion. The
5 motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
6

7 **CONSIDER PRELIMINARY APPROVAL OF THE BOUNTIFUL CHASE SUBDIVISION**
8 **LOCATED AT 1265 AND 1295 NORTH MAIN STREET – MR. LLOYD CHENEY**

9 Mr. Cheney explained that the subdivision will be developed in two phases. He talked about
10 the current state of the utilities for that piece of land and is recommending that the developers extend
11 the utilities to the south where they were previously stubbed, so that in the future it will be easier
12 when surrounding development happens. He also explained that due to a survey problem, the deed of
13 the parcel has wrong information and they are working on fixing that mistake. They are also working
14 with the developers on the placement of the fencing along the property so that it will not interfere
15 with access to the creek basin or the power station.

16 a. Public Hearing was opened at 7:55 p.m.

17 Public Hearing was closed at 7:55 p.m.

18 b. Action

19 Councilwoman Harris made a motion to approve the preliminary subdivision plan located at
20 1265 and 1295 North Main Street and Councilwoman Bahr seconded the motion. The motion passed
21 with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
22

23 **CONSIDER APPROVAL OF ORDINANCE 2020-01 AMENDING VARIOUS OMNIBUS**
24 **SECTIONS OF THE BOUNTIFUL CITY LAND USE ORDINANCE (CODE) – MR.**
25 **CLINTON DRAKE**

26 Mr. Drake turned the time over to Mr. Astorga.

27 Mr. Astorga walked through the changes being made to the Bountiful City Land Use
28 Ordinance (Code). The definition of “Plaza” has been added to the code, setback allowances for
29 development along Main Street have been defined, eminent domain for Trail Use has been restricted,
30 the “Planned Unit Development” definition and uses were amended. The “PDO” was removed from
31 the code, all uses of the word “ordinance” have been changed to “code” where applicable, parking for
32 multi-family development was defined, “CUP” language was clarified, and the Table of Contents and
33 page numbers errors were fixed accordingly.

34 a. Public Hearing was opened at 8:06 p.m.

35 Public Hearing was closed at 8:06 p.m.

36 b. Action

37 Councilwoman Harris made a motion to approve Ordinance 2020-01 to amend the Land Use
38 Code and Councilman Higginson seconded the motion. The motion passed with Councilmembers
39 Bahr, Bradshaw, Harris, Higginson and Simonsen voting “aye”.
40

41 **CONSIDER APPROVAL OF RESOLUTION 2020-01 WHICH APPROVES THE BUDGET**
42 **COMMITTEE AND LIASON APPOINTMENTS FOR BOUNTIFUL CITY COUNCIL**
43 **MEMBERS – MR. GARY HILL**

44 Mr. Hill asked the Councilmembers to review their new assignments to the various City
45 committees. The Council was happy to accept their new assignments.

1 Councilwoman Bahr made a motion to approve Resolution 2020-01 and Councilman
2 Higginson seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris,
3 Higginson and Simonsen voting “aye”.
4

5
6 **ADJOURN**

7 Councilwoman Bradshaw made a motion to adjourn and Councilman Higginson seconded the
8 motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson and Simonsen
9 voting “aye”.
10

11 The regular session of City Council was adjourned at 8:10 p.m.



Mayor



City Recorder