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**Minutes of the  
BOUNTIFUL CITY COUNCIL**

January 23, 2018 – 6:30 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, Chris Simonsen
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Planner	Chad Wilkinson
	City Engineer	Paul Rowland
Department Directors/Staff:		
	Police Chief	Tom Ross
	Finance Director	Tyson Beck
	Streets/Sanitation Director	Gary Blowers
	Asst. Streets/Sanitation Dir.	Charles Benson
	Power Director	Allen Johnson
	Recording Secretary	Nikki Dandurand

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 – 6:30 p.m.**  
**Planning Conference Room**

Mayor Lewis welcomed those in attendance and called the session to order at 6:35 p.m.

**PERSONNEL POLICIES AND PROCEDURES MANUAL UPDATE – MR. CLINTON DRAKE**

Mr. Drake presented the Council with the current and proposed updated manual changes. Mr. Drake stated that last week a copy of the proposed amended Policy Manual was provided to the Council for review prior to the meeting. Mr. Drake stated the policy is defined as written and the City Manager is empowered to interpret the policy when issues or concerns arise. He pointed out that many changes were made but he would focus on the more substantive changes contained in the discrimination, sexual harassment and drug and alcohol policies. Mr. Drake went through the updated policy manual, discussed the proposed changes and took questions from the Council.

**Regular Meeting – 7:10 p.m.**  
**City Council Chambers**

Mayor Lewis called the meeting to order at 7:10 p.m. and welcomed those in attendance. Chase Moulton, local Boy Scout, led the Pledge of Allegiance; Pres. Matthew Willey, Stone Creek Stake, gave an opening prayer.

1 **PUBLIC COMMENT**

- 2 • Ethel Black – allow cross country skiing on golf course during winter months  
3

4 **APPROVE MINUTES OF PREVIOUS MEETING – JANUARY 9, 2018**

5 Mayor Lewis presented the minutes from the previous meeting. Councilman Higginson  
6 moved to approve the minutes and Councilman Knight seconded the motion. Voting was unanimous  
7 with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.  
8

9 **COUNCIL REPORTS**

10 Councilwoman Holbrook acknowledged Emma Dugal and will comment more later in the  
11 meeting. Councilwoman Harris stated she was excited about the new live streaming equipment being  
12 installed in the council chambers.  
13

14 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID JANUARY 1 & 8,**  
15 **2018**

16 Mayor Lewis presented the expenditures report and asked for a motion to approve.  
17 Councilwoman Harris inquired about an expense on page 13. Mr. Blowers answered her question.  
18 Councilman Simonsen moved to approve the weekly expenditures and Councilman Higginson  
19 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
20 Knight and Simonsen voting “aye”.  
21

22 **RECOGNITION OF JOHN PITT**

23 Mayor Lewis and Councilmembers expressed their appreciation to Mr. Pitt. Mr. John and  
24 Mrs. Wendy Pitt made remarks.  
25

26 **RECOGNITION OF EMMA DUGAL**

27 Mayor Lewis and Councilmembers expressed their appreciation to Ms. Dugal. Ms. Dugal  
28 took a few moments to say thank you.  
29

30 **CONSIDER APPROVAL OF THE APPOINTMENT OF COUNCILWOMAN BETH**  
31 **HOLBROOK AND MR. DAVE BADHAM TO THE BOUNTIFUL CITY ADMINISTRATIVE**  
32 **COMMITTEE – MR. CHAD WILKINSON**

33 Mr. Wilkinson stated with the recent approval of new chairpersons, new positions needed to  
34 be filled. Councilman Higginson made a motion to approve the new appointments and  
35 Councilwoman Harris seconded the motion. Councilman Higginson wished to thank Councilman  
36 Knight for his participation for so many years on the committee. Voting was unanimous with  
37 Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.  
38

39 **CONSIDER APPROVAL OF ORDINANCE 2018-01 AMENDING THE DOWNTOWN**  
40 **ZONING STANDARDS – MR. CHAD WILKINSON**

41 a. **PUBLIC HEARING**

42 b. **ACTION**

43 Mr. Wilkinson reviewed the background for this action, clarified a “zone” change, which this  
44 area remains as “DN”. Tonight is only standards changes, not zone changes. The first issue was the  
45 height of buildings. The proposed change includes a height restriction, excluding a story limit or  
46 ratio. The architectural features include: entrances face the street and the façade must be residential in

1 nature, including doors and windows. Examples of materials that can be used are included.  
2 Councilman Knight asked about the overlay and what the setback is for the west side. Mr. Wilkinson  
3 responded that it is 25 feet. Parking is still a huge concern, with suggestions of underground and  
4 pedestrian friendly. Councilwoman Holbrook mentioned the air grates used on the new Eye Center  
5 building and if those are required. Mr. Wilkinson said no. Mr. Wilkinson explained the options  
6 Council has tonight. One, remand the item to the Planning Commission and request a formal  
7 recommendation. Two, request additional revisions and continue the item to a future meeting for  
8 further review. Three, approve the changes to the DN Zoning standards as proposed or with revisions  
9 specified by the Council. Four, deny the proposed changes to the DN Standards. Councilman  
10 Higginson asked Mr. Wilkinson which option he would choose. Mr. Wilkinson stated that he would  
11 refer this back to the Planning Commission. It is their job to recommend items to the Council, not  
12 vice versa. Councilman Higginson asked if more public hearings would be required. Mr. Wilkinson  
13 stated this meeting legally serves that purpose, so no more public hearings are required.  
14

15 ***PUBLIC HEARING- OPEN: 8:28 p.m.***

- 16 • Lynn Bascom – What is the pressure to move the height of the buildings up? Is there  
17 pressure from the outside? Don't destroy the city we are used too
- 18 • JD Watt – 96 E. 100 N. – make a decision, worried about infrastructure on streets,  
19 parking
- 20 • Ethel Black – would like the lower height to stay
- 21 • Ryan Dower – 125 W. 400 S. – really nervous about the height increase, echo the  
22 infrastructure problem
- 23 • Lynn Bascom – why are any of these proposed changes here? Who wanted them?
- 24 • Mike Allred – had several projects postponed because of moratorium, the ordinance  
25 was already adopted with changes, encourage high density with changes
- 26 • Ryan - zone changes were completely different
- 27 • Mary Christensen – 366 W. 3100 S. – would like to see more parking/pedestrian  
28 friendly

29  
30 ***CLOSED: 8:41 p.m.***

31  
32 Mayor Lewis stated that Bountiful City will continue to grow in the next 35 years. In a  
33 recent study, there will be approximately 57,000 new residents along the Wasatch front, with 75%  
34 being single family homes. High density living will be more and more important. A vision of the  
35 future needs to be kept in mind. Home sales will be up nearly 20% and there will be a lot of pressure  
36 to build higher density areas. Councilwoman Holbrook totally agreed with the Mayor's comments,  
37 and a long term strategy is needed. Councilman Higginson stated that yes, we need more higher-  
38 density areas, but it doesn't all have to occur in the downtown zone. Councilwoman Harris asked if  
39 we need to delay any decisions rather than rush to judgement. There should be a good compromise.  
40 Councilman Simonsen stated that he absolutely loves Main Street and is disappointed the Planning  
41 Commission had no recommendation. Councilman Knight answered the question raised during the  
42 public hearing about where the 45 foot proposed height change came from. Councilman Knight stated  
43 that it was a general consensus change that came out of the joint Planning Commission and City  
44 Council work session dedicated to the downtown standards. Mayor Lewis stated he liked Chad's  
45 recommendation to refer back to the Planning Commission for a decision/recommendation.  
46 Councilman Simonsen made a motion to remand the decision back to the Planning Commission with

1 a 30 day time limit. Mr. Drake clarified that a direct proposal needs to come from the Planning  
2 Commission. Councilwoman Harris seconded the motion. Councilmembers Harris, Holbrook,  
3 Higginson and Simonsen voted “aye.” Councilman Knight voted “nay.” Mr. Drake asked if the  
4 Council wanted to hold more public hearings in City Council. Mr. Simonsen said yes.  
5 Councilwoman Holbrook asked if they are needed. Councilman Simonsen said he doesn’t want to  
6 rush this. Councilman Knight said the motion was to remand this back to the Planning Commission,  
7 without any further public forums. Mr. Drake stated that with tonight’s public hearing, we have  
8 legally met all the requirements. Councilman Knight stated he would like to re-vote to include public  
9 hearings. Mr. Drake said a re-vote is not allowed, but a new motion is. Councilman Knight made a  
10 motion to remand the decision back to the Planning Commission and to hold additional public  
11 hearings and Councilman Simonsen seconded that motion. Councilman Higginson stated the public  
12 is frustrated with no vote. Councilwoman Harris would like to hear more. Voting was unanimous  
13 with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.  
14

15 **CONSIDER APPROVAL OF RESOLUTION 2018-01 AMENDING THE PERSONNEL**  
16 **POLICIES AND PROCEDURES MANUAL OF THE CITY OF BOUNTIFUL – MR.**  
17 **CLINTON DRAKE**

18 Mr. Drake presented Resolution 2018-01 with the amended changes to the policy manual to  
19 the Council. Councilman Higginson made a motion to approve Resolution 2018-01 and Councilman  
20 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
21 Holbrook, Knight and Simonsen voting “aye”.  
22

23 **CONSIDER APPROVAL OF A SIX MONTH EXTENSION TO THE SITE PLAN**  
24 **APPROVAL FOR CARRINGTON APARTMENTS PHASE II – MR. CHAD WILKINSON**

25 Mr. Wilkinson stated the applicant needs some additional time to complete the permit process.  
26 Councilman Higginson made a motion to approve the extension and Councilwoman Holbrook  
27 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,  
28 Knight and Simonsen voting “aye”.  
29

30 **CONSIDER RE-FINAL SUBDIVISION PLAT APPROVAL FOR RENAISSANCE TOWNE**  
31 **CENTRE, A MIXED USE PLANNED UNIT DEVELOPMENT, PHASE I PLAT 3 – MR.**  
32 **PAUL ROWLAND**

33 Mr. Rowland stated that Mr. Broadhead is requesting re-approval of the plat in its current  
34 form to clarify an easement area. Councilwoman Harris made a motion to approve the re-final plat  
35 and Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons  
36 Harris, Higginson, Holbrook, Knight and Simonsen voting “aye”.  
37

38 **CONSIDER APPROVAL OF THE PURCHASE AND INSTALLATION OF THE**  
39 **BENECORE DEF SYSTEM THROUGH WESTECH EQUIPMENT FOR A TOTAL OF**  
40 **\$22,436.40 – MR. CHARLES BENSON**

41 Mr. Benson explained this system will integrate with FuelMaster for dispensing, billing and  
42 inventory. Diesel Exhaust Fluid (DEF) is required for all diesel powered equipment since 2011 to  
43 meet emissions standards. Currently the equipment is being filled with a five gallon container. He  
44 stated it is a little over budget, but that can be made up for with other equipment savings.  
45 Councilman Higginson asked if there will be above ground monitoring. Councilman Higginson  
46 made a motion to approve the purchase and Councilwoman Holbrook seconded the motion. Voting

1 was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Simonsen voting  
2 “aye”.  
3

4 **CONSIDER APPROVAL OF THE PURCHASE OF FIVE S & C SWITCHGEAR FROM**  
5 **CODALE ELECTRIC IN THE AMOUNT OF \$100,300 – MR. ALLEN JOHNSON**

6 Mr. Johnson stated that five (5) underground switchgear need to be installed and/or replaced  
7 in the system this spring. Four areas need new cans installed for system upgrades that correspond to  
8 new projects. At least one switchgear and preferably two cans should also be kept in inventory as a  
9 backup for emergencies. Councilman Knight made a motion to approve the purchase and  
10 Councilman Simonsen seconded the motion. Voting was unanimous with Councilpersons Harris,  
11 Higginson, Holbrook, Knight and Simonsen voting “aye”.  
12

13 Mayor Lewis asked for a motion to adjourn the regular session of City Council and move to a  
14 closed session. Councilman Higginson made the motion and Councilwoman Harris provided the  
15 second with all voting aye. Councilmembers then took a roll call vote. All voted aye to move into a  
16 closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss  
17 the character and/or competency of an individual(s) (Utah Code §52-4-205). The regular session of  
18 the City Council was adjourned at 9:13 p.m.  
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Mayor

  
\_\_\_\_\_  
City Recorder