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Minutes of the
BOUNTIFUL CITY COUNCIL

October 11, 2016 – 6:05 p.m.

Present: Mayor Randy Lewis
Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook
(arrived at 7:30 p.m.), John Pitt
City Manager Gary Hill
City Attorney Clinton Drake
City Engineer Paul Rowland
Department Directors/Staff:
Police Chief Tom Ross
Finance Director Tyson Beck
Asst. City Planner Andy Hulka
Streets/Sanitation Gary Blowers, Director
Charles Benson, Asst. Director
Parks Director Brock Hill
Recording Secretary Nikki Dandurand
South Davis Sewer District:
General Manager Dal Wayment, P.E.
Excused: Councilmember John Marc Knight

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 – 6:05 p.m.
Planning Conference Room

30 Mayor Lewis welcomed those in attendance and called the session to order at 6:05 p.m. Mr.
31 Clint Drake introduced Jacob Fordham as the new Assistant City Attorney. Mr. Fordham took a few
32 minutes to introduce himself and outlined his professional background to the Council.
33

34 Mayor Lewis then turned the time over to Mr. Dal Wayment of the South Davis Sewer
35 District. Mr. Wayment presented an overview of the new waste energy project, including the
36 collection, process and final products that will be produced. The Council asked various questions
37 about the economic impact, environmental concerns and the costs involved. Mr. Wayment stated that
38 they are in contact with the school district, local hospitals and many businesses to begin the collection
39 process. This plant will be the only waste energy producing plant of its kind and magnitude in Utah
40 to date. Mayor Lewis concluded that we, the City, are very fortunate to have the facilities and people
41 to handle these duties within the County.
42

Regular Meeting – 7:03 p.m.
City Council Chambers

1 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
2 Boy Scout Matt Erickson led the Pledge of Allegiance; Stake President Russ Holt, Bountiful North
3 Stake, gave a prayer.
4

5 **APPROVE MINUTES OF PREVIOUS MEETINGS – SEPTEMBER 13 & 27, 2016**

6 Mayor Lewis presented the minutes as printed. Councilman Pitt moved to approve them as
7 presented and Councilwoman Harris seconded the motion. Voting was unanimous with
8 Councilpersons Harris, Higginson and Pitt voting “aye”.
9

10 **COUNCIL REPORTS**

11 No reports were made.
12

13 **BCYC REPORT**

14 Jason Murdock, Publicity Representative for Bountiful Junior High, gave an update on the
15 Pumpkin Palooza activity planned for this Friday, October 14th from 4-6 p.m. at North Canyon Park.
16

17 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID SEPTEMBER 19**
18 **& 26, 2016 / AUGUST 2016 FINANCIAL REPORT**

19 Mayor Lewis presented the expenditures and asked for a motion to approve. Councilman
20 Higginson moved to approve the weekly expenditures and Councilwoman Harris seconded the
21 motion. Voting was unanimous with Councilpersons Harris, Higginson and Pitt voting “aye”.
22

23 **CONSIDER APPROVAL OF THE PURCHASE OF A JOHNSTON VT651 STREET**
24 **SWEeper IN THE AMOUNT OF \$233,120 – MR. GARY BLOWERS**

25 Mr. Blowers presented to the Council the three bids received for a new street sweeper which
26 will replace an older one. Staff recommends the low bid of the Johnston VT651. Councilwoman
27 Harris asked how many sweepers are in use. Mr. Blowers said the city owns three sweepers total.
28 Councilman Higginson moved to approve the sweeper purchase and Councilwoman Harris seconded
29 the motion. Voting was unanimous with Councilpersons Harris, Higginson and Pitt voting “aye”.
30

31 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2016-12 AMENDING THE**
32 **MXD-PO DISTRICT STANDARDS AS IT RELATES TO MINIMUM LOT STANDARDS –**
33 **MR. ANDY HULKA**

34 Mr. Hulka stated that during a recent development review of a project within the zone in
35 question, it became apparent that the adopted lot standards created some ambiguity in administering
36 development within the PUD. As written, the standards create a new type of lot that is not currently
37 defined in the Code. The purpose of the text amendment is to clarify the Code and facilitate
38 development of the parcel. The Planning Commission forwards a recommendation of approval to the
39 City Council for the proposed amendment to the MXD-PO district standards related to minimum lot
40 standards. Councilwoman Harris asked Councilman Higginson if the Planning Commission had any
41 other comments in regards to this amendment. Councilman Higginson stated that the committee
42 sends their recommendation to approve. Mayor Lewis opened the public hearing.
43

44 *Public Hearing – Open: 7:16 p.m.*

45 *Closed: 7:16 p.m.*
46

1 Mayor Lewis closed the public hearing and asked for a motion to approve. Councilman Pitt
2 moved to approve Ordinance 2016-12 and Councilman Higginson seconded the motion. Voting was
3 unanimous with Councilpersons Harris, Higginson and Pitt voting “aye”.

4
5 **CONSIDER FINAL SITE PLAN APPROVAL AND FINAL SUBDIVISION APPROVAL FOR**
6 **A MIXED USE OFFICE AND RESIDENTIAL BUILDING LOCATED AT 1501 SOUTH**
7 **RENAISSANCE TOWNE DRIVE, BRUCE BROADHEAD, APPLICANT – MR. ANDY**
8 **HULKA**

9 Mr. Hulka stated that the applicant, Bruce Broadhead, requests final site plan and final
10 subdivision plat approval for a new mixed use development located on “Pad A” (shown now as Lot
11 9) of the Renaissance Towne Center Development. Mr. Rowland also stated that the proposal
12 includes the use of the existing City-owned parking garage. The development agreement governing
13 the use of the garage is currently under review by the City Attorney and any changes to the
14 agreement will be required prior to the issuance of a building permit and/or recording of the final
15 plat. The Planning Commission forwards a recommendation of approval to the City Council for the
16 final site plan approval and final subdivision approval subject to the following conditions:

- 17 1. Complete any and all redline corrections.
- 18 2. Complete any necessary revisions to the development agreement.

19
20 Councilman Higginson made a motion to approve the final site plan and subdivision,
21 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
22 Higginson and Pitt voting “aye”.

23
24 **CONSIDER APPROVAL OF RESOLUTION 2016-15 AMENDING THE BOUNTIFUL CITY**
25 **MEMORIAL PARK INFORMATION AND REGULATIONS – MR. CLINT DRAKE**

26 Mr. Drake stated that the Regulations have not been reviewed or updated since June 14, 1989.
27 Staff review of the document revealed several grammatical and/or spelling errors. Those errors have
28 been corrected but not tracked and redlined as they were not substantive changes. Additionally, a
29 change was made to clarify the definition of “perpetual care” to include the acquisition of real
30 property for the expansion of the Cemetery. Councilman Pitt made a motion to approve Resolution
31 2016-15 and Councilman Higginson seconded the motion. Voting was unanimous with
32 Councilpersons Harris, Higginson and Pitt voting “aye”.

33
34 **CONSIDER APPROVAL OF RESOLUTION 2016-16 WHICH APPROVES A REAL**
35 **ESTATE PURCHASE AGREEMENT FOR PROPERTY LOCATED AT APPROXIMATELY**
36 **2100 SOUTH 200 WEST – MR. CLINT DRAKE**

37 Mr. Drake stated that for many years the City has desired to purchase approximately eight
38 acres of land located at approximately 2100 South and 200 West in Bountiful, Utah. When the
39 property was listed for sale earlier this year, the City made an offer to purchase but the offer was not
40 accepted and the land was sold to another party. Bountiful City Resolution 2016-13 authorizing
41 eminent domain proceedings was passed on September 8, 2016, and the Council directed Staff to
42 continue to negotiate with the property owners to purchase the Property. Staff did so, and the parties
43 have come to an agreement for the purchase of the Property without resorting to litigation. The
44 transaction, once complete, will give the City fee title to the Property and the City may use it as it
45 sees fit. The closing date for the property is set to occur within five (5) business days of approval by
46 the Council. Councilman Higginson noted that the wording “eminent domain” is cited in the

1 purchase agreement. Mr. Drake said the wording is there for tax benefits that may benefit the seller.
2 Councilman Pitt asked Mr. Mark Green (seller) if he had any comments on the purchase agreement.
3 Mr. Green stated that the negotiations went very well and he is pleased with the outcome.
4 Councilman Pitt made a motion to approve Resolution 2016-16 and Councilman Higginson seconded
5 the motion. Voting was unanimous with Councilpersons Harris, Higginson and Pitt voting “aye”.

6
7 Councilwoman Holbrook joined the session at 7:30 p.m.

8
9 **CONSIDER PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR FOWLER**
10 **ESTATES SUBDIVISION LOCATED AT 167 WEST 1800 SOUTH, JARED BRYSON**
11 **REPRESENTING THE FOWLER FAMILY, APPLICANTS, - MR. PAUL ROWLAND**

12 Mr. Rowland stated that the Fowler family is requesting a lot split subdivision for a 0.68 acre
13 parcel of ground located at 167 West 1800 South. Currently the property is occupied by a single
14 family home (the Fowler home) with a large garden to the west. The family situation has changed and
15 they now desire to split the property into two lots. There are two utilities that currently cross portions
16 of the property that will need to be covered by Public Utility Easements. There is an existing Storm
17 Drain line along a portion of the south property line and the entire west line, and there is a large
18 overhead power line along the south property line, both of which will be covered by 15’ wide Public
19 Utility Easements. Those easements are shown on the final plat. The Planning Commission passes
20 along a recommendation for Preliminary and Final Approval for the Fowler Estates Subdivision with
21 the conditions listed below:

- 22 1. Payment of all required fees.
- 23 2. Provide a current Title Report.
- 24 3. All red line corrections be made

25
26 Councilman Pitt confirmed that the current home will remain. Councilman Higginson
27 inquired about the setbacks. Councilman Higginson made a motion to approve the preliminary and
28 final subdivision, Councilwoman Harris seconded the motion. Voting was unanimous with
29 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.

30
31 Mayor Lewis asked for a motion to adjourn the regular session of City Council.
32 Councilwoman Holbrook made a motion to adjourn the meeting, and Councilman Pitt seconded the
33 motion. The regular session of the City Council was adjourned at 7:33 p.m.

34


Mayor



City Recorder