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Minutes of the  
BOUNTIFUL CITY COUNCIL  
September 9, 2014 – 7:02 p.m.

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Present:	Mayor:	Randy C. Lewis
	Council Members:	Kendalyn Harris, Richard Higginson, Beth Holbrook John Marc Knight
	City Manager:	Gary Hill
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Planner:	Chad Wilkinson
	Dept Directors & Personnel:	Charles Benson, Streets Tom Ross, Police
	City Recorder:	Kim Coleman
	Recording Secretary:	Darlene Baetz
Excused:	Council Member:	John Pitt

Official Notice of the Regular Meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Standard Examiner, and on the Utah Public Notice Website.

**Regular Meeting – 7:02 p.m.**  
**City Council Chambers**

Mayor Lewis called the meeting to order at 7:02 p.m. and welcomed those in attendance. Jeremy Mumford, Youth Council Member, led the Pledge of Allegiance and Councilwoman Harris led us in prayer.

**APPROVAL OF MINUTES – AUGUST 26, 2014**

Councilman Higginson made a motion to approve the minutes for August 26, 2014, with one spelling correction. Councilwoman Harris seconded the motion. Voting was unanimous with Councilmembers Harris, Higginson, Holbrook, and Knight voting “aye”.

**COUNCIL REPORTS**

Councilwoman Holbrook reported on the upcoming Emergency Preparedness Fair to be held at Woods Cross High School on September 20 from 10:00 a.m. – 2:00 p.m.

**YOUTH COUNCIL REPORT**

Jeremy Mumford discussed the upcoming events of Emergency Preparedness Fair at Woods Cross High School on Sept 20 and the Pumpkin Patch on Oct 4. He also reported on the success of the graffiti cleanup at the “B”. Gary Hill stated he had received a phone call from a property owner near the “B” who was extremely grateful for the work the youth council had done to clean up the area.

**EXPENDITURE APPROVALS FOR TWO PERIODS IN AUGUST**

Mayor Lewis presented the Reports of Expenditures and Expenses for August 21, 2014

1 (\$15,086.99 - June accruals and \$204,245.14 - August), August 28 (\$1,734,760.77). Councilwoman  
2 Holbrook motioned to approve the August 21 and August 28, 2014 expenditures, as presented.  
3 Councilman Higginson seconded the motion. Voting was unanimous with Councilmembers Harris,  
4 Higginson, Holbrook, and Knight voting “aye”.

5  
6 **PUBLIC HEARING – CONSIDER ORDINANCE 2014-18 AMENDING THE PROVISIONS**  
7 **OF CHAPTER 19 OF THE BOUNTIFUL CITY LAND USE ORDINANCE RELATED TO**  
8 **SIGN STANDARDS INCLUDING SECOND FLAGS ON 120’ FLAG POLES AND**  
9 **ALLOWING OFF PREMISE SIGNS – MR. CHAD WILKINSON**

10 Kirk Bengtzen and Bill Barnes from Performance Ford were present. Mr. Wilkinson  
11 presented the staff report explaining the issue being considered. Planning Commission recommended  
12 the second flag be approved with the addition of a condition that the second flag be removed when  
13 the United States flag is flown at half mast. The Planning Commission recommended denial of the  
14 second part of the amendment which would allow off premise signs. Mr. Wilkinson reminded the  
15 Council of the state laws for billboards.

16  
17 Mayor Lewis opened and closed the Public Hearing at 7:18 as there were no comments from  
18 the public.

19  
20 Councilman Knight motioned to approve the ordinance 2014-18 amending second flags on  
21 120’ flag poles as outlined by staff, with the addition of the condition that the second flag be removed  
22 when the flag is flown at half mast. Councilman Higginson seconded the motion. Voting was  
23 unanimous with Councilmembers Harris, Higginson, Holbrook, and Knight voting “aye”.

24  
25 Council members would like the City staff to look into signage options to benefit the  
26 businesses. Mr. Hill would like to set up a future work session, including League staff, to discuss  
27 signage.

28  
29 **CONSIDER APPROVAL OF A PRELIMINARY AND FINAL SITE PLAN FOR A TWO-**  
30 **STORY MEDICAL OFFICE BUILDING AT 1459 NORTH MAIN (PAD 1), DAVE CURTIS,**  
31 **APPLICANT – MR. CHAD WILKINSON**

32 Dave Kocherhans from Village on Main was present. Mr. Wilkinson presented the staff  
33 report. The Planning Commission recommended the approval of the preliminary and final site plan  
34 for a two-story 14,000 square foot medical office building on Lot 1 of the Village on Main  
35 Commercial Subdivision with the five conditions outlined by staff. Councilman Higginson shared  
36 the Planning Commission’s concerns about the parking limitations. The Planning Commission  
37 recommended signage and/or pavement markings to be placed for designation of the proposed office  
38 building parking and a striped pedestrian crossing to be placed at the south of the building crossing a  
39 vehicle entrance. These two conditions have been added to the conditions outlined by staff.

40  
41 Councilman Higginson motioned to approve the preliminary and final site plan as outlined by  
42 staff, and Councilwoman Harris seconded the motion. Voting was unanimous with Councilmembers  
43 Harris, Higginson, Holbrook, and Knight voting “aye”.

1 **CONSIDER APPROVAL OF THE PURCHASE OF A WATER HEATER FOR THE PUBLIC**  
2 **SAFETY BUILDING FROM COMMERCIAL MECHANICAL IN THE AMOUNT OF**  
3 **\$19,377 – CHIEF TOM ROSS**

4 Chief Ross presented the staff report. The police department received three bids to replace  
5 the water heater. He is recommending approval to purchase the water heater from Commercial  
6 Mechanical in the amount of \$19,377. Part of the reason for the high cost is that a crane must be  
7 utilized for the installation.

8 Councilman Knight made a motion to approve the purchase of the water heater from  
9 Commercial Mechanical, and Councilman Higginson seconded the motion. Voting was unanimous  
10 with Councilmembers Harris, Higginson, Holbrook, and Knight voting “aye”.

11  
12 **CONSIDER APPROVAL OF THE FINAL PUD PLAT OF PRAIRIE VIEW PUD AT ABOUT**  
13 **4001 SOUTH BOUNTIFUL BOULEVARD, RONN MARSHALL, APPLICANT– MR. PAUL**  
14 **ROWLAND**

15 Ronn Marshall, owner of Prairie View PUD, was present. Mr. Rowland presented the staff  
16 report. Prairie View PUD is requesting final approval for a five lot single family residential PUD  
17 subdivision. Mr. Rowland requested that a soil report be completed for the proposed PUD area. The  
18 completed report by Applied Geotechnical Engineering Co. was reviewed by Mr. Rowland and Lloyd  
19 Cheney. The report indicated the soil in the designated buildable area on all lots is stable and will not  
20 need further modifications to support homes or the proposed street. The slope stability will be  
21 printed on the plat map.

22  
23 Council and Staff discussed that the proposed requirements for snow removal should be specified in  
24 the covenants for the HOA.

25  
26 Councilman Higginson motioned to approve this PUD, and Councilwoman Holbrook  
27 seconded the motion. Voting was unanimous with Councilmembers Harris, Higginson, Holbrook,  
28 and Knight voting “aye”.

29  
30 Councilwoman Holbrook made a motion to adjourn the City Council meeting to a closed  
31 session for the purpose of discussing and acquisition or sale of real property, pending litigation and/or  
32 to discuss the character and competency of an individual(s) (Utah Code § 52-4-205). Councilman  
33 Higginson seconded the motion. Councilmembers Harris, Higginson, Holbrook, and Knight voted  
34 “aye.” The meeting was adjourned at 7:52 p.m.

35  
36 **Closed Work Session**  
37 **Planning Commission Room**

38  
39 Councilmembers in attendance were Mayor Lewis, and Councilmembers Kendalyn Harris, Richard  
40 Higginson, Beth Holbrook, and John Marc Knight.

41  
42 Staff members in attendance were Russell Mahan, Paul Rowland and Chad Wilkinson.