

1 Minutes of the  
2 BOUNTIFUL CITY COUNCIL  
3 September 22, 2015 – 7:00 p.m.  
4

5 Present: Mayor: Randy Lewis  
6 Council Members: Kendalyn Harris, Richard Higginson, Beth Holbrook,  
7 John Marc Knight, John Pitt  
8 City Manager: Gary Hill  
9 Assistant City Manager: Galen Rasmussen  
10 City Engineer: Paul Rowland  
11 City Attorney: Russell Mahan  
12 City Planner: Chad Wilkinson  
13 Department Director's & Personnel:  
14 Brock Hill – Parks Director  
15 Recording Secretary: Nikki Dandurand  
16

17 Official Notice of the City Council Meeting was given by posting an Agenda at City Hall and  
18 on the Bountiful City and the Utah Public Notice Websites, and by providing copies to the following  
19 newspapers of general circulation: Davis County Clipper and Standard Examiner.  
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21 **No Work Session**

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23 **Regular Meeting – 7:03 p.m.**  
24 **City Council Chambers**  
25

26 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.  
27 Henry Harper, Troop 217, led the Pledge of Allegiance; Dan Lake, Bountiful resident, gave a prayer.  
28

29 **APPROVAL OF MINUTES**

30 Minutes of the September 8, 2015 meeting were presented. Councilman Higginson had some  
31 questions about the work session minutes and suggested to postpone the approval of minutes until  
32 further review. Councilman Knight made a motion to postpone approval of the presented minutes  
33 until the next City Council meeting, and Councilman Higginson seconded the motion. Voting was  
34 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.  
35

36 **COUNCIL REPORTS**

37 Councilman Knight thanked Chief Ross for a great presentation at the Utah League of Cities.  
38 Councilman Pitt said thank you to the BDAC for their open house tonight and recommended to the  
39 Mayor that the City purchase an art piece for City Hall. Councilman Higginson congratulated  
40 Councilwoman Holbrook on being elected to serve as Second Vice President of the Utah League of  
41 Cities and Towns.  
42

43 **YOUTH COUNCIL REPORT**

44 No report made.  
45

46 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 31,**  
47 **SEPTEMBER 2 (JUNE INVOICES) & SEPTEMBER 7, 2015**

1 Mayor Lewis presented the weekly expenditure summary paid on August 31 for \$145,645.34,  
2 September 2 for \$6,023.05, and September 7 for \$720,291.16. Councilwoman Harris and  
3 Councilman Higginson both asked about invoices within the reports, and staff responded.  
4 Councilman Higginson moved to approve the expenditures as presented, and Councilwoman  
5 Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
6 Holbrook, Knight and Pitt voting “aye”.

7  
8 **REPORT ON SUMMER CONCERTS – MR. RICHARD WATSON**

9 Mr. Watson reported that the summer concerts were great events in the community and more  
10 cities are requesting these types of venues now because of Bountiful’s great turnout and response  
11 from the citizens. He thanked all the City officials, staff and committee members that made it  
12 possible. The Bar J Wranglers Christmas concert is scheduled for December 4, 2015, with some of  
13 those proceeds funding next year’s summer concerts. Volunteers are always needed. Councilman  
14 Pitt asked if there is a possibility of combining the concerts and food truck league next year. Mr.  
15 Watson said there is a possibility and it will be discussed in the coming months.

16  
17 **CONSIDER APPROVAL OF THE PURCHASE OF A 2015 FORD F150 4X4 TRUCK FROM**  
18 **YOUNG FORD IN THE AMOUNT OF \$29,329 FOR THE GOLF COURSE – MR. BROCK**  
19 **HILL**

20 Mr. Hill stated that the golf course currently has two work trucks: one is for maintenance and  
21 the other for the superintendent’s use. The maintenance truck was purchased in 1989 and is not  
22 useful for the golf course anymore. It will be repaired to an “as is” state and sold on the government  
23 surplus website. The other truck will be turned into the maintenance truck and this new truck  
24 purchase will be the superintendent’s vehicle. Four bids were received, with Young Ford being the  
25 lowest. Councilman Knight asked if Performance Ford can bid for state contract items and do they  
26 know the competitors/state prices. Mr. Hill responded that they are not on the state bid contract and  
27 all are independent bids. Councilwoman Harris made a motion to approve the purchase, and  
28 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,  
29 Higginson, Holbrook, Knight and Pitt voting “aye”.

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31 **CONSIDER FINAL SITE PLAN APPROVAL FOR A 130 UNIT ASSISTED**  
32 **LIVING/MEMORY CARE FACILITY LOCATED AT APPROXIMATELY 430 WEST 400**  
33 **NORTH, CRAIG SMITH, APPLICANT – MR. CHAD WILKINSON**

34 Mr. Wilkinson stated that the final site plan will only include 130 units, not 131 as printed.  
35 The preliminary plans were approved in February 2015; the Planning Commission reviewed them on  
36 May 5, 2015 with the following conditions:

- 37  
38 1. The following shall be completed prior to obtaining a building permit:  
39 a. Complete any and all redline corrections.  
40 b. Complete any and all conditions required by the Planning Commission for final  
41 approval  
42

43 Those conditions have been met, with only a few redlines remaining and those are reflected in  
44 the approval. Councilwoman Holbrook asked about the parking ratio and the traffic study that was  
45 conducted. Mr. Wilkinson answered it is a 0.5% parking ratio. Mr. Rowland responded that there  
46 will be very little impact to the surrounding streets, with only staff using the driveways during

1 business hours. The neighborhood also had concerns, with the school nearby and that pickup times  
2 might interfere, but there was positive feedback overall. Mayor Lewis also added that most of the  
3 traffic will be on Sundays, when families come to visit. Councilman Pitt made a motion to approve  
4 the final site plans, and Councilman Higginson seconded the motion. Voting was unanimous with  
5 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

6  
7 **CONSIDER PRELIMINARY AND FINAL SITE PLANS FOR A DUPLEX AT 1290 NORTH**  
8 **200 WEST, ROBERT GIBSON REPRESENTING ANDREA DAWN HANCOCK,**  
9 **APPLICANT – MR. CHAD WILKINSON**

10 Mr. Wilkinson stated this is for the preliminary and final site plan. The Planning Commission  
11 had one issue with the elevation drawings, and requested additional landscaping and more mature  
12 trees to be on the side facing the school. The Planning Commission did recommend approval based  
13 on the additional landscape work. Councilman Pitt asked if the Planning Commission saw the  
14 revised drawings. Staff replied that tonight’s version will be the final drawing. Councilwoman  
15 Holbrook asked if they can include more mature trees to start with, so the growing season will not  
16 affect the final look. Mr. Wilkinson responded that they are. Councilwoman Holbrook made a  
17 motion to approve the preliminary and final site plans, and Councilman Higginson seconded the  
18 motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt  
19 voting “aye”.

20  
21 **CONSIDER ADOPTION OF ORDINANCE 2015-16 AMENDING THE PROVISION OF**  
22 **CHAPTER 6 AND CHAPTER 14 OF THE BOUNTIFUL CITY LAND USE ORDINANCE**  
23 **RELATED TO ALLOWING TELECOMMUNICATIONS FACILITIES WITHIN**  
24 **COMMERCIAL ZONES (PUBLIC HEARING HELD ON SEPTEMBER 8, 2015) – MR.**  
25 **CHAD WILKINSON**

26 Mr. Wilkinson stated the ordinance was reviewed in the last council meeting and only needs  
27 approval tonight. Councilman Knight moved to adopt Ordinance 2015-16, and Councilman  
28 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
29 Holbrook, Knight and Pitt voting “aye”.

30  
31 **CONSIDER GRANTING EYELANDS LLC A LICENSE TO OCCUPY CITY-OWNED**  
32 **LAND AT 1500 SOUTH MAIN STREET – MR. RUSSELL MAHAN**

33 Mr. Mahan stated that several weeks ago, the Council approved the site plans for Eyelands,  
34 LLC. The City will retain ownership of a portion of the property, with Eyelands, LLC using a license  
35 to include the City land. Councilwoman Harris moved to approve the license, and Councilman  
36 Higginson seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,  
37 Holbrook, Knight and Pitt voting “aye”.

38  
39 **CONSIDER ADOPTING RESOLUTION 2015-11 AMENDING UTAH STATE**  
40 **RETIREMENT PROVISIONS OF THE BOUNTIFUL PERSONNEL POLICIES &**  
41 **PROCEDURES MANUAL – MR. RUSSELL MAHAN**

42 Mr. Mahan briefly reviewed the need for amending the current City policies and procedures to  
43 align with requirements of Utah Retirement Systems. Councilman Higginson motioned for approval  
44 of Resolution 2015-11 and Councilwoman Holbrook seconded the motion. Voting was unanimous  
45 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye.”

1 **CONSIDER APPROVAL OF RESOLUTION 2015-12 CANCELLING THE 2015**  
2 **BOUNTIFUL CITY MUNICIPAL ELECTION AND DECLARING RICHARD HIGGINSON,**  
3 **BETH HOLBROOK AND JOHN MARC KNIGHT ELECTED – MR. RUSSELL MAHAN**

4 Mr. Mahan explained the results of the municipal election process. There were three council  
5 positions open and four people declared candidacy. The time to file has expired, as has the time for a  
6 write—in and one candidate has withdrawn. This leaves three positions with three candidates. Under  
7 the Utah State Code, there is now no need to hold an election. The City Council, may by resolution,  
8 cancel the election and declare the remaining three candidates elected. Councilwoman Harris moved  
9 to approve Resolution 2015-12, and Councilman Pitt seconded the motion. Councilman Higginson  
10 also added that the period had expired for write-in candidates as well, under state law. Mr. Mahan  
11 stated that the results will be posted on the City’s website as well as the state election website.  
12 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting  
13 “aye”.

14  
15 Mayor Lewis recognized Senator Ward in the audience.

16  
17 Councilman Higginson made a motion to close the regular session and adjourn.  
18 Councilwoman Holbrook seconded the motion. The regular meeting of City Council was adjourned  
19 at 7:45 p.m.  
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Mayor

  
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City Recorder