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Minutes of the
BOUNTIFUL CITY COUNCIL

October 24, 2017 – 6:00 p.m.

13 Present: Mayor Randy Lewis
14 Councilmembers Kendalyn Harris, Richard Higginson, Beth Holbrook,
15 John Marc Knight, John Pitt
16 City Manager Gary Hill
17 Asst. City Manager Galen Rasmussen
18 City Attorney Clinton Drake
19 City Planner Chad Wilkinson
20
21 Department Directors/Staff:
22 Planning Commission Sean Monson, Von Hill, Jesse Bell, Thomas Smith,
23 Sharon Spratley
24 Water Director Mark Slagowski
25 Finance Director Tyson Beck
26 Police Lieutenant Dave Edwards
27 Recording Secretary Nikki Dandurand
28

29 Official notice of the City Council Meeting was given by posting an agenda at City Hall and on
30 the Bountiful City Website and the Utah Public Notice Website and by providing copies to the
31 following newspapers of general circulation: Davis County Clipper and Standard Examiner.
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Joint Planning Commission/City Council Work Session – 6:04 p.m.
Planning Conference Room

Mayor Lewis welcomed those in attendance and called the session to order at 6:04 p.m.

DISCUSSION ON DOWNTOWN ZONE DESIGN STANDARDS – MR. CHAD WILKINSON

Mr. Wilkinson stated the Council adopted a resolution at the last City Council meeting, but wanted additional clarification and revisions. The two major issues that will be discussed tonight are height requirements and architectural features. Councilman Higginson asked who had prepared the resolution. Mr. Wilkinson stated that he made the suggested changes. Councilman Higginson asked who was involved in the 2006/08 resolution. Mr. Wilkinson responded that several people and groups were involved with the draft and final resolution. Councilman Higginson asked if Envision Utah is a density minded group. Mr. Wilkinson answered that they are not.

Mr. Wilkinson stated that the absence of a standard can be an issue in development. The current height code has standards and something to regulate it by. If the current language does not describe the certain look and feel that is wanted, then it needs to be changed to reflect that. If the language is not changed, the developer can do whatever they want that they interpret is within the description given. Councilwoman Holbrook asked what other cities go by a ratio height. Mr. Wilkinson replied that most cities do, with no restrictions on stories, just height. Councilman Knight asked if Mr. Wilkinson had received and reviewed his changes to the code. Mr. Wilkinson said yes. Mr. Jesse Bell commented that height doesn't necessarily need to be the focus, but rather the

1 character. The original footprint is important and we need to keep it consistent with the
2 neighborhood. The Council and Planning Commission members discussed green screen landscaping
3 options as a visual buffer, if higher buildings were built. Mr. Gary Hill stated that funding to
4 maintain those additional features would need to be added. Mr. Wilkinson stated that the transition is
5 important as well, and is a policy decision at this point. Mr. Wilkinson also stated that the use of
6 elevators in new buildings are not required, but can be used within the building code if needed.
7 Councilman Higginson stated the original resolution was a product of recommendations and there
8 was no continuity after it passed. It was not prepared by an anti-density group, but residents.
9 Councilwoman Harris asked if ownership could be required in the code. Mr. Wilkinson responded
10 that it is not an option. Mr. Wilkinson stated that parking will affect density and the features required
11 to match a single family home environment should be considered. More flexibility should be
12 allowed. Mr. Bell said the current definition is too ambiguous. Councilwoman Harris asked if it is
13 harder to define what the developers can or cannot do. Councilwoman Holbrook replied it would be
14 easier to define what they can do. Mr. Wilkinson stated that clear standards are needed. Councilman
15 Knight added that they don't need to be told to follow it explicitly, but they need to conform. Mr.
16 Bell asked if they should define how many or what percent of the code should match the standard.
17 Mr. Hill said he agrees with Mr. Wilkinson that it will take more time to decide on standards for the
18 developers. It will not be a quick decision but will be more beneficial if it is done right. Mayor
19 Lewis suggested having more flexibility in the material products in the future and asked another
20 developer that was in the audience his opinion. The developer replied that the developers and design
21 committees he works with, work hand in hand during projects. Mr. Hill asked the Council and
22 Planning Commission members how tied they are to a single family design or can they be more
23 flexible. Mr. Bell answered they can be more flexible, include a better definition of the materials
24 used for doors, windows, etc. and have better function and use with front facing doors, possibly more
25 brick to the exterior. Councilwoman Holbrook agreed and said that to keep the fluidity of the area,
26 the materials agreed upon can do that. Councilman Higginson gave his recommendations for the
27 height issue. Mr. Wilkinson summarized that everyone agrees for more flexibility on the residential
28 standards and more architectural features than graphic. Ms. Spratley stated she would like to keep
29 some of the ratios in place, but not necessarily a whole city block. Mr. Bell concluded that front
30 facing buildings would be safer and better well kept.

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32 **Regular Meeting – 7:03 p.m.**
33 **City Council Chambers**
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35 Mayor Lewis called the meeting to order at 7:03 p.m. and welcomed those in attendance.
36 Peyton Hall, local scout, led the Pledge of Allegiance; President Craig Smith, Val Verda Stake, gave
37 an opening prayer.

38
39 **PUBLIC COMMENT**

40 No comments were made.

41
42 **APPROVE MINUTES OF PREVIOUS MEETING – OCTOBER 10, 2017**

43 Mayor Lewis presented the minutes from the previous meeting. Councilman Pitt moved to
44 approve the minutes and Councilwoman Holbrook seconded the motion. Voting was unanimous with
45 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

1 **COUNCIL REPORTS**

2 Councilman Pitt and Knight both commented on the new Creekside Park and are anxious for
3 the official opening.
4

5 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID OCTOBER 2 & 9,**
6 **2017**

7 Mayor Lewis presented the expenditures and asked for a motion to approve. Councilwoman
8 Harris asked about an invoice for October 9, 2017. City staff will look into it. Councilman
9 Higginson moved to approve the weekly expenditures and Councilman Knight seconded the motion.
10 Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting
11 “aye”.
12

13 **RECOGNITION OF CEMETERY STATUE PROJECT DONORS – MR. GALEN**
14 **RASMUSSEN**

15 Mr. Rasmussen recognized five of the donors that contributed to the cemetery statue fund.
16 Mayor Lewis presented letters of recognition to those in attendance. Councilman Knight stated that
17 the statue is larger than life size and is a wonderful addition to the cemetery.
18

19 **RECOGNITION OF EMMA DUGAL (SUMMERFEST), JANE JOY (CHALK ART**
20 **FESTIVAL) AND MIKE MURPHY (FARMER’S MARKET) – MAYOR RANDY LEWIS**

21 Mayor Lewis recognized Emma Dugal for her incredible contributions and help with
22 Summerfest. Ms. Dugal said a few words to the Council and expressed her appreciation for their
23 support and the various departments. Councilwoman Holbrook stated she has worked with Ms.
24 Dugal for close to ten years and is amazed at her impact in the community. Councilman Pitt wished
25 to thank her as well, and the global effect she has had with all the international dancers coming to
26 Bountiful.

27 Mayor Lewis invited Jane Joy up to the podium and expressed his appreciation for Chalk Art,
28 open mic night and other activities that she coordinates. Ms. Joy said a few words and wished to
29 thank the City for their support that enables her to do what she loves.

30 Mayor Lewis mentioned Mike Murphy and the great impact he has had with his shop
31 downtown, the Downtown Merchants Association and coordinating the Farmer’s Market. Mr.
32 Murphy was unable to attend tonight, but a round of applause was given to him.
33

34 **RECOGNITION OF BOUNTIFUL’S CERT (COMMUNITY EMERGENCY RESPONSE**
35 **TEAM) PROGRAM – LT. DAVE EDWARDS**

36 Lt. Edwards stated that hundreds of volunteers participate in courses to assist with emergency
37 response situations, but there are eleven volunteers that recently won a county award. Lt. Edwards
38 invited Mr. Rob Hunter to the podium and the members of the elite CERT team. Those residents
39 came forward and presented the trophy to the City. It is a traveling trophy and the City can display it
40 for the next two years. Mayor Lewis commended those that competed and jokingly pledged them to
41 win it for the next ten years. Councilwoman Holbrook wished to express her appreciation to Mr.
42 Hunter and has enjoyed serving with him for the past seven years.
43

44 **CONSIDER PRELIMINARY AND FINAL SITE PLAN APPROVAL FOR THE**
45 **CONSTRUCTION OF A NEW TELECOMMUNICATIONS TOWER AT 474 E. HIDDEN**

1 **LAKE CIRCLE, JUSTIN HADLEY REPRESENTING AT&T, APPLICANT – MR. CHAD**
2 **WILKINSON**

3 Mr. Wilkinson stated Bountiful’s Land Use Ordinance requires site plan approval by the City
4 Council for improvements to City owned property with recommendation from the Planning
5 Commission, but no public hearing is required. The site is already developed with two existing
6 towers. One is owned by the City of North Salt Lake and the other is an AM/FM repeater tower.
7 Neither of the existing towers is used for telecommunications purposes. The proposal includes the
8 installation of a 60-foot high telecommunications monopole tower along with antenna. The
9 application also includes the installation of a fenced equipment area approximately 50 feet by 50 feet
10 in area (2,500 square feet). The applicant proposes to install their antennae at a height of
11 approximately 34 feet with pole area available above their antenna for the collocation of equipment
12 by other providers in the future. Collocation is encouraged by City Code in order to minimize the
13 number of towers in the City. The tower and equipment will be accessed via an existing access road
14 that services the reservoir and existing towers. Councilman Higginson added that they do not want to
15 encroach on Forest Service area, so they will be accessing the tower on City property. Councilman
16 Higginson made a motion to approve the preliminary and final site plans and Councilman Knight
17 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
18 Knight and Pitt voting “aye”.

19
20 **CONSIDER APPROVAL OF THE PURCHASE OF A FORD F150 PICKUP TRUCK FROM**
21 **PERFORMANCE FORD IN THE AMOUNT OF \$33,258 – MR. MARK SLAGOWSKI**

22 Mr. Slagowski stated his department only needed to replace one piece of equipment, which is
23 included in the 2017-18 budget. They received State contract and fleet pricing from Salt Lake Valley
24 Dodge, Young Chrysler Jeep Dodge and Performance Ford in Bountiful. Staff recommends Council
25 approve an amount of \$33,258 for the F150 pickup truck from Performance Ford. The truck it is
26 replacing will be sold. Councilwoman Harris made a motion to approve the purchase and
27 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,
28 Higginson, Holbrook, Knight and Pitt voting “aye”.

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30 Councilman Higginson wished to thank Lt. Edwards again for his help and training with the
31 CERT team and to all those recognized tonight; they do incredible things in the community and
32 everyone benefits from them.

33
34 **ADJOURN TO A CLOSED SESSION TO DISCUSS THE ACQUISITION OR SALE OF**
35 **REAL PRPPERTY, PENDING LITIGATION AND/OR TO DISCUSS THE CHARACTER**
36 **AND/OR COMPETENCY OF AN INDIVIDUAL(S) (UTAH CODE §54-4-205)**

37 Councilman Higginson made a motion to move to a closed session of City Council,
38 Councilman Pitt seconded the motion. Voting was unanimous by a roll call vote with Councilpersons
39 Harris, Higginson, Holbrook, Knight and Pitt all voting “aye”.

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41 Mayor Lewis adjourned the regular session of the City Council at 7:45 p.m.
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Mayor



City Recorder