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# Minutes of the BOUNTIFUL CITY COUNCIL

December 13, 2016 – 6:07 p.m.

Present: Mayor Randy Lewis  
Councilmembers Kendalyn Harris, Beth Holbrook, John Marc Knight, John Pitt  
City Manager Gary Hill  
Asst. City Manager Galen Rasmussen  
City Attorney Clinton Drake  
City Engineer Paul Rowland  
City Planner Chad Wilkinson

Department Directors/Staff:

Police Chief Tom Ross  
Parks Director Brock Hill  
Power Director Allen Johnson  
Power Operations Superintendent Brent Thomas  
Recording Secretary Nikki Dandurand

Excused: Councilmember Richard Higginson

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 – 6:07 p.m.**  
**Planning Conference Room**

Mayor Lewis welcomed those in attendance, excused Councilman Higginson and called the session to order at 6:07 p.m. The first item discussed was Bountiful City’s ordinance that does not allow dogs in city parks. Mr. Brock Hill summarized Bountiful City’s current leash law as follows:

- No dogs in the cemetery (6-1-109(d)).
- No dogs in City parks (6-12-109(m)).
- Can walk a pet on sidewalks if leashed (6-2-109)

As a direct result of the current leash law, Bountiful City does not allow dogs or other animals in City parks and has no formal or developed facility for dog owners to take their animals for open off-leash exercise, play and social interaction. Social events and companion and service animals can be discussed moving forward. The Council asked about input from other cities, plans for a designated dog park, funding, waste stations, how to clarify the “off-leash” policy and where those areas are designated. Mr. Gary Hill suggested this item be discussed at the Council retreat in February, 2017. Mayor Lewis agreed and suggested a little more time would be good before discussing this item further. Councilwoman Harris moved to proceed with the draft ordinance and amend as needed. The Council and Mayor all agreed.

Mr. Brock Hill stated that in August 2016, staff met with a group of individuals representing

1 Bountiful youth baseball organizations, including recreation and competition teams, to discuss the  
2 scheduling and field use practices and policies. Items discussed included the existing field use policy,  
3 existing field scheduling procedures, the Mueller Park Baseball Association agreement, input for  
4 improvements to procedures and future field scheduling meetings. In September 2016, staff met with  
5 the City Council to discuss ball field scheduling and processes and to address concerns brought to the  
6 Council's attention by concerned citizens. The City Council and staff discussed ongoing concerns such  
7 as six-month scheduling instead of annual, use of Davis County School District property, priority  
8 scheduling list, implementing an online calendar for all to view and open use of the fields. Mr. Gary  
9 Hill stated that the Mueller Park scheduling was a big issue, but it has been addressed and resolved.

10  
11 **Regular Meeting – 7:08 p.m.**  
12 **City Council Chambers**  
13

14 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance.  
15 Ethan Lanier, Boy Scout Troop 762, led the Pledge of Allegiance; Rotary member Chris Simonson,  
16 gave a prayer.  
17

18 **APPROVE MINUTES OF PREVIOUS MEETING NOVEMBER 22, 2016**

19 Mayor Lewis presented the minutes as printed. Councilwoman Harris moved to approve  
20 them as presented and Councilwoman Holbrook seconded the motion. Voting was unanimous with  
21 Councilpersons Harris, Holbrook, Knight and Pitt voting "aye".  
22

23 **COUNCIL REPORTS**

24 Councilwoman Harris welcomed all the scouts in attendance. Councilwoman Holbrook  
25 announced the Bar J Wranglers will be performing this Friday, December 16<sup>th</sup> at Viewmont High  
26 School and tickets are still available. No other reports were made.  
27

28 **BCYC REPORT**

29 Aliza Zobell, BCYC photographer, and Ethan Wait, Webmaster, stated the BCYC Christmas  
30 party is this week and they will also be ushering at the Bar J Wrangler performance this Friday.  
31 Some of the BCYC are planning to attend the USU Youth Council Training in March 2017.  
32

33 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID NOVEMBER 14,**  
34 **21, 28 & 30, 2016, AND THE OCTOBER FINANCIAL REPORT – MR. TYSON BECK**

35 Mayor Lewis presented the expenditures and October financial report and asked for a motion  
36 to approve. Councilman Pitt moved to approve the weekly expenditures and report as presented, and  
37 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,  
38 Holbrook, Knight and Pitt voting "aye".  
39

40 **BRENT THOMAS RETIREMENT – MR. ALLEN JOHNSON**

41 Mr. Johnson spoke about Mr. Thomas, who is retiring from the Power Department after 45  
42 years. Mr. Johnson commended Mr. Thomas for his work with the Intermountain Power  
43 Superintendent Association, various utility duties, handling multiple weather related emergencies  
44 over the years and the great impact he had on the Department. Mr. Thomas and his wife said a few  
45 words and are very grateful for his job with the City.  
46

1 **VETERANS MEMORIAL LOCATION DISCUSSION – MR. GARY HILL**

2 Mr. Gary Hill asked to discuss the Veterans Memorial location because of lack of time in the  
3 work session held earlier tonight. Mr. Hill stated this issue has been on the table for some time, but  
4 due to funds and space, has never been completed. Mr. Hill made the recommendation to the Council  
5 and the Mayor to appoint a task force to pursue this issue. Some concerns that would be addressed  
6 would be where to put the memorial, maintenance, vandalism, etc. The Mayor and the Council all  
7 agreed to form a committee and three names were presented to be on that committee: Chris  
8 Simonson, Brock Hill and John Marc Knight. Those appointed tonight will work with the Council to  
9 get names of four others willing to serve on the committee. Councilwoman Holbrook moved to  
10 approve the three names and start the committee and Councilman Pitt seconded the motion. Voting  
11 was unanimous with Councilpersons Harris, Holbrook, Knight and Pitt voting “aye”.

12  
13 Mayor Lewis took a few moments to talk about the recent Mueller Park Jr. High active  
14 shooter incident and recognized Chief Ross and all those involved that day. Chief Ross stated that  
15 everyone did their part and the situation was resolved quickly. Mayor Lewis and Mr. Gary Hill also  
16 mentioned that favorable comments were received from the FBI and other national public safety  
17 agencies on the manner in which the Bountiful Police Department managed the event.

18  
19 **ANNUAL NOTICE OF CITY COUNCIL SCHEDULE OF MEETINGS – MR. GARY HILL**

20 Mr. Gary Hill stated this is the annual notice of City Council meetings. Councilman Knight  
21 moved to approve the notice and Councilwoman Holbrook seconded the motion. Voting was  
22 unanimous with Councilpersons Harris, Holbrook, Knight and Pitt voting “aye”.

23  
24 **ORDINANCE 2016-13 ESTABLISHING A BOUNTIFUL HISTORIC COMMISSION – MR.**  
25 **CLINT DRAKE**

26 Mr. Drake stated that the Bountiful Historic Preservation Commission was established by  
27 ordinance in 1988. A private historical society called the Bountiful Historic Preservation Foundation  
28 was organized in the early 2000s. Because the memberships and goals of the two organizations were  
29 nearly identical, the Bountiful City Council passed an Ordinance repealing the Bountiful Historic  
30 Preservation Commission in 2014. Since repealing the Ordinance, it has come to the attention of City  
31 Staff that certain federal grants are only available to Certified Local Governments. A Certified Local  
32 Government is a city or county that has been certified as eligible to apply for federal grants for  
33 historic preservation. The primary role of the Commission will be to promote the preservation of the  
34 City’s history and recommend to the City Council means for accomplishing this. Membership for the  
35 Commission will be as follows:

- 36 • Bountiful Mayor (ex-officio)
- 37 • One Councilmember
- 38 • Two professionals in the field of archeology, history, planning, etc., to extent they are  
39 available
- 40 • Two residents at large

41 With the exception of the Mayor and Councilmember, no two members may serve on the  
42 same board, commission or other leadership position within another organization while serving on  
43 the Commission. This is intended to avoid conflicts of interest. Councilman Pitt made a motion to  
44 approve Ordinance 2016-13 and Councilwoman Harris seconded the motion. Voting was unanimous  
45 with Councilpersons Harris, Holbrook, Knight and Pitt voting “aye”.

1 **PRELIMINARY AND FINAL SITE PLAN REVIEW FOR 60-UNIT MULTI-FAMILY**  
2 **DEVELOPMENT – MR. CHAD WILKINSON**

3 Mr. Wilkinson explained that the property located at 830 North 500 West was recently the  
4 subject of a zone change to RM-19 which allows multifamily development subject to site plan review  
5 and approval by the Planning Commission and City Council. The Planning Commission recommends  
6 approval of the request for preliminary and final site plan review subject to the following conditions:

- 7 1. Complete any and all redline corrections.  
8 2. Prior to issuance of a building permit, complete the following:  
9 a. Consolidate the parcels and complete any proposed parcel boundary  
10 adjustments.  
11 b. Submit a final landscape plan meeting the requirements of Chapter 16 of the  
12 Bountiful City Zoning Ordinance.  
13 c. Any modifications required by conditions of the Planning Commission and  
14 City Council.

15 Councilwoman Holbrook made a motion approve the preliminary and final site plans and  
16 Councilman Pitt seconded the motion. Voting was unanimous with Councilpersons Harris,  
17 Holbrook, Knight and Pitt voting “aye”.

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19 **PRELIMINARY SITE PLAN REVIEW FOR A PROPOSED MODIFICATION TO AN**  
20 **EXISTING COMMERCIAL SITE – MR. CHAD WILKINSON**

21 Mr. Wilkinson stated that the applicant is requesting preliminary site plan approval for  
22 modification to the existing 5<sup>th</sup> South Plaza. The proposal includes the removal of the existing  
23 building currently occupied by the Barbacoa restaurant and the construction of a new 4,000 square  
24 foot building closer to 500 South. The proposal also includes the reconfiguration of the on-site  
25 parking, removal of a driveway on 500 South and updates to the façade of the existing buildings on  
26 site. Councilwoman Holbrook asked if any other parking changes are needed, would another full  
27 analysis be required. Mr. Wilkinson replied it depends on the intended use. One of the predominant  
28 issues with the current proposal is parking. The Code allows for the approving authority to reduce the  
29 required parking for uses that have varying intensities during the course of the day. Based on the  
30 analysis the peak demand was for 94 spaces with the peak occurring at approximately 6:30 pm. The  
31 applicant is requesting that the City Council approve a reduction in parking from 201 to 112 based on  
32 the results of the parking study. The City Planner and Engineer have reviewed the request and  
33 recommend approval of the reduction with one stipulation. Since the parking study was based on  
34 existing uses, any new proposed use in the center may require additional parking analysis prior to  
35 approval. Councilwoman Harris made a motion approve the preliminary site plan review and  
36 Councilwoman Holbrook seconded the motion. Voting was unanimous with Councilpersons Harris,  
37 Holbrook, Knight and Pitt voting “aye”.

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39 **BIENNIAL REVIEW OF MODERATE INCOME HOUSING ELEMENT OF THE**  
40 **GENERAL PLAN – MR. CHAD WILKINSON**

41 Mr. Wilkinson stated that the Utah Code Section 10-9a-408 requires that every municipality  
42 review the implementation of the moderate income housing element of the General Plan every two  
43 years and produce a report detailing the findings of the review. The proposed 2016 Biennial  
44 Moderate Income Housing Report for Bountiful City was included in the Council packet for this  
45 meeting. Mr. Wilkinson recommends to the Council to accept the 2016 Biennial Moderate Income  
46 Housing Report and authorize staff to forward a copy to the Department of Workforce Services and

1 the local association of governments as required by State law. Councilman Knight made a motion to  
2 approve the report and Councilwoman Holbrook seconded the motion. Voting was unanimous with  
3 Councilpersons Harris, Holbrook, Knight and Pitt voting “aye”.  
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5 Mayor Lewis asked for a motion to adjourn the regular session of City Council and move into  
6 an RDA meeting. Councilman Pitt made a motion to adjourn the meeting and Councilwoman  
7 Holbrook seconded the motion. The regular session of the City Council was adjourned at 8:20 p.m.  
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Mayor

  
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City Recorder