

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, September 24, 2019

6:00 p.m. - Work Session

7:00 p.m. – Regular Session

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at **South Davis Metro Fire Station 81, 255 South 100 West, Bountiful, Utah**, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AGENDA

6:00 p.m. – Work Session

1. Veterans' Park update - Councilman Chris Simonsen
2. Property tax information – Mr. Galen Rasmussen
3. Plaza/Town Square naming – Ms. Angela Pitt p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment- If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of two minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.
3. Approve minutes of previous meetings held on August 27 and September 10, 2019 meetings p. 5
4. Council Reports
5. Consider approval of: weekly expenditures > \$1,000 paid September 9, 2019 p. 25
6. Consider approval of Ordinance 2019-04 changing the zoning designation of C-G to RM-13 located at 1265 North Main – Mr. Francisco Astorga p. 27
 - a. Public Hearing
 - b. Action
7. Consider approval of the purchase of four police vehicles in the amount of \$97,920 from Ken Garff Dodge – Chief Tom Ross p. 39
8. Consider approval of the public improvements of the Pages Hollow P.U.D. and release the developer of any further obligation – Mr. Lloyd Cheney p. 41
9. Consider approval of a payment of \$415,000 to Prime Machine Inc. to move through the know problems at Echo and repair the three turbine units – Mr. Alan Farnes p. 43
10. Consider approval of a bid from Hunt Electric in the amount of \$24,700 to directionally bore in a conduit to repair the street lights at 800 South and 650 East – Mr. Alan Farnes p. 47
11. Consider approval of the purchase of substation arc flash equipment from Western Electrical Services, Inc. in the amount of \$81,737 – Mr. Alan Farnes p. 49
12. Adjourn


City Recorder

City Council Staff Report

Subject: Continued - Downtown Plaza Naming
Author: Angela Pitt
Department: Administration
Date: September 24, 2019



Background

At their September 10, 2019 meeting the City Council reviewed name options submitted by the public. After some discussion, they narrowed it down to the following options: Bountiful City Plaza, Bountiful Plaza, Bountiful Town Square and Bountiful City Square. They requested some additional time to consider these options.

Analysis

The City Council previously discussed guiding principles for naming this location. These principles include:

1. The name should help promote Bountiful and Main Street
2. Avoid the mistake of naming the location one thing, but the public refers to it as something else (ex: Station Park vs. Farmington Station)

All current options meet the first principle by including “Bountiful” in the name. The main decision to make is whether to use the term “plaza” or “square”, although their definitions are very similar. Here is a brief summary for each name option:

Bountiful Plaza (BP)

- The location has been referred to as the “Bountiful Plaza” or the “plaza in downtown Bountiful” throughout the public survey, design and construction process.

Bountiful City Plaza (BCP)

- Same point as option above, but adds “City”
- Is more similar to “Bountiful City Park” at 400 North, which could add to confusion

Bountiful Town Square (BTS)

- Although Bountiful is not a town but a city, the term “town square” is a familiar term for a public gathering space.
- Council members feel the term “town square” evokes a familiar, small-town feel that fits Bountiful and honors its past.

Bountiful City Square (BCS)

- “City square” is another term for a public gathering place, but is not as commonly used.

Department Review

This report was reviewed by the City Manager

Significant Impacts

Other locations in Bountiful with similar names to consider:

- Bountiful City Park
- Shoppes at Bountiful Plaza (corner of 500 South and 200 West)
- The Square at 2600

Currently, when you Google search any of the four options, the Bountiful City website pops up as the first option. Any of the options should be easy to correctly find online once the name is decided.

We won't know if there's a more commonly used name by the public until the location opens and is being used. It may acquire a name of its own by users, but by giving it an official name soon we may limit any confusion.

Recommendation

Staff would like the City Council to discuss name options and provide direction on when they would like to select and announce the name.

Attachments

None

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**Minutes of the
BOUNTIFUL CITY COUNCIL**

August 27, 2019 – 7:00 p.m.

Present: Mayor Pro Tem Chris Simonsen
Councilmembers Kate Bradshaw, Kendalyn Harris, Richard Higginson,
John Marc Knight
City Manager Gary Hill
City Engineer Lloyd Cheney
City Planner Francisco Astorga
City Attorney Clinton Drake
Finance Director Tyson Beck
IT Director Alan West
Parks Director Brock Hill
Power Director Allen Johnson
Chief of Police Tom Ross
Streets Director Gary Blowers
Asst. Streets Director Charles Benson
Recording Secretary Maranda Hilton

Excused:
Mayor Randy Lewis

Official notice of the City Council Meeting was given by posting an Agenda at the temporary City Hall locations (805 South and 150 North Main Street) 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.

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Regular Meeting – 7:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Pro Tem Simonsen called the meeting to order at 7:00 p.m. and welcomed those in attendance. Pastor Joanna Hart, Bountiful Community Church, offered a prayer and Police Chief Tom Ross led the Pledge of Allegiance.

PUBLIC COMMENT

The public comment section was opened at 7:03 pm.

Linda Ransdell (1133 South 300 West) stood to make a complaint about the Brickyard Dog Park. She feels there is no enforcement of the rules, specifically the closing time. People are frequently there past 10:00 p.m., lights on their dogs' collars, bring in chairs and beer and "party." She has witnessed two women having an altercation and has called the police. She would like the City to do a better job enforcing the hours so that residents who live along there don't have to deal with the noise.

Janet Bingham (51 South 650 East) stood to ask the Council to give consideration to the creation of an ordinance for Airbnb's in Bountiful. Currently the City does not allow them, but she

1 has witnessed a house in her neighborhood become an Airbnb and it has no regulations being
2 enforced on it; people come and go all the time, they park on the street and they leave trash cans in
3 the middle of the street and leave mattresses outside. She would be happy to be part of a committee
4 that could figure out some regulations.

5 Patricia McIntire (206 North 100 East) stood to ask why none of the promised reconstruction
6 has been happening on 200 North. She feels they have been told it will happen any day but it keeps
7 getting pushed back. Mr. Gary Hill responded that they are happy to answer her questions about that
8 reconstruction project and give her the latest updates, but the public comment section portion of the
9 meeting is not for question and answer. Mr. Cheney stepped outside the room to speak with her about
10 the project.

11
12 The public comment section was closed at 7:10 pm.

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14 **APPROVE MINUTES OF PREVIOUS MEETING HELD ON JULY 23, 2019**

15 Councilwoman Bradshaw made a motion to approve the minutes as printed and Councilman
16 Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
17 Knight and Simonsen voting “aye”.

18
19 **COUNCIL REPORTS**

20 Councilwoman Bradshaw; no report

21 Councilwoman Harris thanked Mr. Gary Blowers and Mr. Jared Edge for their work getting
22 grant funding for two new diesel vehicles for the City fleet. It will save the City a lot of money.

23 Councilman Knight said he’s encouraged how the downtown plaza is still coming along and
24 he’s excited that the skating ribbon will be able to be used sometime this winter and the rest of the
25 plaza in the spring. He encouraged everyone to walk past the site and take a look.

26 Councilman Higginson; no report

27
28 **BCYC REPORT**

29 Councilwoman Harris said the BCYC is making an informational video all about what you
30 can and cannot recycle. So keep an eye out for that because you may be surprised what you can’t
31 recycle.

32
33 **CONSIDER APPROVAL OF:**

34 **a. WEEKLY EXPENDITURES >\$1,000 PAID JULY 15, 16, 17, 22, 23, 29 & 30, AND**
35 **AUGUST 5, 6 & 12-14, 2019**

36 Councilman Higginson commented on the number of expense reports being approved and
37 asked that Mr. Tyson Beck consider adjusting the number of dates down to weekly once again.
38 Councilman Higginson then made a motion to approve the expenditures made on those dates and
39 Councilman Knight seconded the motion. Councilwoman Bradshaw asked about an expense on July
40 30th for artwork and asked if that would be placed in the renovated City Hall. Mr. Gary Hill answered
41 affirmatively, stating that they are by local artist Roger Cushing. The motion passed with
42 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

43 **b. JUNE 2019 PRELIMINARY FINANCIAL REPORT**

44 Councilman Higginson made a motion to approve the June financial report and Councilman
45 Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
46 Knight and Simonsen voting “aye”.

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2 **MR. BENJER PHILPOT “WHY I LIKE MY CITY” ULCT ESSAY CONTEST WINNER**

3 Mayor Pro Tem Simonsen explained that the Utah League of Cities and Towns (ULCT) has
4 an annual essay contest for students in Utah, asking them why they like their community. This year
5 the winner of the contest was Benjer Philpot who is a resident of Bountiful. Benjer came forward and
6 read his essay all about why he likes Bountiful, stating “Bountiful is a great place to start a business, I
7 started my own glass recycling business”, “My neighborhood has movie nights in the summer, and
8 my street has big, delicious dinner parties and has been doing them for over 50 years” and “I like
9 walking to my piano lessons on Thursday mornings because it just feels so safe and peaceful.” He
10 also talked about the friendliness of the police and firemen, “the best library”, the “amazing rec-
11 [recreation] center”, the tree-lighting festival, the chalk art festival and the Coats for Kids Car Show.

12 Councilman Knight asked if they could all get a copy of the essay. Benjer said yes. Benjer
13 will be presenting his essay at the ULCT conference in a few weeks.
14

15 **MR. TOM SMITH RECOGNITION – MR. FRANCISCO ASTORGA**

16 Mr. Francisco Astorga asked Mr. Tom Smith to come up and be recognized for his years spent
17 serving on the Planning Commission. He gave an overview of Tom’s life, saying he was born in
18 Santa Barbara, California and moved to Bountiful at the age of nine. He spent his summers teaching
19 at the Smith Swim School in his backyard pool. He has been married to his sweetheart Mary for 49
20 years; they have three children and 17 grandchildren. He loves baseball; he played shortstop for
21 Bountiful High and on the University of Utah freshman team. He graduated from the University of
22 Utah with a bachelor’s degree in French and a master’s degree in architecture. He started Smith Hyatt
23 Architects located on Main Street in 1977. He has served on the Planning Commission from 2003-
24 2019, serving as chair from 2010-2016. He currently coaches the Bountiful High School boys’ tennis
25 team and loves to play at the Huntsman Senior Games in St. George. He was a member of the
26 Tabernacle Choir for 20 years, and has also performed for many years with two of his brothers as the
27 Smith Brothers Trio. He speaks French and loves Paris.

28 Mayor Pro Tem Simonsen presented Mr. Smith with a plaque commemorating his service on
29 the Planning Commission and read a letter from Mayor Randy Lewis. Mayor Lewis said Tom must
30 be proud of the many projects he was a part of that helped breathe new life into the city, especially
31 his improvements of Downtown Main Street. Mayor Pro Tem Simonsen also noted that Tom
32 designed his dental office and thanked him for what a beautiful building it is. They gave Tom a
33 beautiful bouquet of flowers to take home for his wife. The audience, Council and Staff all stood and
34 applauded Mr. Smith and his contribution. Mr. Smith said he did not deserve all of this attention and
35 thanked everyone.

36 Councilman Higginson thanked Mr. Smith for the expertise he brought to the Planning
37 Commission as an architect, improving each project esthetically and making sure they looked
38 beautiful, but most importantly for “having a heart” and listening to residents’ requests. He said Tom
39 was “really outstanding.”
40

41 **CONSIDER APPROVAL OF TRAFFIC SAFETY COMMITTEE RECOMMENDATIONS –**
42 **MR. LLOYD CHENEY**

43 Mr. Lloyd Cheney addressed the Council to report that the Traffic Safety Committee had met
44 earlier to approve several places to install new speed limit signs, pedestrian crossings and to extend
45 one no-parking zone and add no-parking signs. All of those items were recommended by the
46 Committee for approval by the Council.

1 Councilwoman Bradshaw stated that she appreciated the thoughtful review and studies that
2 were done for each of those items in the Traffic Safety Committee meeting.

3 Councilman Higginson asked Mr. Cheney to put an item on the agenda for a future Traffic
4 Safety meeting; a crosswalk between the Washington Elementary neighborhood and Smith's
5 Marketplace on 200 West. Mr. Cheney gave an update on that topic. He said because that street is a
6 state highway, the road is maintained by UDOT. The project will require each school in the area to
7 prepare a school delivery plan which gets reviewed by the City and by UDOT. They then can work
8 to understand what the needs are and whether it warrants a school crossing in that location.

9 Councilman Knight made a motion to approve the Traffic Safety Committee
10 recommendations and Councilman Higginson seconded the motion. The motion passed with
11 councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".

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13 **CONSIDER APPROVAL OF THE APPOINTMENT OF MR. SAM BAWDEN TO THE**
14 **PLANNING COMMISSION – MR. FRANCISCO ASTORGA**

15 Mr. Astorga presented Mr. Sam Bawden, who is an architect, as a replacement for Mr. Smith
16 on the Planning Commission. Mr. Bawden had reached out to Mayor Lewis saying he was interested
17 in serving on the Planning Commission. He met with Mr. Astorga, Mr. Gary Hill and the Mayor and
18 they all find it appropriate to appoint him to the Planning Commission.

19 Councilman Higginson said he knows Sam and is excited to have him serve on the Planning
20 Commission and made a motion to approve the appointment and Councilwoman Bradshaw seconded
21 the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and
22 Simonsen voting "aye".

23
24 **CONSIDER APPROVAL OF 40 DESKTOP COMPUTERS IN THE TOTAL AMOUNT OF**
25 **\$47,520 – MR. ALAN WEST**

26 Mr. Alan West addressed the Council to ask for their approval to purchase 40 new desktop
27 computers. Generally they like to replace old computers every few years from a fund that every
28 department contributes to and rotate through the departments as needed, but they have lapsed recently
29 due to there being bigger projects taking priority. They did not replace any computers last year.

30 Councilwoman Harris made a motion to approve the purchase and Councilman Higginson
31 seconded the motion. The motion passed with councilmembers Bradshaw, Harris, Higginson, Knight
32 and Simonsen voting "aye".

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34 **CONSIDER APPROVAL OF THE ANNUAL TYLER TECHNOLOGIES SOFTWARE**
35 **MAINTENANCE CONTRACT IN THE AMOUNT OF \$79,106 – MR. ALAN WEST**

36 Mr. West explained that the City uses Tyler Technologies software, and this is a standard
37 renewal of their software maintenance contract that allows the City to update the software and gives
38 the City access to any new technology or software they might offer as well.

39 Councilwoman Bradshaw made a motion to approve the annual contract and Councilwoman
40 Harris seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
41 Knight and Simonsen voting "aye".

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43 **CONSIDER APPROVAL OF THE PURCHASE OF A 2019 FORD F-250 4X4 4-DOOR**
44 **CREW WORK TRUCK IN THE AMOUNT OF \$31,830 AND A JOHN DEERE PRO GATOR**
45 **2020A UTILITY VEHICLE IN THE AMOUNT OF \$27,641 – MR. BROCK HILL**

1 Mr. Brock Hill explained that because the Parks Department has five crews of four to five
2 people each, the purchase of a new crew-cab truck will make their operations much more efficient,
3 getting staff and equipment transported to each job site faster. They requested three bids and got two
4 responses, the low bid from Ed Kenley Ford for \$31,830.

5 The cemetery also needs a replacement for their work truck which is 23 years old. They feel
6 that the John Deere Pro Gator 2020A will be the best machine for the work they do at the cemetery.
7 The bid came back at \$27,641 from Stotz Equipment (the only John Deere dealer in the area).

8 Councilman Higginson made a motion to approve the two purchases and Councilwoman
9 Harris seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
10 Knight and Simonsen voting “aye”.

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12 **CONSIDER APPROVAL OF RESOLUTION 2019-08 AUTHORIZING THE MAYOR TO**
13 **SIGN THE RED MESA TAPAHA SOLAR FIRM POWER SUPPLY AGREEMENT**
14 **TRANSACTION SCHEDULE – MR. ALLEN JOHNSON**

15 Mr. Allen Johnson stood to explain that the Red Mesa Tapaha Solar Firm Power Supply
16 Agreement is a really exciting prospect. Being able to purchase solar power is something they have
17 been trying to do for many years. This solar farm is on a Navajo reservation in Utah and produces
18 66MW. The City’s purchase will be for 8.8355% of the output, or 5,831 kilowatts (the equivalent of
19 installing 583 solar systems on roofs in the city). The contract will last for 25 years, commencing on
20 June 1, 2022. The purchase price is \$23.15/per megawatt hour. This additional power purchase will
21 help us to be a “greener” city by increasing our renewable energy portfolio, and will also help to
22 offset the power plant’s output for afternoon and evening power usage.

23 Councilwoman Harris thanked Mr. Johnson for his work on this and Councilman Knight
24 congratulated him on this achievement. It’s a good resource that will help the City to be flexible with
25 its power output and is an outstanding project. Mr. Johnson said it is a win-win for us and for the
26 Navajo nation which will help fund their power.

27 Councilman Knight made a motion to approve Resolution 2019-08 and authorize the Mayor
28 Pro Tem to sign it and Councilwoman Harris seconded the motion. The motion passed with
29 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

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31 **CONSIDER APPROVAL OF THE PURCHASE OF A NEW 2020 FORD F-350 CAB AND**
32 **CHASSIS IN THE AMOUNT OF \$43,241 – MR. ALLEN JOHNSON**

33 Mr. Johnson said they got two bids for a new 2020 Ford F-350 cab and chassis with the low
34 bid being \$43,241 from Performance Ford Bountiful. They need this truck to replace a 2006
35 Chevrolet truck used as a substation maintenance vehicle.

36 Councilwoman Harris made a motion to approve the purchase and Councilman Higginson
37 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
38 and Simonsen voting “aye”.

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40 **CONSIDER APPROVAL OF A DAKOTA SERVICE BODY FOR A SUBSTATION**
41 **MAINTENANCE VEHICLE IN THE AMOUNT OF \$34,925 – MR. ALLEN JOHNSON**

42 Mr. Johnson presented for purchase a substation service body for the new truck being
43 purchased. The low bid is for \$34,925 from Mountain States Industrial Service.

44 Councilman Knight made a motion to approve the purchase and Councilman Higginson
45 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
46 and Simonsen voting “aye”.

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CONSIDER FINAL SITE PLAN APPROVAL FOR DOUBLE TAKE, A MULTI-FAMILY DWELLING LOCATED AT 33 WEST 400 SOUTH – MR. FRANCISCO ASTORGA

Mr. Astorga presented the final site plan for “Double Take” (a multi-family dwelling located at 33 West 400 South) for approval. The Planning Commission recommends approval.

Councilwoman Harris made a motion to approve the final site plan and Councilman Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

CONSIDER FINAL SITE PLAN APPROVAL FOR AN ADDITION AT ST. OLAF CHURCH AND SCHOOL LOCATED AT 1793 SOUTH ORCHARD DRIVE – MR. FRANCISCO ASTORGA

Mr. Astorga presented a final site plan for approval for St Olaf’s school and church. He showed the Council the changes being proposed, noting that they added a fire lane, a sidewalk on the Orchard Drive side of the property and made some other minor changes since the preliminary site plan was approved. The Planning Commission recommends approval to the Council.

Councilwoman Harris asked about the timeline for the project. Principal Simon McFall (St. Olaf’s school) answered that they hope to begin working on it this fall depending on site plan approval, with a break for the winter weather, and take it up again in the spring.

Councilman Higginson made a motion to approve the final site plan and Councilman Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

CONSIDER PRELIMINARY SITE PLAN APPROVAL FOR A NEW BUILDING FOR ALPHAGRAPHS LOCATED AT 265 S MAIN ST – MR. FRANCISCO ASTORGA

Mr. Astorga presented the preliminary site plan for the Alphagraphics building. He pointed out that this plan is a completely new application from what Council approved last year. The plans have changed from the original one.

Mr. Drake explained that based on ongoing concerns that had been expressed to the applicant as well as concerns voiced at by the Planning Commission, Staff changed its recommendation. The ongoing concern is about the non-conforming use of the existing property and that proposal would increase its non-conforming use. It is Staff’s opinion that it would violate the Utah Code to approve this site plan. There are two ways it is non-conforming. The Planning Commission voted 3-1 to recommend the site plan approval. Although there was not at least 4 Planning Commissioners recommending approval, the applicant, Mr. Grant Richey, has asked to have this site plan be considered anyway and to move forward despite the position of City Staff.

Mr. Astorga explained the non-conforming elements of the site plan. The existing Alphagraphics building has parking in front of the building and is set back farther than City code allows for a Downtown zoned building (0-10 feet). The proposed new building will meet code for the most part, however a connector between the two buildings is set back too far from the street, and because it connects the buildings, the new building will be considered an addition to the existing building and will increase the non-conforming use for the entire site. He cited the Bountiful Land Use Code 14-2-402 C “Any expansion of a nonconformity that increases the degree of nonconformance is prohibited except as provided in this Title.” Because the connector piece causes the new building to be considered an expansion, Planning Commission recommends that the plan be approved only if the

1 connector piece is removed from the plans along with the four other conditions listed in the staff
2 report.

3 Mr. Astorga apologized for starting the meeting on a negative note and thanked Mr. Richey
4 for his investment in Bountiful Main Street. He explained that the building meets all other
5 requirements for height, etc. and is a nice building. The only other conditions are to add some
6 architectural articulations on the 300 South facade of the new building.

7 Mr. Grant Richey, applicant, presented to the Council, and thanked them for allowing him to
8 be there. He explained the history of his business, Alphagraphics, and their desire to expand and to
9 stay on Main Street. He explained that in their peak season they get 500-600 foot traffic sales each
10 day, and being on Main Street contributes to that immensely. They purchased the adjacent lot in
11 hopes that they could expand and keep their location where it serves their Bountiful patrons well.

12 Mr. Richey explained that the connector piece between the existing and newly proposed
13 buildings will serve a very distinct purpose. The existing building will be the manufacturing center
14 while the new building will be a new retail and shipping operations center. In order to protect their
15 product in transit from the existing building to the new building, that connector is very important,
16 especially during the winter months and summer months to protect it from the elements. This access
17 point between the two buildings would help mitigate liability to their products and to their employees
18 moving between the buildings. He feels very strongly that the access point between the buildings is
19 essential to the success of their expansion and operations. He also explained that the access point
20 beautifies the look of the entire plan, making the buildings connect visually and creating a “state of
21 the art” esthetic that will elevate Main Street. He asked that the Council consider allowing the
22 connector piece and approving the site plan to include it as it is such an essential part to their
23 operations.

24 Councilwoman Harris thanked him for his presentation and for all the years and hard work he
25 has put into this project. She appreciates his business and wanting to keep it in Bountiful, and to keep
26 it on Main Street. She asked him how bad it would be to take the connector piece away, how it would
27 impact them. Mr. Richey answered that the two 13’ garage doors that face each other on each
28 building would need to be opened and used every hour of every day in order to trolley product or
29 paper across the pavement to prepare it for shipping. This would expose everything they manufacture
30 to the elements, and cause a process that could be streamlined to become a chore.

31 Discussion ensued about possible design alternatives (e.g., creating an underground access
32 point, moving it to a different location, making it a less permanent structure, etc.) in an effort to
33 mitigate the non-conformity issue. Mr. Richey said he is willing to make any sort of changes needed
34 to the connector piece in order to have it be acceptable and allow him to keep his access point
35 between the buildings open and easier to use.

36 Councilman Higginson said he can see the logic of Mr. Richey’s need for this connector
37 piece, he is sympathetic toward his plight and loves how the design of the building turned out,
38 however, it does not comply with code and granting him an exception opens the door for the next
39 person to demand an exception.

40 Councilwoman Bradshaw asked if the applicant, if given more time, could possibly find a
41 way to move the connector closer toward Main Street, fixing the non-conformity issue. Councilman
42 Higginson suggested building a façade wall on the west side of the property and moving the
43 driveway. JZW Architects suggested changing the existing parking lot into a plaza area to comply in
44 that way. However, none of those suggestions would make the building site plan completely
45 compliant.

1 Mr. Astorga brought up the fact that this meeting was not intended to be a work session, so he
2 advised the Council that they could move forward with the current recommendation, continue the
3 item to a future date, or remand it back to the Planning Commission.

4 Councilwoman Harris made a motion to send this item back to the Planning Commission with
5 the direction for them to take a closer look at it. She told Mr. Richey that she hopes he understands
6 that they are very in favor of this project and excited at the prospect of it working out. Councilman
7 Higginson seconded the motion, adding that he would like to see this item prioritized at the Planning
8 Commission and moved forward as quickly as possible. The motion passed with Councilmembers
9 Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

10
11 **CONSIDER APPROVAL FOR A LOCAL CONSENT SINGLE EVENT ALCOHOL**
12 **LICENSE, BALLET WEST GUILD, APPLICANT – MR. FRANCISCO ASTORGA**

13 Mr. Astorga explained that this approval was for a single use alcohol consent for an event by
14 Ballet West to take place on September 16, 2019, at a residence (4831 Canyon View Circle). The site
15 plan shows that there is ample parking for the event, so they have no concerns about the event
16 affecting the neighborhood.

17 Councilman Simonsen asked how a “beer permit” was different than an “alcohol permit”, and
18 it was determined that the paperwork was simply an old version of the permit with outdated language.
19 Mr. Hill apologized for the confusion and said that this was, in fact, a permit for the distribution of
20 alcohol.

21 Councilman Higginson asked if this permit had gone through all the other agencies
22 responsible. Mr. Astorga affirmed that it had.

23 Councilman Higginson made a motion to approve the alcohol license and Councilman Knight
24 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, and
25 Knight voting “aye” and Councilmember Simonsen voting “nay”.

26
27 **CONSIDER APPROVAL OF THE EXTENSION OF THE 2019 STORM DRAIN PROJECT**
28 **CONTRACT IN THE AMOUNT OF \$346,000 – MR. LLOYD CHENEY**

29 Mr. Cheney explained that in May the Council awarded the 2019 Storm Drain contract to CT
30 Davis, which included the installation of storm drains at two locations, and also a schedule of pieces
31 and parts of storm drains in miscellaneous locations. This was done in expectation that this contractor
32 could be used to complete other work that needed to be done while they are still available. He showed
33 the Council pricing for nine other projects - five are replacing bad waterways and four are storm drain
34 projects. Mr. Cheney asked the Council to extend CT Davis’ contract to allow them to do these
35 projects for the City. This will save the time it would take to advertise for and seek new bids, and the
36 pricing from CT Davis is considered very competitive.

37 Councilman Higginson made a motion to approve the contract extension with the caveat that
38 we closely monitor CT Davis’ work in backfilling and make sure it is up to standards and
39 Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw,
40 Harris, Higginson, Knight and Simonsen voting “aye”.

41
42 **CONSIDER APPROVAL OF RESOLUTION 2019-07 REGARDING AN INTERLOCAL**
43 **COOPERATION AGREEMENT FOR CITY EMPLOYEE SERVICES TO BE PROVIDED**
44 **TO THE SOUTH DAVIS RECREATION DISTRICT – MR. TYSON BECK**

45 Mr. Tyson Beck explained that this is an agreement and resolution for the City to provide
46 services for the South Davis Recreation District. City employees have been providing accounting and

1 finance, treasury management, human resources, IT, network and data storage, and landscaping and
2 sprinkler repair services for the Recreation District for many years. In 2007-2008 a similar agreement
3 was signed, but every year since then it has been simply a verbal agreement between the City
4 Manager and the Executive Director of the Recreation District. It has been requested that it be
5 formalized once again and have it in writing. This will protect both sides from any legal
6 ramifications, it will specify each side's responsibilities, and it also gives the Council a better
7 opportunity to weigh in on the details of this agreement. This agreement will extend services through
8 June 2020. It was reviewed and approved by the Recreation District Board last Monday.

9 Councilwoman Harris made a motion to approve Resolution 2019-07 and Councilman
10 Higginson seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,
11 Higginson, Knight and Simonsen voting "aye".

12
13 **ADJOURN**

14 Councilman Knight made a motion to adjourn the regular session, and Councilman Higginson
15 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
16 and Simonsen voting "aye".

17
18 The regular session of City Council was adjourned at 8:52 p.m.

19
20 The Canvass Board Meeting was opened at 8:52 p.m.

21
22 **CONSIDER APPROVAL OF THE PRIMARY ELECTION RESULTS AS PREPARED BY**
23 **THE DAVIS COUNTY CLERK / AUDITOR'S OFFICE – MR. GARY HILL**

24 Mr. Gary Hill explained that state law requires that the City Council (as the Canvass Board)
25 review and ratify the results of the Primary Election, as counted and prepared by the Davis County
26 Clerk, within 14 days of the election. Residents will be able to see the votes for each candidate by
27 district as well as the number of votes not counted. He stated that of particular interest that there was
28 a 32% voter turnout which is very high for a primary election.

29 Councilwoman Harris made a motion to approve and canvass the results report and
30 Councilman Higginson seconded the motion. The motion passed with Councilmembers Bradshaw,
31 Harris, Higginson, Knight and Simonsen voting "aye".

32
33 **ADJOURN**

34 Councilman Knight made a motion to adjourn the Canvass Board Meeting and
35 Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bradshaw,
36 Harris, Higginson, Knight and Simonsen voting "aye".

37
38 The Canvass Board Meeting was adjourned at 8:54 pm.

Mayor Randy Lewis

City Recorder

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Minutes of the
BOUNTIFUL CITY COUNCIL
September 10, 2019 – 6:00 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight, Chris Simonsen
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Planner	Francisco Astorga
	City Attorney	Clinton Drake
	Assistant City Manager	Galen Rasmussen
	Power Director	Allen Johnson
	Streets Director	Gary Blowers
	Water Director	Mark Slagowski
	Chief of Police	Tom Ross
	Public Works Engineer	Brad Clawson
	Public Information Officer	Angela Pitt
	Recording Secretary	Maranda Hilton

Official notice of the City Council Meeting was given by posting an agenda at the temporary City Hall locations (805 South and 150 North Main Street) 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 – 6:00 p.m.
South Davis Metro Fire Station Conference Room

Mayor Lewis called the meeting to order at 6:01p.m.and welcomed those in attendance.

PLAZA NAMING – MS. ANGELA PITT

Ms. Angela Pitt explained that as per the Council’s request, a Qualtrics survey was created and placed on the City website in order to gather public input and ideas for naming the Downtown Plaza. There were 185 survey responses and additional responses from other social media platforms. They randomly awarded 10 responders a free skate rental for the new ice ribbon as a way to induce participation. Ms. Pitt reminded the Council that the goals for the space were to add vitality to the downtown area, support Main Street businesses, create a space for family fun, add special event space to the City, and honor the character and history of Bountiful. These goals should help the Council decide on a fitting name for the space. The Council has also stated in past meetings that the name should help promote Bountiful and Main Street, and not make the mistake of naming it something that it will never be called. Deciding the name soon might be helpful on this count so it can be branded before it is given an unofficial name by residents. That being said, the space has been referred to as the Downtown Plaza every time it’s talked about it in the past which might affect how people identify it. The name should also make it easily identifiable and easy to find.

1 The Mayor explained the options before the Council tonight, saying that they could decide on
2 a name tonight, choose three or so names to look at closer, ask the staff for recommendations, or do
3 nothing yet.

4 Councilman Higginson started the discussion by saying that he spent a significant part of his
5 life living in the Midwest where every town seemingly has a town square, and he is intrigued by the
6 idea of naming the plaza “Bountiful Town Square”.

7 Councilwoman Harris likes that “Bountiful Town Square” would help differentiate it from
8 “Bountiful Park”, and also thinks that having “Bountiful” in the name will help identify where it is
9 located. She likes the idea of using “Plaza” instead of “Town Square” because looking up the
10 definition of Plaza in the dictionary describes well what this space is to be. She also likes the idea of
11 honoring Stoker School in order to honor the history of Bountiful. So perhaps “Bountiful Stoker
12 Plaza” would be a good way to accomplish that objective. One more idea is that although it is hopeful
13 that it will benefit Main Street, it is not technically located on Main Street, so she feels “*Main Street*”
14 should not be used in the name.

15 Councilman Higginson said that he has had it expressed to him by an older resident of
16 Bountiful who attended Stoker School that naming the plaza after Stoker would be a painful thing to
17 do.

18 Councilwoman Bradshaw said that as she grew up in Bountiful, she never knew the school
19 was called Stoker School; she only knew it as the U of U extension in Bountiful. So naming the plaza
20 after Stoker school wouldn’t evoke any memories for the younger residents of Bountiful. She feels
21 the Council should stay away from that name. She likes both “Plaza” and “Square” as well.

22 Councilman Simonsen also liked “Town Square” from his time living in Wisconsin where
23 there are many town squares. He feels it is both “old enough and young enough.”

24 Councilman Knight still likes the “Fire and Ice” name. He also said he would like the Council
25 to make a decision within the next few days ideally. He feels the Plaza should have a name soon.

26 The Mayor added that its best practice to make sure that the acronym of the name they decide
27 on doesn’t mean anything crude. “Bountiful Town Square” (BTS) seems fine and he likes that name
28 very much.

29 Councilwoman Harris stated that she prefers “Plaza”, and it seems more fitting since
30 Bountiful isn’t technically a town, Bountiful is a city. She also pointed out that there is already a
31 “square” in Bountiful located off of 2600 South. She thinks “Bountiful City Plaza” sounds nice as
32 well.

33 Ms. Pitt summarized for the Council that it seems like there is a definite decision to not name
34 the plaza after Stoker school, and that it seems like the decision is between a variation of “Square” vs.
35 a variation of “Plaza.”

36 Councilwoman Harris asked the staff at the meeting to weigh in on the decision as well. Ms.
37 Pitt said she always knew Bountiful as “B-Town” growing up here, and she likes “Bountiful Square”
38 or “Bountiful Town Square” best of the ideas. Mr. Gary Hill said he thinks “Town Square” sounds
39 great. Mr. Lloyd Cheney said it will always be “the Plaza” to him as he has been working hard on this
40 project for many months now and has always called it that. Mr. Astorga didn’t have a preference.
41 Mr. Rasmussen and Ms. Hilton said they thought “Town Square” sounded great. Chief Ross said that
42 no matter what it gets renamed, the Police will probably always refer to it as Stoker School as a force
43 of habit.

44 Councilman Higginson suggested that they give the Council more time to consider the two
45 options. The Mayor asked if two weeks was good for everyone. It was decided to look at this again in
46 two weeks and try to make a final decision.

1 Mr. Hill gave one final thought that would hopefully prove helpful in making a decision. He
2 said to remember that residents will be going to the plaza to skate on the ice ribbon, so trying to find
3 a name that fits with that element would be good - for example, "Going to the ice at ____ Plaza "or"
4 Going to the ice ribbon at ____ Town Square
5

6 **PLAZA PARKING – MR. BRAD CLAWSON**

7 Mr. Brad Clawson, Pubic Works Engineer, addressed the Council and presented the site plans
8 for a parking lot to be located directly south of the new plaza. The site is currently being used as a
9 soccer field. They have designed a very simple parking lot to be used for the plaza, the entrance will
10 line up with the south entrance to the plaza, it will have 58 parking stalls, and it will take up 17,000
11 sq. ft. The existing site already has a nice grade to it so drainage will go across the asphalt and two
12 curb cuts will direct water into a planned retention area.

13 Councilman Higginson asked if this parking lot will help satisfy parking requirements for
14 businesses along Main Street as well. Mr. Hill answered that, yes it will benefit everyone downtown
15 and can be counted toward shared parking requirements.

16 Councilwoman Bradshaw asked if this lot would be the new site of the Food Truck Fridays.
17 Mr. Clawson answered that the food trucks will be parked along the north side of the plaza for that.

18 Councilwoman Harris asked if downtown parking will be increased with the addition of this
19 lot. Mr. Cheney said that it will be a small net increase.

20 Councilwoman Harris asked if they can still use the remaining lot for soccer after the parking
21 lot is put in. Mr. Clawson explained that it would not be large enough for a regulation field, but it
22 will work fine as a kiddie practice field.

23 Councilman Simonsen asked if there will be parking on both sides of 100 East. And if so,
24 how will that affect the homes along 100 East? He worries that those homes will be impacted
25 negatively. Mr. Hill answered that yes, people are going to complain about parking along there, and
26 to plan for and expect that. Council asked Staff to maximize plaza size at the expense of parking
27 when in the planning phase, so that's what was done. Councilman Simonsen asked if the curb could
28 be painted red on one side of 100 East and designate it as a no parking zone, but Staff does not
29 recommend it. Chief Ross said that no matter what you do there will be complaints. Either residents
30 will say there are too many cars parked on their street, or people attending events at the plaza will say
31 there isn't enough parking close enough to the site if you restrict it. There simply is not a good way to
32 restrict parking for some and allow it for others. They will, of course, tow any cars that are blocking
33 people's driveways. Councilman Higginson agreed, saying that he lives close to downtown and gets
34 many people parking in front of his house during the car show and the festivals, etc. He has learned to
35 expect it and to deal with it, as will the people who live near the plaza. Mr. Hill said that people
36 complaining about parking near the plaza means that the plaza is a success. And getting more people
37 to park on Main Street and walk past all of those businesses is a great thing.

38 Councilman Higginson asked if the storm drain infrastructure was already in the street or not.
39 Mr. Cheney answered that it is in the street and they are waiting to connect. It currently ends at the
40 box on the south side of the street, and they have to wait until a final plan from Alphagraphics has
41 been submitted before they can finalize it since there are competing utilities in that area.
42

43 The Mayor thanked Mr. Clawson and ended the work session at 6:47 p.m.
44
45
46

1 The Mayor asked that the BCYC come to a work session in the near future to show the
2 Council their video.

3
4 **CONSIDER APPROVAL OF:**

5 **a. WEEKLY EXPENDITURES >\$1,000 PAID AUGUST 21, 28 & SEPTEMBER 2,**
6 **2019**

7 Councilwoman Harris asked about an expense for automated accounting for Bountiful City
8 Light & Power. Mr. Allen Johnson answered that it is for their inventory system software, getting it
9 updated and ready to go.

10 Councilwoman Harris made a motion to approve the expenditures and Councilman Higginson
11 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight
12 and Simonsen voting “aye”.

13 **b. JULY 2019 PRELIMINARY FINANCIAL REPORT**

14 Councilman Higginson made a motion to approve the July financial report and Councilman
15 Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
16 Knight and Simonsen voting “aye”.

17
18 **PRESENTATION OF CHECK FOR THE D.A.R.E PROGRAM FROM THE MARINE**
19 **CORPS LEAGUE**

20 Mr. Kent Servoss and Mr. David Standing, representing the Marine Corps League, explained
21 that as retired marines they do community service, host fundraisers and share the proceeds with
22 Police departments. Today they are happy to present \$300 to the Bountiful Police Department for the
23 D.A.R.E program.

24 Chief Ross accepted the check and said that this is not the first time the Marine Corps League
25 has given them money for their programs, and they are so thankful that the marines think about and
26 support the youth in our community with this donation.

27
28 **RECOGNITION OF SDMFA, BPD AND VOLUNTEERS WHO HELPED WITH FIRE – MR.**
29 **GARY HILL**

30 Mr. Gary Hill asked members of the South Davis Metro Fire Agency (SDMFA) to stand and
31 raise their hands as everyone applauded. He asked the officers and dispatchers from the Bountiful
32 Police Department (BPD) to stand and raise their hands as everyone applauded. And finally he asked
33 the members of the Community Emergency Response Team (CERT) to stand and raise their hands as
34 everyone applauded.

35 Mr. Hill explained that each one of these organizations plans and plans throughout the year
36 for this type of situation and emergency, and it made a huge difference for this emergency that took
37 place over Labor Day weekend. It is miraculous that so few homes were affected. He invited
38 SDMFA Chief Bassett and BPD Chief Ross to come up and speak about their organizations and their
39 employees and their volunteers.

40 Chief Bassett thanked the Mayor and Council for recognizing the first responders and
41 volunteers this evening. He introduced Battalion Chief Greg Stewart, Deputy Chief Dane Stone and
42 Deputy Chief Dave Powers. They had to summon 66 pieces of equipment from all over Davis, Weber
43 and Salt Lake counties to fight the Gun Range fire and they did it through the excellent planning of
44 Chief Stewart. Quite frankly, if it hadn't been for their quick response time, they wouldn't have been
45 able to hold the fire back. His people had dedication and passion and they held a hard line. There
46 could have been hundreds lost. He is so proud of his staff. In total there were 321 acres burned, 188

1 firefighters from the Forest Service on the mountain, two aircraft and four helicopters all worked
2 together to keep the fire at bay. Now that the fire is over, they have been working with the three
3 homeowners who lost their homes to recover personal belongings. The SDMFA's motto "Committed
4 to Excellence, Delivered with Pride" is much more than a motto to them, they take it to heart and are
5 privileged servants of all the cities they protect.

6 Chief Ross said it was an honor to speak on behalf of his officers, dispatchers and volunteers.
7 And although he is very proud of what transpired and how everyone came together, he is very
8 mindful of the families that suffered significant losses over the weekend. It's hard because they work
9 so hard to try to save everyone and everything, and it's painful when that isn't possible. He said when
10 he got the notification of the fire coming down the hill that night, he thought they would be lucky if
11 they only lost two to three dozen homes. It is truly amazing that no one was seriously hurt and
12 nobody was killed. He said the flames moved at 30-40 mph and reached 40-60 feet high with over
13 400 homes evacuated. When he pulled into the command center he witnessed six different
14 enforcement agencies all come together and was amazed at how efficiently the command structure
15 system went into place. It is exactly what is hoped for and expected in a situation like this. He said
16 our community should feel very comfortable that everyone knows their roles and performed them
17 very well. He was impressed how committed all of the employees and volunteers were, everyone was
18 focused and working hard. One officer was taken back to the command center after suffering from
19 smoke inhalation, but he refused to be put on the bench, he wanted to get right back out there to help.
20 Chief Ross also thanked the City staff and City officials for the support they give to the emergency
21 agencies. Without their support the first responders could not perform and carry out their jobs in the
22 way they do.

23 Mr. Rob Hunter (CERT) asked if he could also come forward to recognize three other groups
24 that deserve recognition. First, he recognized the families of the first responders, saying it is lonely
25 and scary for them while their loved ones are off helping during dangerous emergency situations. The
26 support they give their loved ones is a benefit to our community. Secondly, he recognized the HAM
27 radio operators who came to help out at the command center that night. They were key players in
28 getting communications up with people in the outlying areas when cell phones and landlines weren't
29 working very well. And thirdly, he recognized the 30 CERT instructors who have taught emergency
30 response classes in this very room for the past five years. Dan Fisher used his skills to help save a life
31 during the emergency, and his own house burned down that night.

32 The Mayor said that as he visited with the Fishers, the Youngbloods and Suzie Piper (those
33 who lost homes) they all said a similar thing to him; "We lost a lot that night, but we didn't lose any
34 lives." He said the firefighters were just like surgeons, they were so precise in saving all that they
35 could. It was like a symphony where everybody knows their part and works well together. He
36 thanked everyone for what they did that night.

37 Councilwoman Harris thanked the first responders, saying when she woke up and saw the fire
38 she was very concerned and thought lives would be lost and much more property. She thanked
39 everyone who knocked on doors, and she thanked City Recorder Shawna Andrus for posting updates
40 throughout the night and everyone for doing exactly what they are trained to do.

41 Councilman Simonsen said he awoke to a phone call from his daughter that night, and before
42 he went to the command center he prayed that all the first responders would be able to follow-through
43 with what they had been trained to do and that everyone would be protected. When he got to the
44 command center he saw everyone in action, carrying out their duties with such great skill. "They
45 were so well prepared, I thank all of them. I thank the Lord."
46

1 Councilwoman Bradshaw said she was very lucky she didn't have to be evacuated, but it was
2 terrifying. She is incredibly grateful that the first responders were there to hold back the fire. She
3 thanked Shawna Andrus for her real-time updates and Asst. City Manager Galen Rasmussen for his
4 calming presence. It was amazing to see so much extra aid come from everywhere, including Lake
5 Tahoe and Utah County. She is proud to be a daughter of Bountiful.

6 Councilman Knight explained that we do not fund the Fire Department and Police Department
7 at a level that they can accomplish large emergency responses without help from outside agencies. He
8 thanked the Chiefs for ensuring that the interlocal agreements we have in place were used and that
9 our sister agencies could back us up when it was needed most. He thanked Power Director Allen
10 Johnson for also using interlocal agreements to make sure there is power when there are outages. He
11 thanked the people involved with social media and CERT and volunteer responders that night. He
12 was impressed with the coordination of the SDMF, BPD and the Bountiful Jeep Posse, blocking off
13 roads and making sure the police and fire departments had access and free motion. He said, "This is
14 why I love Bountiful and why it's a great community."

15 Councilman Higginson said that he was impressed that the Police, Fire and City responses
16 were not dependent on their leaders being there. Training was such that things went flawlessly until
17 leadership was able to arrive. Galen and Shawna deserve a special shout out; they were up all night
18 communicating what was happening. He said no one wishes for emergencies to happen, but we will
19 be able to learn things from this. He cautioned that our wildland interface is dangerous and every
20 resident needs to take the idea of defensible space seriously. He sincerely thanked the first responders
21 for all they have done.

22 The Mayor also thanked Mr. Mark Slagowski, Water Director, for making sure there was
23 water for fighting the fires, and Mr. Allen Johnson, Power Director, for getting power poles back up
24 as soon as possible so people had power after the emergency was over.

25
26 **CONSIDER APPROVAL OF THE PURCHASE OF A DUMP TRUCK FROM RUSH TRUCK**
27 **CENTER AND A DUMP BED FROM WILLIAMSON-GODWIN IN THE TOTAL AMOUNT**
28 **OF \$133,464 – MR. MARK SLAGOWSKI**

29 Mr. Slagowski said the Water Department would like to purchase a new dump truck, and that
30 normally they would replace the old dump truck, but this time they would like to keep the old one
31 and put the new one into rotation. They have recently hired more people and find that they need
32 another truck to accomplish their work. They were able to get a great deal from Rush Truck Center; a
33 truck with all the upgrades of a Kenworth but for a much cheaper price.

34 Councilman Higginson made a motion to approve the purchase of a new truck and
35 Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bradshaw,
36 Harris, Higginson, Knight and Simonsen voting "aye".

37
38 **CONSIDER APPROVAL OF THE PURCHASE OF A TANA E520 COMPACTOR FOR THE**
39 **LANDFILL FROM HUMDINGER EQUIPMENT, LTD IN THE AMOUNT OF \$864,215 –**
40 **MR. GARY BLOWERS**

41 Mr. Gary Blowers, Streets Director, explained that nine years ago the City purchased an AL-
42 JON compactor for the landfill, which was a great purchase that is still being used, but it is starting to
43 "get tired". He explained that compactors are very vital, they are run every day and they help keep air
44 space out of our landfill to extend its life. After looking extensively at new compactors, they felt that
45 the Tana E450 would be a good purchase. Tana brand isn't located out here in the west, two City
46 employees were sent to Nebraska to check it out (one operator and one mechanic) and they were very

1 impressed with it. The E450 fits into the budget, but Tana is selling us a bigger machine (E520) for
2 the lower price of an E450, netting a savings of \$82,000. The major difference between the two
3 models is weight (the E520 is 21,000 lbs. heavier), and the heavier the machine the better
4 compaction. Preserving and saving this equipment with upgrades will also be important, so a heavier
5 railing has been added, an engine preheater and a semi-u blade. The total purchase is \$14,000 over
6 budget which will be funded with the landfill reserve account.

7 Councilman Knight thanked Mr. Blowers for taking the time to send people to check out this
8 new product and make sure it was going to be a good purchase before buying it.

9 Councilman Higginson said that in the past the City has usually bought machinery that other
10 cities were getting rid of and asked if that was no longer an option. Mr. Blowers answered that
11 longevity and wear and tear can be problems when you purchase used machinery, also less used
12 machinery is available as people are holding onto them longer.

13 Councilman Knight asked what we are doing with our used compactors, and Mr.
14 Blowers said they are being kept in rotation.

15 Councilman Higginson made a motion to approve the purchase of the Tana E520 and
16 Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bradshaw,
17 Harris, Higginson, Knight and Simonsen voting "aye".

18
19 **CONSIDER APPROVAL OF THE PURCHASE AND INSTALLATION OF THE ROOFTOP**
20 **HEATING/COOLING UNIT FROM AMERICAN CHILLER IN THE AMOUNT OF \$21,029**
21 **– MR. GARY BLOWERS**

22 Mr. Blowers said they are replacing their 28 year-old heating and cooling rooftop unit which
23 quit on them last winter. The purchase was already in the budget and they are getting a unit with an
24 economizer which will help with efficiency. They received three proposals and this is the low bid.

25 Councilman Simonsen made a motion to approve the purchase and installation of the heating
26 and cooling unit and Councilwoman Bradshaw seconded the motion. The motion passed with
27 Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting "aye".

28
29 **CONSIDER APPROVAL OF A CACHE VALLEY ELECTRIC QUOTE FOR REPAIR OF**
30 **THE ECHO DAM TRANSMISSION LINE IN THE AMOUNT OF \$92,330 – MR. ALLEN**
31 **JOHNSON**

32 Mr. Allen Johnsen explained that this project stemmed from a fire in August, when a power
33 line that failed fell down and burned two acres. They were able to get the line back up, but found
34 additional problems in two areas, one at the very peak and dropping down the east side of the
35 mountain, and one on the Morgan side where it is very difficult to get equipment on site. So they got
36 together with Cache Valley Electric, who is used to getting into those remote areas, and they have
37 given the City a price to repair both sites. If the Council approves the quote, work will begin on the
38 18th of September. They hope to get these repairs done soon so it doesn't interfere with hunting
39 season. The price seems fair especially for the long hours and weekend work they will be required to
40 do. This is not a budgeted item but it will come out of the contingency fund.

41 Councilman Knight asked if Echo Dam will be up and running in time for the spring runoff.
42 Mr. Johnson answered that the power will definitely be ready by then, and he will be back asking the
43 Council for approval about getting the hydro torn apart and put back together before April 15th as
44 well. Councilman Knight said he was glad it would be operational and have power in time.

45 Councilman Higginson asked what the value of the power we bring in from Echo is. Mr.
46 Johnson said it powers 5% of the City as a yearly average, but it is closer to 20% of the power during

1 those specific summer months when we need it most. Councilman Knight stated that this is a
2 substantial savings for the City so that we don't have to buy power off the grid.

3 Councilman Knight made a motion to approve the quote from Cache Valley Electric and
4 Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw,
5 Harris, Higginson, Knight and Simonsen voting "aye".
6

7 **CONSIDER APPROVAL OF THE AMENDMENT TO THE GUARANTEED MAXIMUM**
8 **PRICE OF \$3,022,122 FROM HOGAN CONSTRUCTION FOR THE DOWNTOWN PLAZA**
9 **– MR. LLOYD CHENEY**

10 Mr. Lloyd Cheney explained that for the last nine months the design of the new plaza has
11 weighed heavily on the design team, and thanked Mr. Gary Hill for his ability to find ways to fund
12 this project. In total, \$9 million has been allocated for this project from many resources, including
13 grants. His team has spent weeks and months trying to bring the project in at a cost that is
14 acceptable. There are six items of value engineering they found in order to save money, and he
15 explained that they left no stone unturned and evaluated every nut and bolt, with the aim of still being
16 able to create the jewel that this amenity needs to be. He feels confident that this is going to be a very
17 cool place to be once it is finished. A final budget has been decided, as an amendment to the GMP,
18 and is proposed at \$3,022,122. \$2.7M of that is the actual construction cost, and the rest goes to
19 Hogan Construction as the manager/general contractor. There is still around \$300,000 in a
20 contingency fund to get the construction through to the end, and all of it won't be needed, but some
21 will. He mentioned that there was a \$50,000 fund for furnishings for the plaza. They have decided
22 that instead of going with the originally suggested furnishings they would save money by having the
23 Parks Department choose appropriate tables, chairs and benches for the plaza instead. As a
24 supplement to the GMP, they also requested that Hogan prepare a new schedule. The new schedule
25 has a completion date of November 29, 2019. This should be seen as a best case scenario, if
26 everything goes smoothly. Mr. Cheney said he does think Hogan is pushing hard and working fast so,
27 depending on weather, it will likely be finished in December with the exception of some landscaping
28 that will have to wait until spring. The goal is to be ice skating this winter, which he's confident will
29 happen.

30 Councilman Higginson made a motion to approve the GMP of \$3,022,122 and Councilman
31 Knight seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,
32 Knight and Simonsen voting "aye".

33 Mr. Gary Hill clarified that the project is not going over-budget by \$3 million, it is simply an
34 amendment to the existing contract.

35 Councilman Higginson said he appreciates the value engineering, but worries that reducing
36 the amount of seating and furniture might affect residents' quality of experience at the plaza. He also
37 brought up the topic of public art and said the Council needs to start considering how that will
38 happen. Mr. Cheney explained that the quantity of seating won't be reduced, it was simply decided to
39 not go with the much more expensive and stylized seating that the designer chose.
40

41 **CONSIDER APPROVAL FOR A LOCAL SINGLE USE EVENT BEER LICENSE, BALLET**
42 **WEST GUILD, APPLICANT – MR. FRANCISCO ASTORGA**

43 Councilman Knight made a motion to approve the license after clarifying that it was simply to
44 change the date of the license they approved two weeks ago and Councilman Higginson seconded the
45 motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson and Knight voting
46 "aye" and Councilman Simonsen voting "nay."

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CONSIDER FINAL SITE PLAN REVIEW APPROVAL FOR TRI-LINE APARTMENTS, A MULTI-FAMILY DWELLING LOCATED AT 170 NORTH 100 WEST – MR. FRANCISCO ASTORGA

Mr. Francisco Astorga presented a final site plan for approval for a multi-family apartment building at 170 North 100 West. The Planning Commission forwards a positive recommendation for this approval. Applicant John Blosch is here to answer questions if there are any.

Councilman Higginson made a motion to approve the site plan and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

ADJOURN

Councilman Higginson made a motion to adjourn the meeting and Councilwoman Bradshaw seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight and Simonsen voting “aye”.

The regular session of City Council was adjourned at 8:25 p.m.

Mayor Randy Lewis

City Recorder

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000 paid
September 9, 2019

Author: Tyson Beck, Finance Director

Department: Finance

Date: September 24, 2019



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000 paid September 9, 2019.

**Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00
Paid September 9, 2019**

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>ACCOUNT DESC</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1211	ASPHALT MATERIALS IN	Streets	104410 441200	Road Matl Patch/ Class C	1,448.00	211135	90384	Patching
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,257.96	211136	71N40919	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	535300 448632	Distribution	5,474.80	211136	71N40819	Tree Trimming
1425	BOUNTIFUL HISTORICAL	Legislative	104110 492070	Contr-Btfl Historical Soc	25,000.00	211141	07302019	Annual Grant to the Museum
9585	C & C MANUFACTURING	Landfill	575700 425000	Equip Supplies & Maint	1,831.70	211142	15090	Weldment Muffler Bracket
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	9,027.35	211153	100800	June 2019 Animal Control
1889	DAVIS COUNTY GOVERNMENT	Police	104210 431600	Animal Control Services	9,027.35	211153	102064	Aug. 2019 Animal Control
5310	FLEETPRIDE	Streets	104410 425000	Equip Supplies & Maint	1,123.56	211160	34468320	Brake Parts
5068	HUNT ELECTRIC, INC.	Light & Power	535300 448633	Street Light	206,498.90	211175	50082	Boring for Streetlights
8756	IRBY ELECTRICAL DIST	Light & Power	535300 445201	Safety Equipment	1,293.08	211177	S011488152.002	Glove Testing
2664	J & J NURSERY AND GA	Redevelopment Agency	737300 426100	Special Projects	1,100.00	211179	277929	Tree Replacement on Main St.
2664	J & J NURSERY AND GA	Parks	104510 426000	Bldg & Grnd Suppl & Maint	1,650.00	211179	277873	Trees
6959	JANI-KING OF SALT LA	Light & Power	535300 424002	Office & Warehouse	1,775.00	211180	SLC09190073	Custodial Service for September 2019
2719	JMR CONSTRUCTION INC	Water	515100 461300	Street Opening Expense	5,003.10	211181	09042019	Work Completed in Aug. 2019
2719	JMR CONSTRUCTION INC	Storm Water	494900 441250	Storm Drain Maintenance	7,581.20	211181	09042019	Work Completed in Aug. 2019
2719	JMR CONSTRUCTION INC	Streets	104410 473400	Concrete Repairs	31,154.38	211181	09042019	Work Completed in Aug. 2019
2727	JOHNSON, ALLEN R	Light & Power	535300 445201	Safety Equipment	5,935.94	211182	09112019	Travel&Train Safety FR Clothing & UAMPS Retreat
4996	KEDDINGTON & CHRISTE	Finance	104140 431100	Legal And Auditing Fees	3,746.34	211183	3404	1st Interim Billing AuditService for year end 6/19
4996	KEDDINGTON & CHRISTE	Light & Power	535300 431100	Legal And Auditing Fees	4,819.74	211183	3404	1st Interim Billing AuditService for year end 6/19
8137	LAKEVIEW ASPHALT PRO	Streets	104410 441200	Road Matl Patch/ Class C	1,092.00	211184	4320	Patching
8635	LARSEN LARSEN NASH &	Legal	104120 431100	Legal And Auditing Fees	1,305.00	211186	08312019	Fees for Cases
2937	LEWIS, YOUNG,	Legislative	104110 461000	Miscellaneous Expense	1,825.00	211189	2019-0099A	Consulting Fees for Bountiful City Audit
2937	LEWIS, YOUNG,	Redevelopment Agency	737300 431000	Profess & Tech Services	1,825.00	211189	2019-0099A	Consulting Fees for Bountiful City Audit
3193	MOUNTAIN STATES INDU	Light & Power	535300 474600	Vehicles	35,862.00	211195	1378-MSL	Service Body
3195	MOUNTAINLAND SUPPLY	Water	515100 448400	Dist Systm Repair & Maint	1,009.33	211196	S103227699.001	Misc.Parts
10876	PACE ANALYTICAL	Water	515100 431000	Profess & Tech Services	1,374.00	211202	1935310495	UCMR4
5553	PURCELL TIRE AND SER	Streets	104410 425000	Equip Supplies & Maint	1,391.16	211206	2887758	Tires for Roller
5553	PURCELL TIRE AND SER	Landfill	575700 425000	Equip Supplies & Maint	16,957.68	211206	2887544	Tires for Landfill Loader
4026	STAKER & PARSONS	Streets	454410 473200	Road Materials - Overlay	192,240.67	211220	188262	1800 S to Orchard Dr to 1300 E
4051	STATE OF UTAH	Landfill	575700 431300	Environmental Monitoring	2,684.41	211223	2508	Emmissions Inventory Fees
4171	THATCHER COMPANY	Water	515100 448000	Operating Supplies	4,399.75	211228	1477268	Chlorine
4229	TOM RANDALL DIST. CO	Golf Course	555500 425000	Equip Supplies & Maint	2,982.69	211233	0295445	Fuel
4229	TOM RANDALL DIST. CO	Streets	104410 425000	Equip Supplies & Maint	19,721.50	211233	0295815	Fuel
4273	TURF EQUIPMENT CO	Golf Course	555500 474500	Machinery & Equipment	25,050.00	211234	441160-00	Turf Supplies
5322	UCS WIRELESS	Streets	104410 425000	Equip Supplies & Maint	2,628.00	211235	77080	Radio Headsets, Batteries & Mic
4450	VERIZON WIRELESS	Police	104210 428000	Telephone Expense	2,051.77	211240	9836639217	Service for Acct # 771440923-00001
TOTAL:					<u>643,148.36</u>			

City Council Staff Report

Item: PUBLIC HEARING – Zoning Map Amendment from General Commercial Zone (C-G) to Multiple-Family (RM-13) Residential Zone
Address: 1265 and 1295 North Main Street
Author: Francisco Astorga, AICP, Assistant Planner
Date: September 24, 2019



Background

The applicant, Ivory Homes, is proposing a Zoning Map Amendment to amend the zoning on three parcels, which total 3.84 acres, from the General Commercial Zone (C-G) to Multiple-Family (RM-13) Residential Zone. The parcels are located at approximately 1265 and 1295 North Main Street.

Review Authority

The City Council has authority to amend the official zoning map after the Planning Commission has reviewed the proposed amendment and made an official recommendation to the Council. The Council and Commission shall review the request according to the provisions contained within the Administrative chapter of the Bountiful City Land Use Ordinance particularly, 14-2-205.

Analysis

The proposed amendment to the zoning map includes three (3) properties owned by Ivory Homes. All three (3) properties will be combined into one (1) parcel for the purpose of a future development should the zoning map amendment be approved. The first property is 1265 North Main Street, which currently has a single-family home and an orchard behind the house, and is 1.17 acres. The second property is 1295 North Main Street, which is the current location of Bountiful RV, and is 2.65 acres. The third property is a smaller parcel to the north of the second property, and is 0.011 acres. All three (3) properties are currently in the C-G Zone. The properties are bordered by RM-13 Zone on the south, R-4 Zone on the east, R-4 and C-G on the north, and Viewmont High School and a Bountiful City Power substation to the west, both in the R-4 Zone.

The Applicant is requesting the amendment to the zoning map in order to develop a residential subdivision on the property which would include a mix of townhomes and single-family homes. The Applicant submitted a conceptual site plan which shows twelve (12) townhomes fronting Main Street with twenty-to (22) single-family homes behind the townhomes. The proposed single-family homes would border the existing single-family homes directly to the north providing a transition between the higher density townhomes and the existing neighborhood.

The parcels border Main Street, which provides accessibility to public transportation. Placing higher density homes near key public transportation corridors such as Main Street is an appropriate use of the site and is consistent with best planning practices. It is also consistent with recent legislation passed by the Utah Legislature regarding housing and transportation. In reviewing this application staff considered the limited amount of commercial zoning districts within Bountiful and how these parcels may serve the City and its residents. Approving the amendment to the zoning map would decrease available land for potential commercial developments, but considering the location and the surrounding residential uses, staff believes that the request to rezone the properties is reasonable and consistent with the purposes of the General Plan.

Department Review

This item has been reviewed by the City Planner, City Engineer, and City Attorney.

Recommendation

The Planning Commission held a public hearing and reviewed the requested Zoning Map Amendment from C-G to RM-13 during the September 3, 2019 Commission meeting, and forwarded a positive recommendation (5-0 vote) to the City Council with the following Condition of Approval:

1. A development agreement or conditional approval with Ivory Homes be written so that the concept plan will be built as substantially proposed.

Attachments

1. Aerial Map
2. Current Zoning Map
3. Proposed Zoning Map
4. Legal Descriptions of Affected Parcels
5. Draft Ordinance
6. Use Comparison Table
7. Concept Site Plan
8. Applicant's letter



BOUNTIFUL

City of Beautiful Homes and Gardens

Bountiful City Ordinance No. 2019-04

MAYOR
Randy C. Lewis
CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen
CITY MANAGER
Gary R. Hill

An ordinance amending the Bountiful City Zoning Map changing the zoning designation of three (3) parcels totaling 3.94 acres from General Commercial (C-G) to Residential Multiple Family (RM-13) zoning.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
3. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on September 3, 2019.
4. The Bountiful City Council held a public hearing on this proposal on September 24, 2019, and finds that the requested zone map amendment is in harmony with the City's General Plan and in the best interests of the health safety and welfare of the City.

Now therefore, be it ordained by the City Council of Bountiful, Utah:

Section 1. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Residential Multiple Family (RM-13):

1265 North Main Street

Parcel #03-004-0051

COM 6.35 CHAINS E & 10.262 CHAINS N FROM SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM; TH E 6.57 CHAINS; TH N 1.902 CHAINS; TH W 6.57 CHAINS; TH S 1.902 CHAINS TO BEG. LESS TO 978-690. CONT. 1.186 ACRES.

1295 North Main Street:

Parcel #03-004-0052

COM AT A PT 3.044 CHAINS S OF THE NW CORNER OF LOT 9 OF JOHN ALLEN SURVEY OF THE SE 1/4 OF SEC 18-T2N-R1E, SLM; WH PT IS 6.35 CHAINS E & N 0°20' E 13.306 CHAINS FR THE SW COR OF THE SE 1/4 OF SD SEC 18 & RUN TH N 0°20' E 3.044 CHAINS; TH E 6.57 CHAINS TO THE W LINE OF HWY NO 1; TH S ALG SD HWY 4.186 CHAINS; TH W 6.57 CHAINS TO THE W BNDRY LINE OF SD LOT 9; TH ALG SD

W LINE OF LOT 9; N 0°20' E 1.142 CHAINS TO THE POB. CONT. 2.75 ACRES. LESS TO 978-690 CONT. 0.0047 ACRES TOTAL CONT. 2.7453 ACRES.

Parcel #03-004-0089

BEG 16.35 CHAINS N, 13.09 CHAINS E FR THE SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM: N 12 FT; W 40 FT; S 12 FT; E 40 FT TO BEG. CONT. 0.011 ACRES.

Section 3. City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, and any liabilities already incurred.

Section 4. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 24th day of September 2019.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Use Comparison Table

P - permitted use

C - Conditional Use

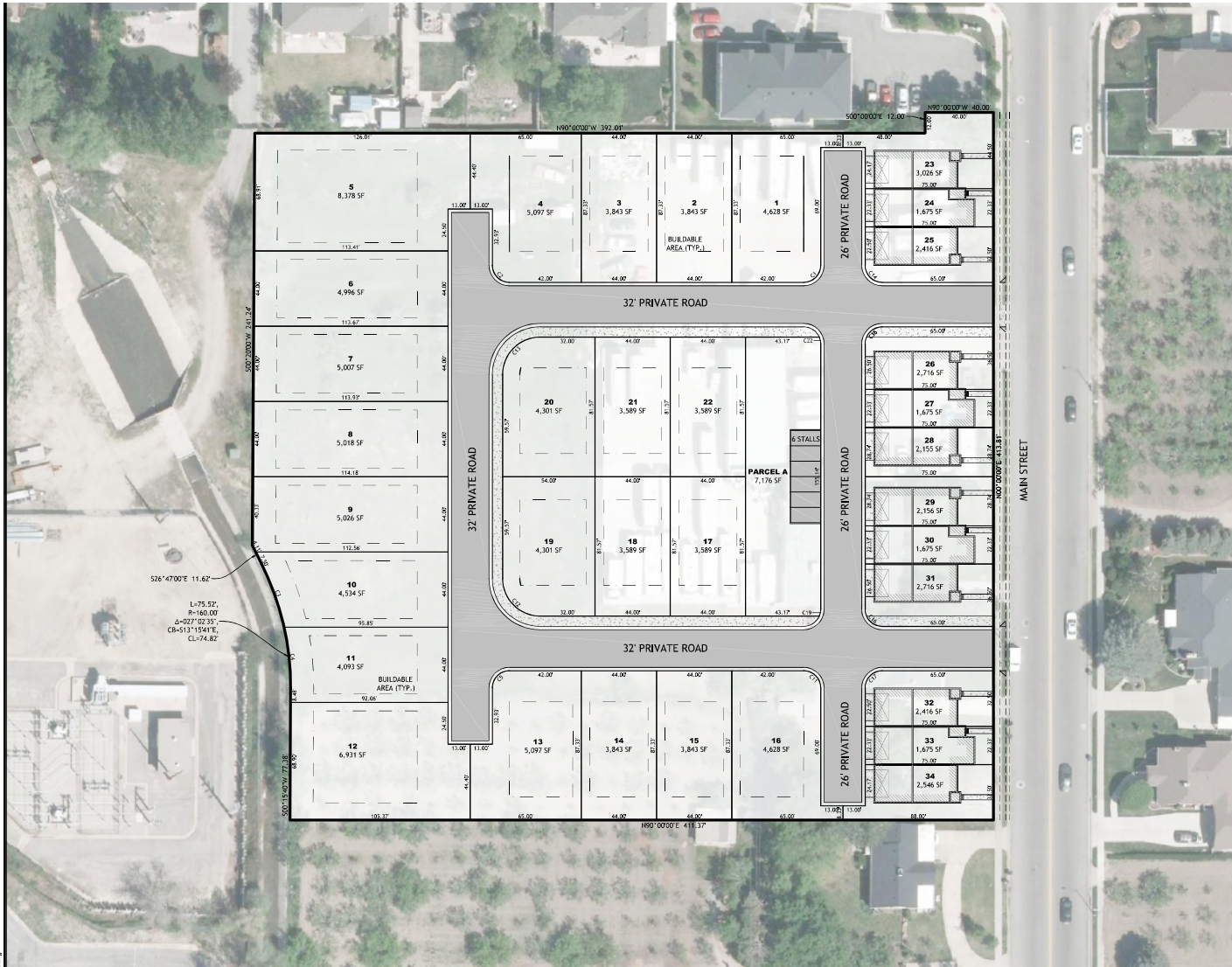
N - prohibited use (not permitted)

Uses	C-G	RM
<i>Assisted Living Center (Two acres or more in size)</i>	N	C
ATV and Snowmobile Sales w/o Outside Storage and/or Display	C	N
Banks, Credit Unions	P	N
Bottling, Canning, Food Production	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	N
Building/Construction Materials and Supplies w/o Outside Storage	C	N
Check Cashing, Title Loans	C	N
<i>Churches, Synagogues, and Temples</i>	N	P
Construction Services w/o Outside Storage	C	N
Convenience Stores	C	N
<i>Denominational and Private School</i>	N	C
Dry Cleaner, Laundry Service	C	N
Fast Food Restaurant w/ or w/o Drive-up	C	N
Food Preparation, Bakery	P	N
Funeral Parlor, Cemeteries, and Crematory Services	C	N
Gasoline Sales	P	N
General Retail w/ Outside Storage	C	N
General Retail w/o Outside Storage	P	N
Grocery Store	P	N
<i>Home Occupation, Temporary, and Seasonal Uses</i>	N	P/C
Hotels (Interior room access)	C	N
<i>Household Pets</i>	N	P
<i>Independent Living Center (Two acres or more in size)</i>	N	C
Laundromat (Self-operated)	P	N
<i>Library</i>	N	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	C	N
Medical/Dental Laboratory	C	N
Medical/Dental Office	P	N
Millwork, Cabinetry	C	N
<i>Municipal Facility</i>	P	P
<i>Multi-Family Residential Dwelling</i>	N	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	N
Personal Services	P	N
Professional Services	P	N
<i>Preschool, Group Instruction, or Daycare with eight (8) or less children...</i>	N	P
<i>Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children</i>	N	C
<i>Private Recreational Facility</i>	N	C
Public/Private Assembly	P	N
<i>Public or Private Cemetery</i>	N	C

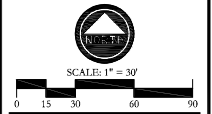
<i>Public or Private Utility Facility</i>	N	C
<i>Public Recreational Facility</i>	N	P
<i>Public Schools</i>	N	P
<i>Residence for Persons with Disability</i>	N	P
<i>Residential Accessory Structure</i>	N	P
<i>Residential Facility for Elderly Persons</i>	N	P
Restaurant	P	N
<i>Schools for the Disabled</i>	N	C
<i>Single Family Dwelling – Existing</i>	N	P
<i>Single Family Dwelling – New</i>	N	C
Small Engine/Appliance Repair	P	N
Tailor, Seamstress, Shoe Repair	P	N
<i>Telecommunication Facility not on City Property</i>	C	C
<i>Telecommunication Facility on City property</i>	P	P
<i>Two Family Dwelling</i>	N	P
Thrift Store	C	N
Tutoring, Dance, Preschool, Daycare	P	N
<i>Utility Lines and Rights-of-Way</i>	N	P
Vehicle Part Sales	P	N
Vehicle Service and Wash	C	N
Vehicle Storage – Indoor	P	N

Total permitted uses	19	15
Total conditional uses	18	11

Height:		
Maximum building height	45'	35'
or max. number of stories	3	2

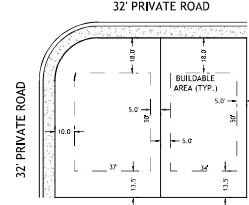


CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	S45°00'00"W	14.14
C2	15.71	10.00	N45°00'00"W	14.14
C3	39.72	160.00	N19°40'20"W	39.61
C4	35.80	159.98	N6°09'02"W	35.73
C5	15.71	10.00	N45°00'00"E	14.14
C11	15.71	10.00	S45°00'00"E	14.14
C12	34.56	22.00	N45°00'00"W	31.11
C13	34.56	22.00	N45°00'00"E	31.11
C14	15.71	10.00	N45°00'00"W	14.14
C15	15.71	10.00	N45°00'00"E	14.14
C16	15.71	10.00	N45°00'00"W	14.14
C17	15.71	10.00	N45°00'00"E	14.14
C19	4.12	10.00	S11°47'21"W	4.09
C22	4.12	10.00	S11°47'21"E	4.09

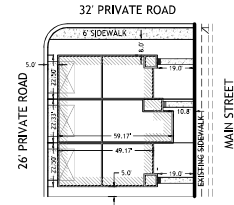


DEVELOPER:
 Ivory Development
 978 East Woodstock Lane
 Salt Lake City, UT 84117
 801-747-7000
IVORY HOMES
 Utah's Number One Homebuilder

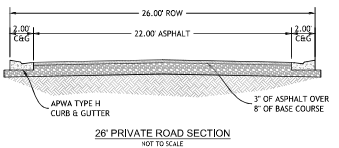
NOTES:



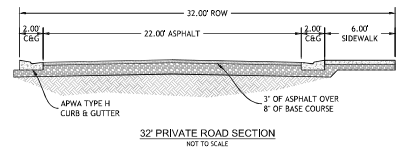
TYPICAL COTTAGE LOT SETBACKS
 NOT TO SCALE



TYPICAL HOME DIMENSIONS
 NOT TO SCALE



26' PRIVATE ROAD SECTION
 NOT TO SCALE



32' PRIVATE ROAD SECTION
 NOT TO SCALE

PROJECT STATISTICS:

TOTAL PROJECT AREA =	3.94 ACRES
TOWN HOMES =	12
COTTAGE LOTS =	24
TOTAL LOTS =	36
DENSITY =	9.14 UNITS/ACRE
PARKING STALLS =	128 (3.56 STALLS/UNIT)

DISCLAIMER:
 ARTIST RENDERING ONLY. PLAN MAY BE ALTERED OR CHANGED AT ANY TIME. IT IS FURNISHED MERELY AS A CONVENIENCE TO AID YOU IN LOCATING THE LAND INDICATED HEREON WITH REFERENCES TO STREETS AND OTHER LAND. NO LIABILITY IS ASSUMED BY REASON OF ANY RELIANCE HEREON.

Bountiful Bangerter

Conceptual Site Plan

PROJECT:	
DRAWN BY:	NMM
REVIEWED BY:	PMD
REVISIONS:	
No. DATE	REMARKS

DATE: August 13, 2019

SHEET NUMBER:
O-1

© 2019 Edmund Partners (EDM) (Division: Bountiful Bangerter) Conceptual Site Plan - 1/19



August 14, 2019

Francisco Astorga
Planning & Economic Development Director
Bountiful City
790 South 100 East
Bountiful, UT 84010

Re: Zoning Map Amendment Application

Dear Francisco,

This letter is to serve as Ivory Development's formal request to amend the city zoning map to change the current zoning of the 4 acres located at approximately 1265 North Main Street from C-G to RM-13. The full legal description of the property is listed below in Exhibit A. Ivory intends to build a residential subdivision on the property that would include townhomes along the frontage of Main Street and single-family homes on the remainder of the property—see concept plan submitted with the application.

The proposed zone amendment is compatible with the city's general plan, policies, goals, and objectives and will provide a housing stock that is not only in short supply in Bountiful City but is also an appropriate land use considering the property location next to a high traffic collector road. The proposed zone change will not have a detrimental impact to the health, general welfare or safety of persons working or residing in the vicinity. Single family homes will be located directly adjacent to the north, west, and south sides of the property, which will complement the surrounding land uses. Additionally, all the subdivision traffic will enter and exit from Main Street. Main Street is an approximately 65' ROW that can accommodate the additional vehicular traffic generated from the new subdivision. Ivory does not involve investors and does not require financing.

Regards,

Bryon Prince
Ivory Development
978 East Woodoak Lane
SLC, UT 84117

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL 1:

Commencing at a point 6.088 chains South from the Northwest corner of Lot 9, of John Allen's Survey of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian which point is 6.35 chains East and North 00°20'00" East 10.262 chains from the Southwest corner of said Southeast quarter of Section 18; and running thence North 00°20'00" East along the West line of said Lot 9, 1.902 chains; thence East 6.57 chains to the West line of Highway No. 1, Davis County; thence South along said West line of Highway 1.902 chains; thence West 6.57 chains to the West line of said Lot 9, or to the point of commencement.

LESS AND EXCEPTING therefrom the following:

Beginning on the Southerly property line of the Grantor's land at a point South 89°47'48" West 1752.87 feet along the Section line; thence South 00°06'42" East 318.63 feet to the monument marking the intersection of 1600 North Street and Main Street; thence South 00°06'42" East 1655.54 feet along the centerline of said Main Street and South 89°53'18" West 444.37 feet along said Southerly property line from the East quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°53'18" West 22.25 feet along said Southerly boundary line; thence North 00°06'42" West 160.56 feet along the Westerly line of said Grantor's land; thence South 26°58'15" East 11.60 feet to the point of tangency with a 160.00 foot radius curve to the right; thence Southerly 75.52 feet along the arc of said curve through a central angle of 27°02'40"; thence South 00°04'25" West 77.41 feet to the point of beginning.

PARCEL 2:

Commencing at a point 3.044 chains South of the Northwest corner of Lot 9, John Allen Survey of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, which point is 6.35 chains East and North 00°20'00" East 13.306 chains from the Southwest corner of the Southeast quarter of said Section 18; and running thence North 00°20'00" East 3.044 chains; thence East 6.57 chains to the West line of Highway No. 1; thence South along said Highway 4.186 chains; thence West 6.57 chains to the West boundary line of said Lot 9; thence along said West line of Lot 9; North 00°20'00" East 1.142 chains to the point of beginning.

LESS AND EXCEPTING therefrom the following:

Beginning on the Southerly property line of the Grantor's land at a point South 89°47'48" West 1752.87 feet along the Section line; thence South 00°06'42" East 318.63 feet to the monument marking the intersection of 1600 North Street and Main Street; thence South 00°06'42" East 1655.54 feet along the centerline of said Main Street and South 89°53'18" West 444.37 feet along said Southerly property line from the East quarter corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; and running thence South 89°53'18" West 22.25 feet along said Southerly boundary line; thence North 00°06'42" West 160.56 feet along the Westerly line of said Grantor's land; thence South 26°58'15" East 11.60 feet to the point of tangency with a 160.00 foot radius curve to the right; thence Southerly 75.52 feet along the arc of said curve through a central angle of 27°02'40"; thence South 00°04'25" West 77.41 feet to the point of beginning.

PARCEL 3:

Beginning 16.35 chains North and 13.09 chains East from the Southwest corner of the Southeast quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence North 12 feet; thence West 40 feet; thence South 12 feet; thence East 40 feet to the point of beginning.

City Council Staff Report



Subject: Vehicle Purchase
Author: Chief Ross
Department: Police Department
Date: September 24, 2019

Background

The following is a request to approve the purchase of four police vehicles. Funding for these vehicles is included in our FY 2020 budget.

Analysis

The vehicles to be purchased are four 2020 Dodge Chargers assigned to the Patrol division. The Chargers will be purchased from Ken Garff Dodge at the Utah State Contract price of \$24,480. The total price for all four vehicles is \$97,920 which is within the amount budgeted in our FY2020 budget.

The following vehicles will be sold;

- 2009 Dodge Charger with approximately 67,000 miles
- 2012 Dodge Charger with approximately 90,000 miles
- 2013 Ford Interceptor with approximately 135,000 miles
- 2014 Dodge Charger with approximately 80,000 miles

Department Review

The Police Department and City Manager have reviewed this staff report.

Recommendation

I respectfully request your approval to purchase four police vehicles in the amount of \$97,920. Thank you for your time and consideration in this matter.

Significant Impacts

Sufficient funds are currently budgeted.

Attachments

N/A

City Council Staff Report

Subject: Final Acceptance of the
Pages Hollow P.U.D.

Author: City Engineer

Department: Engineering

Date: September 24, 2019



Background

The Pages Hollow Planned Unit Development is a 14 unit development of town homes, located at approximately 320 West Pages Lane. This development was granted final approval by the City Council in June 2016.

Analysis

The public improvements included with the construction of this development included the installation of culinary water, sanitary sewer and storm water infrastructure; and the construction of the street improvements along Pages Lane. These items have all been inspected and are in good condition. It is time now for the City to assume the maintenance of the public utilities, and authorize the final bond release.

Department Review

This memo has been reviewed by the City Engineer / Public Works Director.

Significant Impacts

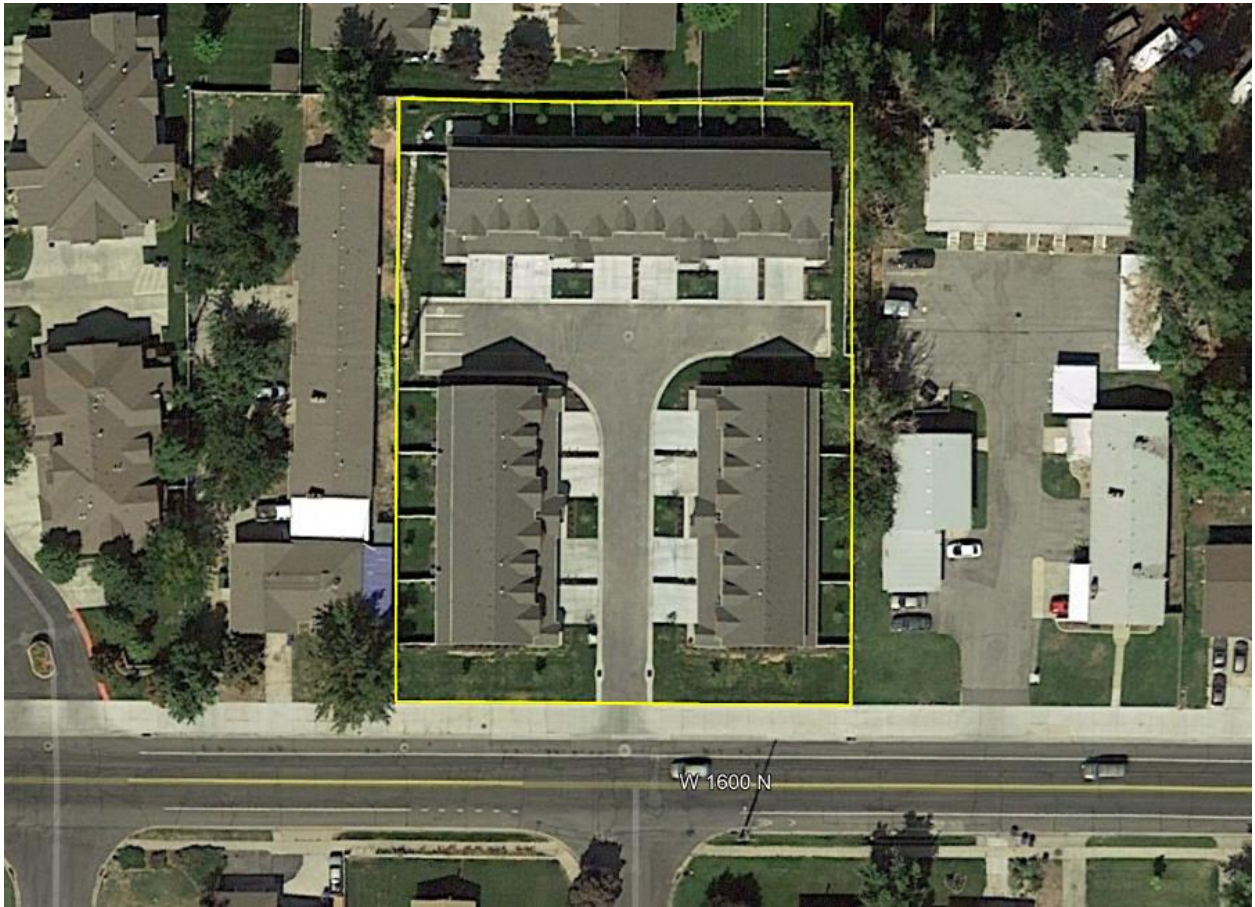
The City will now assume all responsibility for the maintenance of the frontage on the public street and the associated City-owned utilities, with the exception of the portions of the storm drain system which are maintained by the PUD.

Recommendation

- It is recommended that the City Council accept the public improvements of the Pages Hollow P.U.D. and release the developer of any further obligation.

Attachments

Aerial Photo of the Pages Hollow P.U.D., September 2018



Pages Hollow PUD, Sept. 2018

City Council Staff Report



Subject: Echo Hydroelectric Project Turbine Repair
Author: Allen Ray Johnson
Department: Light & Power
Date: September 24, 2019

Background

There are three Francis turbines at our Echo Hydroelectric plant. Units #1 and #2 are rated at 1,750 kilowatts and Unit #3 is rated at 1,000 kilowatts. Unit #1 has more hours of operation than the other units and we have been experiencing some problems with the wicket gates on this unit. In June 2019, we contracted with Prime Machine Inc. from Salt Lake City to complete an initial inspection and to try and perform a repair on the turbine unit #1. They have the necessary experience with maintaining and rebuilding these turbines. They completed the initial inspection and they found several serious problems that we need to repair when the summer irrigation season is over starting on October 16, 2019. This needs to be completed when we can dewater the penstock for an extended period of time.

The intent is to perform this work from October 15 through April 15, 2020, and to have all three units repaired and operating when the water season starts.

Analysis

The estimated cost to mobilize their crews and equipment, dismantle, inspection, reassembly and demobilize is approximately \$415,000. We anticipate using two spare turbine wheels to repair Units #2 and #3, but will need to purchase a new turbine wheel for Unit #1. The total cost could increase if we get into the project and find additional damage or need to perform any upgrades on the three units.

Department Review

This has been reviewed by the Power Department Staff and City Manager.

Significant Impacts

This will be paid for out of account 535300-448627, Echo Hydro. These funds and the funds from the transmission line will be funded from the \$480,828 operating contingency

Recommendation

Staff recommends the approval of \$415,000 to Prime Machine Inc. to move through the known problems and repair the three turbine units.

This item will be discussed at the Power Commission meeting Tuesday morning, September 24, 2019, and we will bring their recommendation to the City Council meeting that night.

Attachments

Turbine Pictures



Overall picture of plant

The trail race for the project (downstream)



Upstream view of the plant.



Physical Size

Crack on Turbine wheel



Turbine Wheel

City Council Staff Report



Subject: Streetlight Directional Drilling
Author: Allen Ray Johnson
Department: Light & Power
Date: September 24, 2019

Background

This spring we have had 15 underground streetlight circuits throughout our system that have had wire failures and have been replaced by our contract with Hunt Electric. We have had an additional streetlight wire fail within the last several weeks on 800 S 650 E, which brings the total to 16 for the summer. Hunt Electric was the successful bidder earlier this year and they are still working on boring in conduits for our system. To minimize the inconvenience to residents and limit the restoration of property we have requested that they install these conduits using directional boring. Hunt Electric has provided us with a quote to install a new underground conduit for these lights.

The previous street light repairs were completed this spring and we paid out of last fiscal year's budget.

Please see the attached map for the location of the bore and this bore will consist of 1 - 2" conduit.

Analysis

Company / Location	Bid Price
Hunt Electric, Inc. Salt lake City, Ut	\$24,700

Department Review

This has been reviewed by Staff and the City Manager.

Significant Impacts

This work is identified in the FY 2019-20 budget.

Recommendation

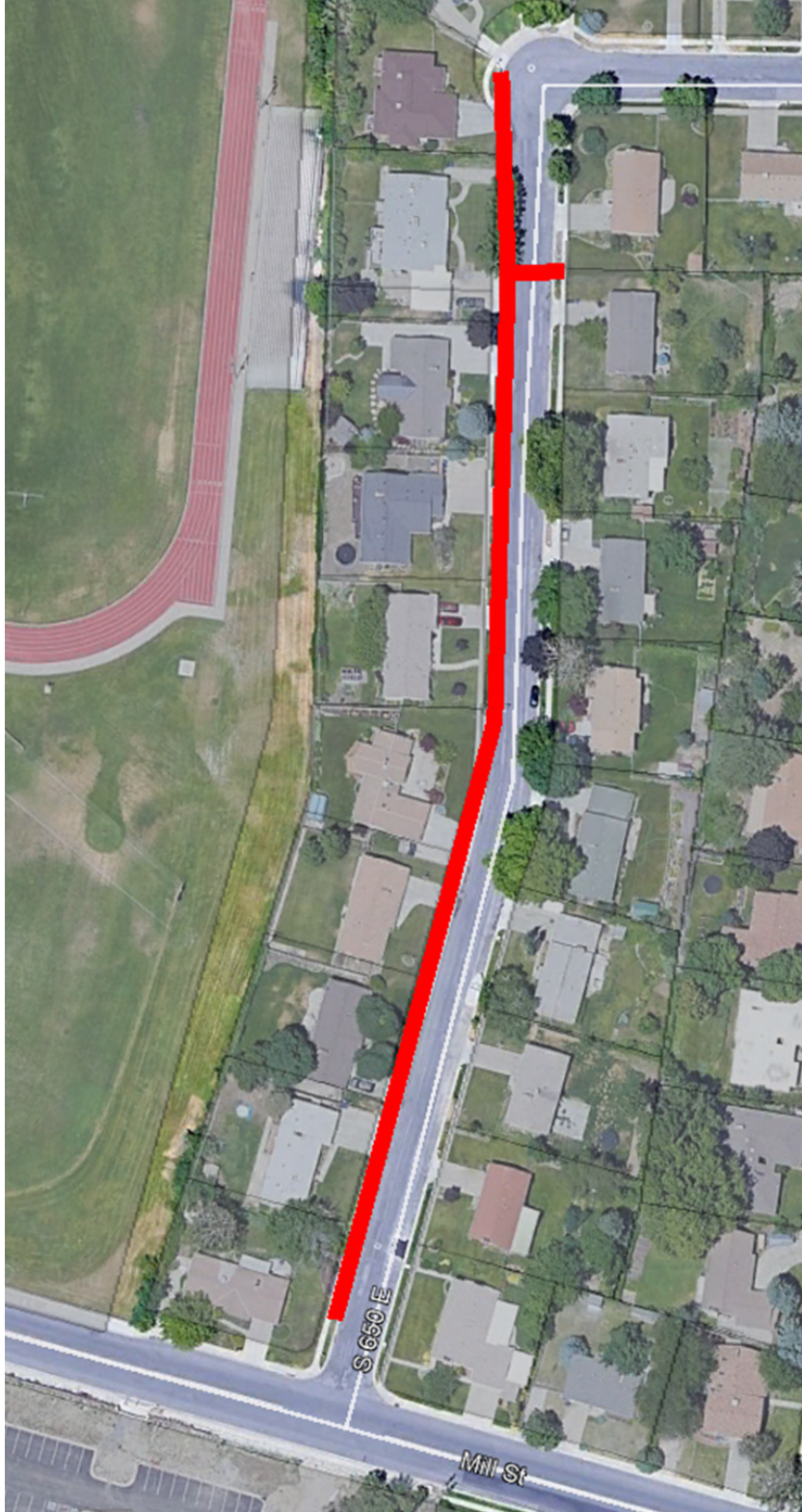
Staff recommends approving Hunt Electric Inc. to directionally bore in a conduit to repair the street lights for the sum of \$24,700.

This item will be taken to the Power Commission meeting on Tuesday morning and we will plan on bringing their recommendation to the meeting.

Attachments

Map

**Streetlight Wire Repair
800 South 650 East**



City Council Staff Report



Subject: Substation Arc Flash Equipment Approval
Author: Allen Ray Johnson
Department: Light & Power
Date: September 24, 2019

Background

Electrical Consultants Incorporated (ECI) has recently completed an arc flash study on our distribution facilities. One of the areas identified as a concern is the distribution feeder breakers in our substations. These breakers are housed in a metal enclosure that will direct any arc flash that might occur when opening or closing a breaker directly at the technician who would be operating the breaker. There are two ways to address this arc flash issue. One way is to provide each technician with a very heavy arc flash suit and hood that would be very difficult to work in. The option we are recommending is to mitigate the exposure by purchasing equipment that would allow a technician to operate the breaker remotely. With this equipment they can be 25 feet away from the breaker when it is operated. We have this type of equipment for the new breakers in our power plant and in the southwest substation but we do not have this equipment for the older substation breakers. We will include the remote breaker operation option in the new Northwest substation when it is rebuilt next year. The Northeast substation has a different style of distribution feeder breaker so it does not have the same arc flash concern. The manufacturer of the remote operated equipment has been out to demonstrate their equipment on our breakers and our technicians were impressed with it.

Analysis

We will need to purchase this equipment for the Central Substation, the Southeast Substation, the Power Plant Taurus breaker, Echo Hydro breakers, and Pineview Hydro breakers.

Department Review

This has been reviewed by the Power Department Staff and the City Manager.

Significant Impacts

We will pay \$46,337 out of account 535300-448639, Substation; \$11,800 out of account 535300-448614, Plant Equipment; \$11,800 out of account 535300-448627, Echo; and \$11,800 out of account 535300-448628, Pineview; totaling \$81,737. Delivery will take 6 to 10 weeks.

Recommendation

Staff recommends the approval of the equipment purchase from Western Electrical Services, Inc. in the amount of \$81,737.

This item will be discussed at the Power Commission meeting Tuesday morning, September 24, 2019, and we will bring their recommendation to the City Council meeting that night.

Attachments

Pictures of the remote control equipment and pictures of a breaker failure arc flash



< Remote control operator

Driver to open or close a breaker >



< Driver attached to a breaker

Photo of breaker cabinet before arc flash



Photo of breaker during arc flash

