

Minutes of the
BOUNTIFUL CITY COUNCIL

April 12, 2022 – 5:00 p.m.

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson, Cecilee Price-Huish
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Parks Director	Brock Hill
	Streets Director	Charles Benson
	Water Director	Kraig Christensen
	Cemetery Superintendent	Geno Flanary
	Parks Maintenance Supervisor	Jason Miller
	Assistant City Planner	Nicholas Lopez
	Recording Secretary	Maranda Hilton

Official notice of the City Council Meeting was given by posting an agenda at City Hall and on the Bountiful City Website and by providing copies to the following newspapers of general circulation: Davis County Journal and Standard Examiner.

Work Session – 5:00 p.m.
City Council Chambers

Mayor Harris called the meeting to order at 5:06 p.m. and welcomed those in attendance.

WATER OUTLOOK AND CONSERVATION DISCUSSION – MR. LLOYD CHENEY

Mr. Lloyd Cheney explained that Utah’s drought conditions have necessitated the need for City-wide water restrictions for another year. He explained that irrigation water is allotment-based, so even if Bountiful uses up its allotment early, Bountiful Irrigation District will not give us more. Weber Basin and the Bountiful Irrigation District are imposing the following restrictions for this year: a reduced irrigation season from mid-May to September (unless the allotment is used up sooner), watering is allowed only one day per week, and all new landscaping must comply with the restrictions. He warned that if residents use up the City’s allotment early and start irrigating with culinary water, it will pose serious problems for the City’s water system, which is not designed to handle that kind of demand.

Mr. Cheney explained that the goals of these water restrictions are to be able to meet household water demand and to maintain the City’s emergency water reserves for fire flows. City staff also wanted to create a policy that would be easy to understand and equitable for everyone. They also believe it is important for the public to have nice places to recreate and, although they will not be “emerald green”, the parks will be kept nice.

1 Mr. Kraig Christensen explained that Bountiful has nine wells which supply 60% of the City's
2 culinary water. The City also purchases water from Weber Basin and from South Davis Water. Due
3 to the drought conditions Weber Basin has reduced allotments by 10%, so instead of 1000 acre-feet
4 the City will receive 900 acre-feet. He explained that the City has sufficient water storage, but if
5 water is used too quickly it can cause issues with the well pumps. He said that peak usage in the
6 summer was just below 5.6M gallons per day, with the average around 4M gallons a day.

7 Mr. Cheney explained the proposed restrictions for this year. He said that using culinary water
8 for irrigation is prohibited in places serviced by the Irrigation District, outdoor watering is prohibited
9 between 10:00 a.m. and 6:00 p.m., no watering will be allowed on Wednesdays (reservoir recovery
10 day), watering will be limited to one-day per week (20-minute limit for pop-up heads and 40-minute
11 limit for rotor sprinklers), and residential pools cannot be filled at a rate exceeding five gallons per
12 minute. He further explained that the City will continue to provide public spaces for everyone to
13 enjoy, with a focus on preventing permanent damage to its investments. The golf course will be
14 maintained but staff will make changes to conserve water there as well.

15 The Councilmembers all said they were comfortable with the restrictions as presented.

16 The Council discussed with staff the best ways to communicate these restrictions to residents
17 and the best way to encourage compliance.

18 Mr. Brock Hill presented the plan for managing the 47 properties the Parks Department
19 maintains. He explained they have prioritized the properties and will focus on both high-use and
20 high-visual properties. They will be monitoring water usage very closely and changing watering
21 schedules as field usage and the weather changes throughout the season. They will not be watering
22 around park perimeters as much and will adjust what they are planting this year to be more water-
23 wise.

24 Councilmember Bradshaw suggested that signs be placed to help residents understand why
25 City parks will not be as green as usual this year, and also that the Town Square water feature is using
26 recirculated water.

27 Mr. Brock Hill also explained that the Cemetery and the Golf Course will also not be as green
28 and that can be hard for residents to understand. He said they will post signs there to help
29 communicate the City's efforts to conserve water.

30 Mr. Brock Hill asked for direction concerning Washington Park. He reminded the Council
31 that the City has committed to the School District and to the residents that it would provide a park
32 and field space by next spring. He asked if they should move forward laying down seed for six acres
33 of new turf and putting in the new plantings during the water restriction. He said that staff
34 recommends moving forward with the park on a limited basis, but it may be wise to ask the residents
35 for their opinion.

36 Councilmembers discussed the possibility of using sod in some places instead of seeding all
37 of it, with the cost being the main issue. They suggested staff talk to the school district about it and
38 see if the district could help compensate for the extra expense if it meant having playable fields by
39 next year.

40 Councilmember Bradshaw asked about the plan for City-wide irrigation upgrades presented in
41 the staff report. Mr. Gary Hill answered that staff will likely take this season to do pricing and design,
42 then implement and install next year all at once.

43 Mr. Francisco Astorga presented the Weber Basin rebate program called "Flip your Strip",
44 which gives \$1.25 per sq/ft to residents who convert their park strip from turf to water-wise
45 landscaping. He explained that Bountiful residents would be eligible to apply for the program only if
46 the City amended parts of its land use code regarding landscaping. He explained that the City would

1 have to limit the amount of turf allowed on single-family residential properties (35% of landscaped
2 area), commercial, professional offices and multi-family residential properties (15% of landscaped
3 area), and no turf would be allowed in park strips, slopes greater than 25%, areas wider than eight
4 feet, parking landscapes or buffer areas. He said that Weber is working with the State right now and
5 the 35% restriction for single-family residential properties may change in the next two weeks as they
6 finalize details. Irrigation control requirements would also need to be added and parts of the
7 xeriscaping ordinance would need to be changed. He asked the Council if they would like to move
8 forward with making those changes to the code.

9 The Mayor and the Council all said they were comfortable making those changes. Mr.
10 Astorga said he would come back later with those amendments, after the final turf restriction for the
11 single-family residential zone is determined.

12
13 **SHORT TERM RENTAL ORDINANCE OVERVIEW – MR. FRANCISCO ASTORGA**

14 Mr. Astorga presented the changes to the Short-Term Rental ordinance that the Council
15 requested at the previous meeting held March 22. A reduced fee was added to the ordinance for
16 residents who already have an approved ADU and an enforcement component. He said staff will
17 prepare a Transient Room Tax ordinance as directed.

18 Councilmember Bahr asked to have the phrase “any complaint properly received” (item G,
19 Line 81) clarified to specify “in writing.” Mr. Astorga agreed to change that.

20 Councilmember Price-Huish asked that the City require the designation of a local registered
21 agent for each STR which does not have a local owner. The Council discussed this idea and decided
22 it could be achieved as part of the yearly business license renewal process. All Councilmembers liked
23 the idea and asked it to be included in the ordinance.

24 Councilmember Price-Huish also said she would like to see this ordinance reviewed annually
25 to make sure the City is addressing any issues that may arise. Mr. Gary Hill recommended it be
26 included in the annual moderate-income housing report which is presented to the Council. The
27 Council agreed to that idea.

28
29 **FY 2023 PRIORITIZED PROJECT UPDATE – MR. GARY HILL**

30 This item was tabled until a future date.

31
32 **NEWSLETTER FORMAT DISCUSSION – MR. GARY HILL**

33 This item was moved to the regular meeting agenda.

34
35 The meeting ended at 6:57 p.m.

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39 **Regular Meeting – 7:00 p.m.**
40 **City Council Chambers**

41
42 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

43 Mayor Harris called the meeting to order at 7:07 p.m. and welcomed those in attendance. Mr.
44 Terry Eggett led the Pledge of Allegiance and Pastor Benjer McVeigh, from Flourishing Grace
45 Church, read the scripture Micah 6:8, and offered a prayer on behalf of the people of Ukraine.

1 **PUBLIC COMMENT**

2 The public comment section was opened at 7:11 p.m.
3

4 Mr. Terry Eggett (1351 East 1800 South) stood to say thank you to the City staff and the
5 Council for their support as his family built a subdivision. He said he was very grateful for all those
6 involved in the many departments who collaborated on this project, and said he made new friends
7 along the way.
8

9 Mr. Ray Ward (854 East Millbrook Way) said that he has not succeeded in his efforts to find a
10 group of people who want to contribute to the new pickleball courts at Washington Park but said that
11 he was still willing to donate the cost of one new court if the City would match it, making eight
12 courts total. He said that if that does not work, he will donate \$15,000 to be used for additions to the
13 park at the discretion of the City.
14

15 Ms. Ellie Rogers (5 West 1400 South) stood to voice her concerns about allowing STRs in
16 our city. She said STRs take away from our affordable rental housing stock at a time when we need
17 more housing and exposes our communities to a “revolving door of patrons” who do not build our
18 community.
19

20 Mr. Leslie Merrill (2374 South Orchard Place) explained that his company, Field Water
21 Testing, works closely with the Bountiful Water Department. He congratulated the Water Department
22 on their great work and assured the Council and the residents that the water in Bountiful is very clean
23 and pure. He did warn the community, however, that copper levels can become elevated once the
24 water comes into your home if it is not treated right.
25

26 Ms. Debbie Miller (14 East 1500 South) spoke in opposition to STRs in Bountiful. She talked
27 about the many homes in her neighborhood who have switched from ADUs to STRs and how it has
28 affected the “neighborhood feel.” She said this issue goes way beyond the garbage and noise issues.
29 She also said she feels the people who rent STRs are not in need of extra income, rather they are
30 making huge profits.
31

32 Ms. Joann Edminster (57 East 2750 South) asked the Council to consider the external costs
33 that STRs have on neighborhoods. She said she lives next door to an STR and has had unpleasant
34 experiences with renters who get lost and come to her property. She feels there should be regulations
35 regarding these rentals and that they should not be allowed in single-family residential zones.
36

37 The public comment section was closed at 7:26 p.m.
38

39 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON MARCH**
40 **22, 2022**

41 Councilmember Price-Huish made a motion to approve the minutes of previous meetings held
42 March 22, 2022, and Councilmember Higginson seconded the motion, which passed with
43 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”
44

45 **COUNCIL REPORTS**

1 Councilmember Price-Huish reported that the BDAC will begin their Music Fest on April 21st
2 and have concerts in April, July and October. They will also be holding Summerfest every Monday
3 evening in June. She encouraged residents to go see the new mural that is being completed on the
4 north side of the building, and to check out the Davis School District art show which will run through
5 April 30th. The BDAC is also bringing back its Family Art Night on April 25th and is free to anyone
6 who comes.

7 Councilmember Bell reported that the Service Council just graduated its highest number of
8 graduates from the CERT training class, 72 graduates. He also announced that Concerts in the Park
9 will be happening again this year at Bountiful City Park and encouraged everyone to attend. He said
10 they are still looking for sponsors to help promote it and make it successful.

11 Councilmember Bradshaw reported that the Utah League of Cities and Towns is looking for
12 people to serve on its various boards and commissions and she encouraged her fellow
13 Councilmembers to serve if able.

14 Councilmember Higginson reminded residents that the Mosquito Abatement District will
15 come and spray your yard if you give them a call.

16 Councilmember Bahr reported that the Police Department has a Citizen's Academy which is a
17 16-week course that allows residents to learn more about our police force and participate in
18 simulations. She recommended everyone learn more about it.

19
20 **BCYC REPORT**

21 Ms. Brooke Bleazard reported that the BCYC will be putting on its annual Bunny Hop
22 activity on April 16th at Bountiful Park at 9:00 a.m. She also said that applications for the BCYC are
23 due Friday and interviews will begin next week. She reported that their efforts to hold a game day
24 with Centerville, Woods Cross and North Salt Lake leadership councils was postponed due to
25 inclement weather.

26
27 **CONSIDER APPROVAL OF:**

- 28 a. **EXPENDITURES GREATER THAN \$1,000 PAID MARCH 14, 21 & 28, 2022**
29 b. **FEBRUARY 2022 FINANCIAL REPORT**

30 Councilmember Bahr made a motion to approve the expenditures paid March 14, 21 & 28,
31 2022 and the February 2022 financial report. Councilmember Higginson seconded the motion. The
32 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
33 "aye."
34

35 **CONSIDER APPROVAL OF THE APPOINTMENT OF SUSAN ANDERSON, BETH CHILD**
36 **AND SHARLYNN THOMPSON TO THE COMMUNITY SERVICE COUNCIL – MR.**
37 **GARY HILL**

38 Mr. Gary Hill expressed his appreciation for the members of the Bountiful Community
39 Service Council and explained that they wish to add three more members; Ms. Susan Anderson, Ms.
40 Beth Child and Ms., Sharlyn Thompson.

41 Mr. Brian Potts, Community Service Chair, explained that they are an umbrella organization
42 for volunteer efforts in the City; each member is an expert in their field, and they come together to
43 share labor and resources to help get things done. He expressed his excitement to have these
44 additional members who are wonderful and will add a lot to their council.

45 Mayor Harris added how impressed she is with the list of accomplishments and experiences
46 that all these women bring to the table.

1 Councilmember Bradshaw made a motion to approve the appointments of Ms. Susan
2 Anderson, Ms. Beth Child and Ms. Sharlyn Thompson to the Community Service Council.
3 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,
4 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

5
6 **CONSIDER APPROVAL OF THE PURCHASE OF AN AIR2G2 AIR INJECTION**
7 **AERATOR FROM TURF EQUIPMENT & IRRIGATION, INC. IN THE AMOUNT OF**
8 **\$38,923 – MR. BROCK HILL**

9 Mr. Brock Hill explained that this new equipment will aid the golf course with aeration and
10 has the added advantage of being able to reach depths of up to two feet without disrupting the
11 playability of the turf. He said that they have money available due to moving a scheduled truck
12 purchase to next year.

13 Councilmember Bell made a motion to approve the purchase of the Air2G2 aerator and
14 Councilmember Bradshaw seconded the motion. The motion was approved with Councilmembers
15 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

16
17 **CONSIDER APPROVAL OF THE USE OF RESERVE FUNDS IN THE AMOUNT OF**
18 **\$51,432 FOR ADDITIONAL COSTS FOR THE REMODEL PROJECT AT BOUNTIFUL**
19 **RIDGE GOLF COURSE – MR. BROCK HILL**

20 Mr. Brock Hill explained that they had some overages in the budget for the golf course
21 clubhouse remodel. They had cost increases and product availability issues, they ended up needing to
22 replace some of the kitchen equipment and needed to upgrade the flooring and framing due to water
23 damage. He explained that there are funds available in the golf course reserve fund for these overages
24 and asked for permission to spend these funds.

25 Councilmember Bradshaw asked about the contingency fund for the remodel project. Mr.
26 Brock Hill answered that they did not build a contingency into the original costs.

27 Councilmember Price-Huish asked how much this will leave in the reserve fund. Mr. Brock
28 Hill said he did not know but he could find out for her.

29 Councilmember Higginson made a motion to approve the use of \$51,432 in reserve funds for
30 the remodel project and Councilmember Bradshaw seconded the motion. The motion was approved
31 with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

32
33 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL SITE PLAN FOR 2055**
34 **SOUTH MAIN STREET – MR. FRANCISCO ASTORGA**

35 Mr. Astorga explained that the plan for this two-building development meets all zoning,
36 material, density and parking requirements. The Planning Commission forwards a positive
37 recommendation.

38 Councilmember Higginson said he thought it was noteworthy that there was only one
39 condition of approval for this plan and congratulated the Planning staff on their work.

40 Councilmember Higginson made a motion to approve the preliminary and final site plan and
41 Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr,
42 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

43
44 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PUD PLAT FOR 2055**
45 **SOUTH MAIN STREET – MR. LLOYD CHENEY**

1 Mr. Cheney explained that this plat is very ready to go, it meets all PUD plat and zoning
2 requirements, and the developer has been especially accommodating with meeting the requirements
3 of the Fire District as well.

4 Councilmember Higginson made a motion to grant preliminary and final approval of the Plat
5 for the PUD at 2055 South Main Street and Councilmember Price-Huish seconded the motion. The
6 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting
7 “aye.”

8
9 **CONSIDER APPROVAL OF JMR CONSTRUCTION’S PROPOSAL FOR CONCRETE**
10 **ROAD SLAB AND PEDESTRIAN CURB RAMP REPLACEMENT AT THE UNIT PRICES**
11 **NOTED IN THE BID TABULATION – MR. LLOYD CHENEY**

12 Mr. Cheney explained that staff put out another contract for maintenance work on the City’s
13 concrete streets and some pedestrian ramps, especially the ones surrounding schools. JMR was the
14 low bidder and staff is familiar with them and knows they will do a great job.

15 Councilmember Higginson made a motion to approve the contract with JMR Construction
16 and Councilmember Bradshaw seconded the motion.

17 Councilmember Bahr asked for a map of which ramps will be updated. Mr. Cheney said he
18 would get her one.

19 Councilmember Price-Huish asked if this contract will be adding ramps to any curbs that
20 currently are not ADA complaint. Mr. Cheney answered that they will be focusing on curbs around
21 schools that already have ramps but that have fallen out of compliance. Councilmember Price-Huish
22 asked if there is a plan in place to bring more corners into ADA compliance. Mr. Cheney said that the
23 City usually does that at the same time it does maintenance projects, like overlays, reconstructions
24 and storm drain work.

25 The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-
26 Huish voting “aye.”

27
28 **CONSIDER APPROVAL OF RESOLUTION 2022-04 REGARDING WATERING**
29 **RESTRICTIONS – MR. LLOYD CHENEY**

30 Mr. Cheney presented Resolution 2022-04 for approval and explained that a minor change
31 had been made to add in the words, “high-use public facilities” to item nine.

32 Councilmember Price-Huish made a motion to approve Resolution 2022-04 and
33 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,
34 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

35
36 **CONSIDER APPROVAL OF THE ADOPTION OF PROCLAMATION 2022-01**
37 **REGARDING WATER SCARCITY – MR. LLOYD CHENEY**

38 Mr. Cheney presented Proclamation 2022-01 for approval.

39 Councilmember Higginson made a motion to approve Proclamation 2022-01 and
40 Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr,
41 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

42
43 **NEWSLETTER FORMAT DISCUSSION- MR. GARY HILL**

44 Mr. Gary Hill asked for the Council’s preferences concerning the proposed newsletter
45 changes. All the Councilmembers preferred option “B” for the new design and, after some discussion,
46 decided to move forward with sending the newsletter out every other month.

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ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA

Councilmember Bradshaw made a motion to adjourn to an RDA Meeting and Councilmember Bahr seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

The regular session was adjourned at 8:02 p.m.



Kendalyn Harris, Mayor



City Recorder