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Minutes of the  
BOUNTIFUL CITY COUNCIL

September 11, 2018 – 6:00 p.m.

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

Department Directors/Staff:

Asst. City Engineer Lloyd Cheney  
Asst. City Engineer Todd Christensen  
Streets/Sanitation Director Gary Blowers  
Asst. Streets Director Charles Benson  
Building Official M.J. Squire  
Parks Director Brock Hill  
Water Director Mark Slagowski  
City Recorder Shawna Andrus  
Engineering Secretary Tonya Munden  
Recording Secretary Nikki Dandurand

Excused: Councilmember Beth Holbrook

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

**Work Session – 6:04 p.m.**  
**Planning Conference Room**

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

**TRAILS COMMITTEE UPDATE – MR. CHAD WILKINSON**

Mr. Jesse Bell, chair of the Trails Committee, started the discussion by thanking the Council for their support. He then continued to explain that making a connection to the mountains accessible is the goal. Holbrook Canyon will soon have bridges over some of the high water crossings. Mr. Wilkinson stated that they are working with the Forest Service in some of the lower areas. Mr. Bell asked that the master plan be updated and to engage a consultant to get that plan in action. They are working on an RFP to secure a consultant. The Council and Mr. Bell discussed the North Canyon trailhead, grant money and the requirements to secure funding.

1 **RECYCLING DISCUSSION – MR. LLOYD CHENEY AND MR. GARY BLOWERS**

2 Mr. Blowers stated that in August City personnel met with Bountiful’s current recycling  
3 company, ACE, to review the contract. The City’s contract expires in December of 2018. The  
4 current price stated in the contract cannot be renewed because of growing expenses. Four options  
5 were presented for the recycling program in the City. Staff recommends option four which is to  
6 renew/negotiate the contract with ACE and continue the recycling program. Staff and the Council  
7 discussed options for the residents as well as keeping the costs the same or minimal.

8  
9 **SALT LAKE CHAMBER HOUSING GAP COALITION – MS. BRYNN MORTENSEN, SL**  
10 **CHAMBER**

11 Ms. Brynn Mortensen presented a Power Point to Staff and the Council about the lack of  
12 affordable housing, factors contributing to it and possible solutions. The coalition is going to launch  
13 a marketing campaign, visit all the cities and ask them to update their housing plans and zoning  
14 ordinances.

15  
16 **Regular Meeting – 7:05 p.m.**  
17 **City Council Chambers**

18  
19 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance.  
20 Kedric Green, local Scout, led the Pledge of Allegiance. Mayor Lewis asked for a moment of silence  
21 to honor those lives lost on 9/11. President James McGuire, Bountiful East Stake, gave a prayer.

22  
23 **PUBLIC COMMENT**

24 No comments were made

25  
26 **APPROVE MINUTES OF PREVIOUS MEETING – AUGUST 28, 2018**

27 Mayor Lewis presented the minutes from the previous meeting. Councilman Simonsen  
28 moved to approve the minutes and Councilman Higginson seconded the motion. Voting was  
29 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

30  
31 **COUNCIL REPORTS**

32 Councilman Simonsen reported on the Emergency Preparedness Fair. Councilman Knight  
33 announced the City-wide clean up days October 9-12, 2018. Mayor Lewis announced that  
34 Councilwoman Holbrook was recently selected to serve on a UTA committee.

35  
36 **BCYC REPORT**

37 Emily Theobald and Belle Barlow reported that the Youth Council helped with the Arts  
38 Festival last weekend and are planning the upcoming Pumpkin Patch event in October.

39  
40 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID AUGUST 20, 21, 27**  
41 **& 28, 2018**

42 Mayor Lewis presented the expenditure report and asked for a motion to approve.  
43 Councilman Higginson moved to approve the weekly expenditures and Councilman Knight seconded  
44 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight and Simonsen  
45 voting “aye”.

1 **RECOGNITION OF MR. PAUL ROWLAND FOR HIS RETIREMENT – MAYOR LEWIS**

2 Mayor Lewis recognized Mr. Paul Rowland for his 35 years with the City. Mr. Rowland took  
3 a few minutes to thank those he has worked with and his wife.  
4

5 **CONSIDER APPROVAL OF THE PURCHASE OF A JOHN DEERE BACKHOE AND**  
6 **WARRANTY FROM HONNEN EQUIPMENT IN THE AMOUNT OF \$85,375 – MR. MARK**  
7 **SLAGOWSKI**

8 Mr. Slagowski stated there is an error in the price, but the correct number is printed. The  
9 department is using the state contract bid price, although other brands were considered. We will trade  
10 in our old Caterpillar backhoe and will receive \$30,000 for it, which would make the total cost of the  
11 new backhoe \$89,250. Councilman Higginson moved to approve the purchase and Councilwoman  
12 Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Knight  
13 and Simonsen voting “aye”.  
14

15 **CONSIDER APPROVAL OF THE PURCHASE OF TWO POLICE VEHICLES FROM KEN**  
16 **GARFF DODGE IN THE AMOUNT OF \$55,027 – CHIEF TOM ROSS**

17 Mr. Gary Hill stated the following is a request for two 2019 Dodge Chargers assigned to the  
18 Patrol division. The Chargers will be purchased from Ken Garff Dodge at the Utah State Contract  
19 price of \$25,375. The total price for both vehicles is \$50,750 (actual amount) which is within the  
20 amount budgeted in our FY2019 budget. Two older vehicles will be sold. Councilman Higginson  
21 made a motion to approve the contract and Councilman Simonsen seconded the motion. Voting was  
22 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.  
23

24 **CONSIDER APPROVAL OF THE PRELIMINARY AND FINAL PUD PLAT FOR THE**  
25 **MIDTOWN TOWNHOMES PUD – MR. PAUL ROWLAND**

26 Mr. Rowland stated that Mr. Brad Hutchings is the owner of two duplexes at the corner of 300  
27 East and 100 North is requesting preliminary and final PUD conversion approval for these four units.  
28 This is an existing two twin-home style apartment development and Mr. Hutchings is requesting that  
29 it be converted into condominium units for ownership purposes. This type of conversion is allowed  
30 under the Bountiful City zoning ordinance for developments with four or more units. The Planning  
31 Commission sends a positive recommendation for preliminary and final PUD plat approval for the  
32 Midtown Townhomes PUD with the following conditions:

- 33 1. Submit a current Title Report.
- 34 2. Make any and all other redline corrections.
- 35 3. Pay the required fees.

36 Councilman Higginson made a motion approve the preliminary and final PUD plat and  
37 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,  
38 Higginson, Knight and Simonsen voting “aye”.  
39

40 **CONSIDER APPROVAL OF THE FINAL SITE PLAN FOR THE PROPOSED 12 UNIT**  
41 **MULTIFAMILY BUILDING LOCATED AT 105 SOUTH 100 WEST – MR. CHAD**  
42 **WILKINSON**

43 Mr. Wilkinson stated that the applicant, Knowlton General, requests final site plan approval  
44 for a 12 unit multifamily development located at 105 S. 100 West. The applicant has submitted final  
45 landscape plans for the development in order to comply with previous conditions of approval. The  
46 Planning Commission reviewed the application at their September 4, 2018 meeting and forwards a

1 recommendation of approval to the City Council for final site plan for the proposed 12 unit  
2 multifamily building subject to the following condition:

- 3 1. Prior to issuance of the building permit, either consolidate the parcels or provide a  
4 shared parking and access agreement or easement in favor of the new development.

5 Councilman Higginson noted that these last two items were unanimously approval by the Planning  
6 Commission. Councilman Higginson made a motion to approve the final site plan and Councilman  
7 Knight seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson Knight  
8 voting “aye”.

9  
10 **CONSIDER APPROVAL OF THE FIRST AMENDMENT TO THE LAND LEASE**  
11 **AGREEMENT WITH VERIZON WIRELESS – MR. CLINTON DRAKE**

12 Mr. Drake noted that in July of 2017 the Bountiful City Council approved a cell tower site  
13 and lease agreement for Verizon Wireless at the Bountiful Ridge Golf Course. After approval, the  
14 Power Department noticed that the original approved location for the tower cabinets was directly  
15 above a high voltage power line. Because of the high voltage line, the cell tower location, including  
16 support equipment locations had to be moved. Councilwoman Harris made a motion to approve the  
17 amendment and Councilman Higginson seconded the motion. Voting was unanimous with  
18 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

19  
20 **CONSIDER APPROVAL OF ORDINANCE 2018-10 AMENDING THE BOUNTIFUL**  
21 **MUNICIPAL CODE – MR. CLINTON DRAKE**

22 Mr. Drake stated that most of these corrections are for efficiency reasons. Mr. Drake  
23 reviewed the proposed changes which included:

- 24 1. Hearing Officer – this amendment clarifies that the appeal board hearing officer  
25 shall be selected by the City and need not be selected for each individual  
26 hearing.  
27 2. Fireworks Displays – this change simplifies the process for an individual or  
28 organization to apply for a fireworks display permit by allowing for  
29 administrative approval through the City Manager instead of through the City  
30 Council. All other requirements, including approval of the fire department remain  
31 in place.  
32 3. Written Permission for Certain Activities in Parks – the final change requires that  
33 permission by the City be in written form before certain activities are allowed in  
34 City parks.

35  
36 Councilman Knight made a motion to approve the amendments and Councilman Simonsen  
37 seconded the motion. Councilman Higginson asked about the off-street driving, i.e., the car show.  
38 Mr. Drake stated that those provisions are already in place but it can be reviewed. Mr. Drake also  
39 confirmed that the fireworks code still needs the fire marshal’s approval. Voting was unanimous  
40 with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

41  
42 **CONSIDER APPROVAL OF THE LEASE EXTENSIONS/AMENDMENTS WITH CROWN**  
43 **CASTLE – MR. CLINTON DRAKE**

44 Mr. Drake stated that Bountiful City currently holds three separate lease agreements for cell  
45 towers owned by STC Five, LLC and T-Mobile. STC Five, LLC and T-Mobile contract with Crown  
46 Castle, a third party cell tower management company, to manage the leases and cell tower sites. In

1 order to ensure continuity of service for its clients and the cellular users in Bountiful City, Crown  
2 Castle is seeking to extend the terms of the above noted leases for up to three additional five year  
3 extension. Staff recommends the proposed language of up to three additional terms of five years.  
4 This is consistent with the original agreement and its terms. Mr. Drake also noted two corrections  
5 that will be effective in all three contracts. Councilman Higginson made a motion to approve the  
6 lease extensions and Councilman Knight seconded the motion. Voting was unanimous with  
7 Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

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9 **CONSIDER APPROVAL OF THE ASSIGNMENT OF THE LEASE AGREEMENT WITH**  
10 **AT&T TO UNITI TOWERS – MR. CLINTON DRAKE**

11 Mr. Drake stated the Council recently approved a cell tower site and lease agreement for new  
12 Cingular Wireless (AT&T) at approximately 474 East Hidden Lake Drive, Bountiful. AT&T now  
13 seeks to assign the lease to a third party (Uniti Towers). Councilwoman Harris made a motion to  
14 approve the lease agreement and Councilman Higginson seconded the motion. Voting was  
15 unanimous with Councilpersons Harris, Higginson, Knight and Simonsen voting “aye”.

16  
17 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman  
18 Knight made a motion to adjourn the meeting, and Councilman Higginson seconded the motion. The  
19 regular session of the City Council was adjourned at 7:53 p.m.  
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Mayor

  
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City Recorder