

Minutes of the
BOUNTIFUL CITY COUNCIL

April 27, 2021 – 6:00 p.m.

Present:	Mayor Pro Tem	Kate Bradshaw
	Councilmembers	Millie S. Bahr, Kendalyn Harris, Richard Higginson, Chris R. Simonsen
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Attorney	Clinton Drake
	Power Director	Allen Johnson
	Finance Director	Tyson Beck
	Streets Director	Charles Benson
	Recording Secretary	Maranda Hilton

Excused:

Mayor	Randy Lewis
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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 Journal and Standard Examiner.

Work Session – 6:00 p.m.
City Council Chambers

Mayor Pro Tem Bradshaw called the meeting to order at 6:03 p.m., welcomed those in attendance and excused Mayor Lewis.

HOUSEHOLD SOLAR POWER GENERATION – MR. ALLEN JOHNSON

Mr. Allen Johnson presented the current status of the Solar Program to the Council. He explained the power system requirements and that no matter who is using the system, everyone relies on the entire system working properly. He said the Power Department has been replacing underground bare concentric wire at a rate of 18,000 feet per year since 1995, and it will take another 20 years to completely replace it with the new jacketed wire that has a life expectancy of 40 years. He also explained that they have 4,938 power poles in BCLP (Bountiful City Light & Power) distribution system and 3,086 of them need to be replaced. At their current rate of replacing 114 poles per year, it will take 27 years to replace the remaining 3,086, which is longer than some of those poles will last.

He said that every utility customer should be helping to fund the fixed and variable costs of power, the day-to-day operations and maintenance, and the future system capital improvement projects. Right now, residential customers are only billed for energy used and a monthly customer charge. Commercial customers are billed for energy used, a demand charge, and a customer charge.

Mr. Johnson explained that excesses and shortages in power are sold and purchased every hour at the current market rate, which is driven by demand. He talked about the several resources

1 BCLP purchases or generates power from. Beginning in June 2022, there will be two new solar
2 projects added to the pool of resources, the Red Mesa Tapaha solar project and the Steel Solar
3 project.

4 He explained that currently there are 194 residential net metering solar customers, six
5 commercial net metering customers, and 32 feed-in tariff customers. He talked about the differences
6 between net metering and feed-in tariff systems. In 2017, the City decided to switch from a net
7 metering system to a feed-in tariff system, so the net metering customers were grandfathered in. He
8 explained that net metering customers are able to bank up credits during the day and use them when
9 their systems are not generating, leaving them with a zero electrical bill or even a credit. Many of
10 these customers only use 30-50% of their own power, relying on our system to take and store or sell
11 the excess power they produce. The concern with this net metering system is the solar panels generate
12 power in the morning and early afternoon when the city's energy demands are low, and power is
13 relatively inexpensive. Then in the late afternoon and evening the residential customers want to
14 purchase power from the city when demand is high, and power is expensive. Feed-in tariff customers
15 sell all of their solar production to the city based on when they generate the power, and then they
16 purchase power back from the city through their utilities.

17 Councilmembers asked Mr. Johnson about the possibility of offering net metering rates that
18 will help us cover the costs of system requirements and still allow residents to use the power they
19 generate themselves. He said that was an option and he was happy to do anything the Council asked.
20 They decided they would like the Power Commission to work on the issue and bring it back to the
21 Council with some recommendations and ideas within the next few months.

22 The meeting was closed at 7:01 p.m.
23

24 **Regular Meeting – 7:00 p.m.**
25 **City Council Chambers**
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27 Mayor Pro Tem Bradshaw called the meeting to order at 7:05 p.m. and welcomed those in
28 attendance. Mr. Paul Summers led the Pledge of Allegiance and Rev. Mark Schlamann, Cross of
29 Christ Lutheran Church, offered a devotion and a prayer.
30

31 **PUBLIC COMMENT**

32 The public comment section was opened at 7:12 p.m.

33 No comments were made.

34 The public comment section was closed at 7:12 p.m.
35

36 **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON APRIL 5, 6,**
37 **8, 12 & 13, 2021**

38 Councilman Higginson thanked staff for the enormous amount of work they put in on budget
39 preparation this year and complimented the new format that highlights department goals.

40 Councilwoman Bahr made a motion to approve the minutes from April 5, 6, 8, 12 & 13, 2021
41 and Councilman Simonsen seconded the motion. The motion passed with Councilmembers Bahr,
42 Bradshaw, Harris, Higginson and Simonsen voting "aye".
43

44 **COUNCIL REPORTS**

45 Councilman Simonsen reported that there will be a Veterans Park Memorial Day service at
46 11:00 a.m. on May 31st.

1 Councilwoman Harris asked for an update on the founding documents display that had been
2 discussed earlier this year.

3 Mr. Hill explained that Ms. Rebecca Hatch is currently gathering documents to include in the
4 display. Once she has the documents, she will be able to plan the layout, find a location, and bring it
5 back to the Council for recommendations.

6 Councilwoman Bahr did not have a report.

7 Councilman Higginson did not have a report.

8 Councilwoman Bradshaw reported that the Trails Advisory Committee had an activity on
9 Saturday to work on the North Canyon uphill and downhill tracks. It was a wonderful event that
10 brought more than 150 volunteers out to help. A majority of the volunteers were members of the high
11 school mountain biking teams from all three local high school. She thanked the Parks employees who
12 spent their Saturday supervising the volunteer efforts.

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14 **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID APRIL 5 &**
15 **12, 2021**

16 Councilman Higginson made a motion to approve the expenditures and Councilwoman Bahr
17 seconded the motion. The motion passed with Councilmembers Bahr, Bradshaw, Harris, Higginson
18 and Simonsen voting “aye”.

19
20 **RECOGNITION OF MR. JOHN CUSHING – MR. ALLEN JOHNSON**

21 Mr. Gary Hill spoke on behalf of Mayor Lewis, thanking Mr. Cushing for his service as both
22 a Mayor of Bountiful and most recently as a Power Commissioner. Mayor Lewis sent his “love and
23 gratitude... to someone who dedicated so much time and energy to the community.”

24 Mr. Allen Johnson expressed his sadness at saying goodbye to a “powerhouse for...the
25 community”. Mr. Cushing served on the City Council, as a two-term mayor and on the Power
26 Commission for 14 years. Mr. Johnson said his insight and knowledge were irreplaceable and that he
27 was always kind and a gentleman. He expressed appreciation for Mr. Cushing’s listening ear and said
28 he was always willing to listen to people, even angry people. He also said Mr. Cushing has been a
29 great friend and a mentor, and he will be sad to not see him as often.

30 Mr. Cushing thanked them for the recognition and talked about how rewarding the work was
31 for him. He said when he served as the Mayor, he really began to appreciate the elected
32 Councilmembers who spend so much time and effort representing the residents and trying to make
33 Bountiful a great place to live. He thanked the Council, the Mayor and all the staff. He spoke about
34 his involvement with every department of the City and how impressed he is with the wonderful
35 people who are trying to make this a great place. He also thanked his family members and others who
36 supported him for 20 years in these positions. He left his blessing upon the current Council and said
37 he knew they would “do everything they can to help [the City] go onward and upward.”

38 Councilman Simonsen commented that it was at the encouragement of Mr. Cushing that the
39 Coats for Kids Car Show was initiated 23 years ago, which has now provided over 16,000 children
40 with coats, mittens and boots. He thanked Mr. Cushing for that.

41 Mayor Pro Tem Bradshaw thanked Mr. Cushing for his long service.

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43
44 **CONSIDER APPROVAL OF ORDINANCE 2021-04 AMENDING SECTION 2 OF**
45 **BOUNTIFUL CITY ORDINANCE 2019-05 WHICH CONTAINED DEVELOPMENT**

1 **STANDARDS OF THE RENAISSANCE TOWNE CENTER DEVELOPMENT PLAN – MR.**
2 **FRANCISCO ASTORGA**

3 Mr. Francisco Astorga presented the changes being requested by the developer to the
4 Renaissance Towne Center site development plan. He explained, if approved, Lot 19 would increase
5 in height from 42’ to 46’, adding around 5,000 sq. feet and changing from office space to residential
6 space; Lot 14 would increase to about 90,000 sq. feet and add 81 units; Lot 11 would change from
7 being “residential and office” to being “residential, office and commercial”, increasing the residential
8 by 46 units and 35,000 sq. feet, decreasing office space by 3,350 sq. feet and adding 15,000 sq. feet
9 of commercial space.

10 He explained that all other specifications, including traffic and circulation and number of
11 building sites, will remain the same. He explained that parking will be reviewed as each site plan is
12 submitted to make sure that parking is adequate for market trends at that time. The Planning
13 Commission added a condition of approval, saying the development plan must include at least two
14 restaurants of a minimum total combined square footage of 14,200.

15
16 **A. PUBLIC HEARING**

17 The public hearing opened at 7:37 p.m.

18
19 Mr. Ken Isaac (116 West 1950 South) said he lives one block away from Renaissance Towne
20 Centre and uses the surrounding streets all the time. He explained that Bountiful is special,
21 and that its high standards are what make people want to live here. He asked why Renaissance
22 is being allowed to have less parking than is allowed for other multi-family developments. He
23 foresees that people will park on the streets instead of using the overflow parking that is at the
24 other end of the development. He has seen this happen with two other developments by his
25 home that also allowed for shared use parking. He now has a lot of frustration trying to turn
26 onto 200 West due to cars being parked on both sides of the street. He hopes there is a plan,
27 and that the City won’t be allowing every new development a variance. He said he welcomes
28 new people and new developments to Bountiful, and he hopes the City will try to maintain our
29 “beautiful homes and gardens.”

30
31 Ms. Carma Hyde (2095 South Main Street) spoke about the issues and increase in accidents
32 they had below 1800 South on Main Street in 2019 when cars were parked along both sides of
33 the street. She said it was appalling how bad it was, people couldn’t see, and buses were
34 loading in the middle of the street. She said she would hate to see the block above them ruined
35 in the same way. She said that adding 500 more units to that development seemed
36 incomprehensible to her and she wants to know where all those cars are supposed to go.

37
38 Ms. Brenda Raccuia (50 West 1790 South) explained that she is a nurse who has worked at
39 Renaissance Tower I for 17 years. She said she has great concerns about the plan for the new
40 parking structure. She explained that the current parking structure has terrible visibility and is
41 too narrow for cars to maneuver in. She has seen very many near misses as patients come and
42 go. She stated that most of the visitors are older residents who come to the surgical center and
43 there are not enough handicapped spaces. She is worried adding 1,000 residents in addition to
44 restaurant patrons will exacerbate the problem and it will be dangerous. She also explained
45 that she lives off 1800 South and is worried that it will be overwhelmed with traffic and

1 parking. She said she is not afraid of more people coming to Bountiful but is worried that a
2 beautiful part of the City will be ruined if the City isn't careful.
3

4 Ms. Janeth Balle (160 West 1950 South) said she had the same concerns about traffic. She
5 begged the Council to not approve the addition of the extra 163 units being requested. She
6 asked them to consider how those extra units will impact the surrounding schools and
7 neighborhoods and parks. She said she hoped that the development will include enough
8 greenspace and that the City will encourage growth that contributes to the feeling of Bountiful
9 instead of overwhelming the roads and systems.
10

11 The public hearing closed at 7:53 p.m.
12

13 **B. ACTION**

14 Mr. Astorga explained that the Planning Commission did not forward an approval of
15 the requested height increase, but the Staff looked at it and they do recommend it.

16 Councilwoman Harris further explained that the Planning Commission felt the current
17 approved heights were set at the highest they would recommend, so that's why they are not
18 recommending the height increase. She also added that the traffic engineer on the Planning
19 Commission felt good about the traffic impacts because this development is right on the BRT
20 route. She said that there will undoubtedly be growth and there is a need for high density
21 housing, so it makes sense to put it in this location where there is already density and where
22 public transit available. She advocated that the developer has a right to develop this property
23 but that the Council owes it to the residents to be wise about how growth is allowed. She is
24 satisfied that they will revisit parking requirements with each site approval.

25 Councilwoman Bahr agreed that looking at the parking with each site plan approval
26 was a good idea.

27 Councilman Higginson clarified that only one building was being raised by four feet,
28 which was affirmed. He then asked Mr. Lloyd Cheney to discuss traffic counts for the
29 surrounding streets.

30 Mr. Cheney gave the traffic volume counts (lows and highs) for 1500 South, 500
31 West, 1800 South, SR106 and Main Street. He summarized that volumes in this area are fairly
32 low averaging around 8,000 cars a day, while major roads average closer to 20,000 cars a day.

33 Councilman Higginson explained that if every unit in the entire development parked
34 two cars and drove them every day, traffic would increase by less than 10% over the course of
35 a day, which seemed very insignificant to him.

36 Councilman Simonsen asked if shared parking in the evenings between restaurant
37 patrons and residents returning home from work would work out. Mr. Astorga said that
38 according to the parking study, it will.

39 Councilwoman Bahr clarified that they would be able to make adjustments to the
40 parking requirements as each site plan came before them. Mr. Astorga answered affirmatively
41 and added that the future impacts of the BRT line have not been factored in yet.

42 Councilwoman Bradshaw asked about the possibility of improving the existing
43 parking structure. Mr. Cheney answered that it would be difficult to improve the existing
44 structure, but that they would have the opportunity to look into that in future phases of
45 development. The developer was present in the meeting and added that the concept for the
46 new structure was still being decided.

1 Councilman Higginson made a motion to approve Ordinance 2021-04 and
2 Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr,
3 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

4 Councilman Higginson added that he hopes the City will not allow building zero
5 parking requirement developments along transit lines like they do in Salt Lake.
6

7 **CONSIDER APPROVAL OF THE PURCHASE OF FOUR TRANSFORMERS FROM**
8 **ANIXTER POWER SOLUTIONS IN THE AMOUNT OF \$43,238 – MR. ALLEN JOHNSON**

9 Mr. Johnson explained that they have recently used four transformers from their inventory,
10 due to leaking and new developments, and they wish to replace them. They received two bids for this
11 purchase and are recommending the bid from Anixter Power Solutions. They have budgeted the
12 money for this purchase.

13 Councilman Higginson made a motion to approve the purchase of the transformers and
14 Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr,
15 Bradshaw, Harris, Higgins and Simonsen voting “aye”.

16
17 **CONSIDER APPROVAL OF M.C. GREEN AND SONS’ PROPOSAL FOR THE 2021 1000**
18 **NORTH STREET RECONSTRUCTION AT THE UNIT PRICES SUBMITTED IN THE**
19 **PROPOSAL – MR. LLOYD CHENEY**

20 Mr. Cheney said they were excited about this project and were happy they received three bids
21 for it. The estimate came back higher than they anticipated, but it was not a big surprise given the
22 current climate. M.C. Green & Sons was the lowest bidder, and they recommend accepting the bid.
23 They are choosing to reconstruct 1000 North with concrete instead of asphalt for a number of
24 reasons, but mainly due to the poor soil conditions and the number of utilities located underground
25 there. The project should be finished in late September.

26 Councilman Higginson made a motion to approve the proposal from M.C. Green and Sons
27 and Councilwoman Harris seconded the motion. The motion passed with Councilmembers Bahr,
28 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

29
30 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 424 EAST CANYON**
31 **ESTATES DRIVE AND AUTHORIZE THE MAYOR TO SIGN THE RELEASE OF**
32 **EASEMENT DOCUMENT – MR. LLOYD CHENEY**

33 Councilman Higginson made a motion to approve the easement releases for both 424 East
34 Canyon Estates Drive and 4738 Spring Meadow Circle (the following agenda item) and
35 Councilwoman Bahr seconded the motion. The motion passed with Councilmembers Bahr,
36 Bradshaw, Harris, Higginson and Simonsen voting “aye”.

37
38 **CONSIDER APPROVAL OF AN EASEMENT RELEASE AT 4738 SPRING MEADOW**
39 **CIRCLE AND AUTHORIZE THE MAYOR TO SIGN THE RELEASE OF EASEMENT**
40 **DOCUMENT – MR. LLOYD CHENEY**

41 See previous agenda item.
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44

45 **ADJOURN**

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

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The regular session was adjourned at 8:27 p.m.



Mayor



City Recorder