

Minutes of the  
BOUNTIFUL CITY COUNCIL  
August 23, 2022 – 6:00 p.m.

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**

Present:	Mayor	Kendalyn Harris
	Councilmembers	Millie Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson (via Zoom), Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	City Engineer	Lloyd Cheney
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Water Director	Kraig Christensen
	Streets Director	Charles Benson
	Public Works Engineer	Brad Clawson
	Recording Secretary	Maranda Hilton

Mayor Harris called the meeting to order at 6:00 p.m. and welcomed those in attendance.

**LANDSCAPE ORDINANCE / FLIP THE STRIP DISCUSSION – MR. FRANCISCO ASTORGA**

Mr. Francisco Astorga reported the recommendations from the Planning Commission following their independent review of the landscaping ordinance with the goals of prioritizing aesthetics and water conservation. The Planning Commission met on July 19 and August 16, 2022, to review the ordinance.

Mr. Astorga explained the Planning Commission’s recommendation regarding Weber Basin’s proposed ordinance. The Planning Commission did not find any issues with the proposed turf/lawn limitations for commercial, industrial, multi-family, Planned Residential Unit Developments and Institutional landscape projects. The Planning Commission recommended applying single-family residential turf/lawn restrictions solely to new single-family dwellings and not to additions. The Planning Commission did not have any issues with the irrigation design or landscape installation sections.

Mr. Astorga explained the Planning Commission’s review of the City’s current ordinance concerning park strips. The Planning Commission recommends reducing the live vegetation requirement in park strips from 50% to 30% and removing trees from the “live vegetation” definition. Trees would still be required every 40 feet. They hope to encourage the planting of more bushes. The Council and staff discussed this point, debating if the new language was difficult to understand, if the percentage was too little, and how difficult it would be to enforce these changes.

1 The Planning Commission recommends adding bark mulch, white quartz rock, lava rock and  
2 gravel to the list of allowable park strip aggregate, so long as it meets the 1” size requirement. The  
3 Council discussed the consequences of certain materials being displaced during rain events or  
4 windstorms. Mr. Astorga explained that Weber Basin would like to prohibit grass on all park strips  
5 with a 25% or greater slope, to help with water efficiency and conservations. However, those are the  
6 exact areas most likely to lose materials during a storm and cause clogs and damage to the City’s  
7 storm drain system.

8 Mr. Cheney commented that finding a one-size-fits-all solution is very difficult, because there  
9 are areas where lawn is probably the most appropriate material to install. He explained that there are  
10 a lot of competing interests to consider as the City navigates these recommendations.

11 Mr. Gary Hill added that staff is very concerned about changes to the park strip ordinance that  
12 would negatively impact the storm drain system and invited Mr. Charles Benson to give more details.  
13 Mr. Benson said that after the last storm they spent a considerable amount of time picking up  
14 displaced rocks and wood chips all over the City. He explained that his department is responsible for  
15 keeping the storm drain runoff at an acceptable quality and keeping natural materials out of the  
16 stream. He said smaller aggregate and lava rocks all displace very easily, while turf helps hold the  
17 ground in place very well. His observation is that larger and rounded aggregate is the best option.

18 Mr. Astorga moved on to explain the Planning Commission recommendations for all other  
19 landscaped areas in commercial, institutional, mixed-use and multi-family developments. The  
20 Commission recommends that plants and shrubs are required to be planted in groupings of three  
21 which would increase the microclimate shade area above plant roots and give a pleasing, balanced  
22 aesthetic. The Commission also recommends requiring plants and trees found on Weber Basin’s  
23 recommended water-wise plant list, with the provision that the land-use authority have power to  
24 review and authorize substitutions.

25 Mr. Astorga presented the recommendations for single-family and two-family dwellings next.  
26 He explained that currently the City has no requirement for shrubs or trees on these lots, and the  
27 Planning Commission recommends requiring a minimum of two street trees and adopting some sort  
28 of linear frontage requirement. For additional vegetation, the Commission recommends 50%  
29 coverage, with plants being chosen from Weber Basin’s plant list, and including the same provision  
30 granting the land-use authority power to review substitute plantings.

31 Mr. Astorga added that the Commission would also like to institute a standard tree height  
32 regulation of two-inch caliper measured at 48” from the finished landscape surface.

33 Mr. Astorga presented the recommendations from the Planning Commission regarding  
34 artificial grass. The Commission felt it should be a permitted material, but that the City should only  
35 allow it under very specific conditions. They do not recommend it for the park strip, but it should be  
36 allowed both on the front and rear yards.

37 Mr. Astorga said that he is now looking for direction from the Council, whether they would  
38 like the Commission to introduce changes to the land-use code for review or not.

39 Councilmember Bell thanked Mr. Astorga for his review and said he is happy with the  
40 direction it is moving.

41 Councilmember Bradshaw said she has some areas of concern. She said that because the size  
42 of aggregate could have an impact on the storm water system, and it is not a necessary component of  
43 the Flip-Your-Strip program, she would not recommend making those changes. She also might want  
44 to keep the 50% vegetation requirement, but she would like to discuss it more.

45 Mr. Astorga asked which ones the Council would like to move forward with. Councilmember  
46 Bell said he feels that staff may need to hone in on some of the details a bit more before the Council

1 is ready to make a decision.

2 Councilmember Bahr said she thinks gravel should not be reinstated and that she would defer  
3 to Mr. Benson’s expertise regarding aggregate size and shape. She also feels that the 50% vegetation  
4 requirement should stay, to have more roots in the ground. She also asked that the reason the City  
5 recommends certain aggregate materials (to help protect the storm water infrastructure) be written in  
6 the code so that residents understand the reasoning.

7  
8 The meeting ended at 7:01 p.m.  
9

10  
11 **Regular Meeting – 7:00 p.m.**  
12 **City Council Chambers**  
13

14 Present:	Mayor	Kendalyn Harris
	Councilmembers	Mille Segura Bahr, Jesse Bell, Kate Bradshaw, Richard Higginson (via Zoom), Cecilee Price-Huish (via Zoom)
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Finance Director	Tyson Beck
	Power Director	Allen Johnson
	Parks Director	Brock Hill
	Streets Director	Charles Benson
	Asst. City Engineer	Todd Christensen
	Public Works Engineer	Brad Clawson
	Recording Secretary	Maranda Hilton

28  
29 **WELCOME, PLEDGE OF ALLEGIANCE AND THOUGHT/PRAYER**

30 Mayor Harris called the meeting to order at 7:06 p.m. and welcomed those in attendance.  
31 Mr. Alex Densley led the Pledge of Allegiance and Pastor Josiah Walker, Redeeming Life Church  
32 offered a prayer.  
33

34 **RESOLUTION 2022-14 ALLOWING ELECTRONIC PARTICIPATION FOR RICHARD**  
35 **HIGGINSON – MR. CLINTON DRAKE**

36 Councilmember Bradshaw made a motion to amend Resolution 2022-14 to include  
37 Councilmember Cecilee Price-Huish in the title, the “whereas” statements and the “be it resolved”  
38 statements as appropriate. Councilmember Bell seconded the motion. The motion passed with  
39 Councilmembers Bahr, Bell and Bradshaw voting “aye.”

40 Councilmembers Higginson and Price-Huish were unable to be heard in the Council  
41 Chambers, due to technical issues, so they listened to the meeting and voted via digital “hand-raise”  
42 for the remaining agenda items.  
43

44 **PUBLIC COMMENT**

45 The public comment section was opened at 7:12 p.m.  
46

1           Mr. Jack Holt (1201 East 700 North) said that he feels the Council should reprioritize their  
2 objectives concerning the parking strip code changes and include not only aesthetics and water  
3 conservation, but also climate change, resident maintenance, utility company maintenance and fire.  
4 He said he believes that due to the variable moisture conditions caused by climate change, the ability  
5 to support greenery at all is subject to question. He suggested that residents should be allowed to have  
6 no vegetation in their park strip. He said that in order to be eligible for the Flip-Your-Strip rebate he  
7 would have to dig under 13 feet of sidewalks and 65 feet of driveway to install a drip system  
8 according to the City and Weber Basin’s requirements.  
9

10           The public comment section was closed at 7:14 p.m.  
11

12           **CONSIDER APPROVAL OF MINUTES OF PREVIOUS MEETINGS HELD ON AUGUST 9,**  
13 **2022**

14           Councilmember Bell made a motion to amend the minutes on page 3 line 22, to strike out the  
15 words “more than ten” and replace them with “a number of” instead. Councilmember Bradshaw  
16 seconded the motion, which passed with Councilmembers Bahr, Bell and Bradshaw voting “aye.”

17           Councilmember Bradshaw made a motion to approve the minutes as amended and  
18 Councilmember Bahr seconded the motion. The motion passed with Councilmembers Bahr, Bell,  
19 Bradshaw and Higginson voting ‘aye.’  
20

21           **COUNCIL REPORTS**

22           Councilmember Bahr did not have a report.

23           Mayor Harris reported on her visit to the Governor’s mansion where Governor Cox thanked  
24 the Utah Mayors and their councils and staff for doing great work.

25           Councilmember Bell reported that the BCYC will be doing clean-up at the Heber C. Kimball  
26 Mill on Saturday at 9:00 a.m. The Bountiful Service Council will be holding the final concert at the  
27 park on Friday, and there is also an emergency preparedness fair on Saturday, September 17<sup>th</sup> at the  
28 Mega Plex Theater in Centerville. It is free and will be a great event. He also reminded everyone that  
29 September 10<sup>th</sup> will be the Day of Service, and he encouraged everyone to donate to the Bountiful  
30 Food Pantry.

31           Councilmember Bradshaw reported that some of the South Davis Recreation District (SDRD)  
32 board members met with Davis School District representatives and talked about the ongoing  
33 maintenance costs of a new pool and possible land donations from their neighboring property to the  
34 Recreation Center. It was a positive discussion. She also reported that the SDRD Board has asked her  
35 to head up a work group, a subset of the SDRD Board and the school district, to research pool  
36 configurations and alternate site possibilities.

37           Councilmember Higginson was unable to report due to technical issues.

38           Councilmember Price-Huish was unable to report due to technical issues.  
39

40           **CONSIDER APPROVAL OF EXPENDITURES GREATER THAN \$1,000 PAID AUGUST 1**  
41 **& 8, 2022**

42           Councilmember Bradshaw made a motion to approve the expenditures paid August 1 & 8,  
43 2022 and Councilmember Bahr seconded the motion. The motion was approved with  
44 Councilmembers Bahr, Bell and Bradshaw voting “aye.”  
45  
46

1 **CONSIDER APPROVAL OF RESOLUTION 2022-13 WHICH AUTHORIZES THE**  
2 **AMENDED RED MESA TAPAHA SOLAR PROJECT – MR. ALLEN JOHNSON**

3 Mr. Allen Johnson explained that this project was originally approved in 2019, but it has had  
4 some of the same issues that the steel project has had, delays in getting materials from China and not  
5 being able to supply power at the contracted rate. He explained that it became less expensive for the  
6 developers to default and pay the penalty than to supply the power, so they did that. He said that it  
7 still makes sense for the City to continue with the project because transmission has become very  
8 difficult. Moving to another project would have the same pricing but would likely have a five-year  
9 delay. He said that moving forward with this 25-year contract is the most sensible thing. He showed  
10 pictures of the 680-acre site and the work being done there. He said that staff and the Power  
11 Commission recommend approving the amended power supply agreement and Resolution 2022-13.  
12 He added that it should be finished and running by April 2023, so they hope to utilize it in time for  
13 the summer load next year.

14 Councilmember Bell made a motion to approve Resolution 2022-13 and Councilmember Bahr  
15 seconded the motion. The motion was approved with Councilmembers Bahr, Bell, Bradshaw,  
16 Higginson and Price-Huish voting “aye.”

17  
18 **CONSIDER APPROVAL OF THE PURCHASE OF A TRANSFORMER FROM IRBY IN**  
19 **THE AMOUNT OF \$29,850 – MR. ALLEN JOHNSON**

20 Mr. Johnson explained that the Power Department tries to always keep two of these  
21 transformers in stock, but they will need to use both spare transformers soon. He explained that many  
22 manufacturers will not give a bid until next year and that delivery times are over a year out. So, the  
23 Power Commission recommends accepting this single bid they received from Irby.

24 Councilmember Bell asked what the cost of this type of transformer would have been a year  
25 ago, and Mr. Johnson said it would have been approximately \$8,000 less than the current price.  
26 Councilmember Bradshaw asked what the delivery time would have been last year, and Mr. Johnson  
27 said it was typically three to four months.

28 Councilmember Bradshaw made a motion to approve the purchase of the transformer from  
29 Irby and Councilmember Bell seconded the motion. The motion was approved with Councilmembers  
30 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

31  
32 **CONSIDER APPROVAL OF THE PURCHASE OF THREE REELS OF 1100 URD CABLE**  
33 **FROM IRBY IN THE AMOUNT OF \$48,116 – MR. ALLEN JOHNSON**

34 Mr. Johnson brought a piece of cable to show the Council what it looks like and how thick it  
35 is. He explained that it is guaranteed for 40 years and it’s what they use to power their main feeds. He  
36 said that the Power Department needs to purchase more of this cable to pull power to the Renaissance  
37 development from the new substation, and that the cost will largely be reimbursed by the developers.

38 Councilmember Bahr asked about the reimbursement. Mr. Johnson explained that the  
39 developers will be funding almost all the cost because it is being used solely for powering that  
40 development. The total cost to get the power to Renaissance is expected to be around \$145,000 and  
41 typically developers pay the costs for putting power systems in.

42 Councilmember Bahr made a motion to approve the purchase of the 1100 URD cable and  
43 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,  
44 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

1 **CONSIDER APPROVAL OF THE PURCHASE OF TWO PME-11 SWITCHGEARS, FUSE**  
2 **HOLDERS AND BASEMENTS FROM IRBY IN THE AMOUNT OF \$40,562 – MR. ALLEN**  
3 **JOHNSON**

4 Mr. Johnson explained that these two cans are also being purchased for the Renaissance  
5 development and will also be reimbursed by the developer. He said that these are a single source part  
6 because the Power Department has standardized these parts in order to make switching them out  
7 more efficient and cost effective. The Power Commission and staff recommend the purchase.

8 Councilmember Bell made a motion to approve the purchase of the PME-11 switchgears from  
9 Irby and Councilmember Bradshaw seconded the motion. The motion was approved with  
10 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

11  
12 **CONSIDER APPROVAL OF AN ADDITIONAL \$30,190 FOR DIRECTIONAL BORING**  
13 **FROM DOWN UNDER CONSTRUCTION – MR. ALLEN JOHNSON**

14 Mr. Johnson explained that Down Under is currently working for the City doing maintenance  
15 work on streetlights and doing distribution jobs. As they have been doing those projects the Power  
16 Department found an area where the cable is direct buried and have decided to move the transformers  
17 into the front yards and bore in a new primary, which the neighbors have all approved. The Power  
18 Department asked Down Under for an estimate to add the additional boring project, as well as  
19 repairing an additional failed streetlight. They would like to add this additional cost to the current  
20 contract.

21 Councilmember Bradshaw made a motion to approve the additional cost for directional boring  
22 and Councilmember Bahr seconded the motion. The motion was approved with Councilmembers  
23 Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

24  
25 **CONSIDER APPROVAL OF A CONTRACT WITH WIDDISON TURBINE SERVICE, LLC**  
26 **FOR THE CALDER WELL REHABILITATION PROJECT AT THE UNIT PRICES**  
27 **SUBMITTED IN THE PROPOSAL – MR. BRAD CLAWSON**

28 Mr. Brad Clawson explained that Calder Well is an important asset to the City’s water system,  
29 and in recent years its production has been reduced from 1200 gallons per minute to 700 gallon per  
30 minute, due to the production of sand. He said that the City had a study done and it recommended  
31 replacing the casing of the well. Due to the age of the well, there is a contingency in place if the  
32 casing is not able to be removed. Mr. Clawson reported that they held a pre-bid meeting and two  
33 contractors attended, as well as one of the adjoining property owners. He explained that because  
34 accessibility to the site is very limited, they may be able to reduce the overall cost of the project if  
35 they can secure the cooperation of the adjoining property owners. He said that the project will be  
36 funded by the Water Department’s capital budget which has sufficient funds.

37 Councilmember Bell made a motion to approve the contract with Widdison for the Calder  
38 Well rehabilitation project and Councilmember Bradshaw seconded the motion. The motion was  
39 approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

40  
41 **CONSIDER APPROVAL OF A CONTRACT WITH M.C. GREEN & SONS FOR THE 2022**  
42 **EAGLE RIDGE DRIVE EXTENSION PROJECTS AT THE UNIT PRICES SUBMITTED IN**  
43 **THE PROPOSAL – MR. LLOYD CHENEY**

44 Mr. Lloyd Cheney presented the contract with M.C. Green, for the extension of Eagle Ridge  
45 Drive, for approval. He said the engineering staff was grateful to receive six competitive bids for the  
46 project. He explained that the funding for this project is different than what is typical; the City will be

1 given a \$1 million loan from Davis County and that will be awarded at the completion of the project.  
2 The City must fund the upfront costs but will be pursuing an agreement with the property owner to  
3 reimburse the costs of building the road as the property is developed. Staff recommends awarding the  
4 contract to M.C. Green for this project.

5 Councilmember Bradshaw commended the hard work of the staff in getting this project  
6 finished after so much time and effort was put in. She understands that it was not easy and thanked  
7 them on behalf of the neighbors who have wanted this for a long time.

8 Councilmember Bell added his thanks as well.

9 Councilmember Bradshaw made a motion to approve the contract with M.C. Green & Sons  
10 for the Eaglewood Drive extension project and Councilmember Bahr seconded the motion. The  
11 motion was approved with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting  
12 “aye.”

13  
14 **CONSIDER APPROVAL OF A CONTRACT WITH IMBA TRAIL SOLUTIONS TO**  
15 **PERFORM DESIGN AND FLAGGING FOR 2023 IN THE AMOUNT OF \$41,475 – MR.**  
16 **TODD CHRISTENSEN**

17 Mr. Todd Christensen explained that the Trails Implementation Plan identified about 11 miles  
18 of trails to be built in 2023 that still need to be designed and flagged. This process will include field  
19 evaluation and meeting with City staff and Trails Committee members to further refine the objectives  
20 of the trails and define the look and feel of the trails. He explained that staff issued an RFP and  
21 received four proposals. The proposal from IMBA was a very good proposal and was also the lowest  
22 cost. The proposal also includes an option to extend the contract for 2024 trails for an additional fee.

23 Councilmember Bradshaw said she attended the Trails Committee meeting last week and  
24 conveyed the committee members’ excitement to see this move forward. She also expressed her  
25 approval of using IMBA for this project after seeing them be so involved and helpful on other  
26 projects they have been working on.

27 Councilmember Bahr made a motion to approve the contract with IMBA Trail Solutions and  
28 Councilmember Bell seconded the motion. The motion was approved with Councilmembers Bahr,  
29 Bell, Bradshaw, Higginson and Price-Huish voting “aye.”

30  
31 **CONSIDER APPROVAL OF A CONTRACT WITH ELITE LANDSCAPE SERVICE FOR**  
32 **CONSTRUCTION OF THE SUMMERWOOD BST LINK TRAIL IN THE AMOUNT OF**  
33 **\$36,531 – MR. BROCK HILL**

34 Mr. Brock Hill explained that finding available contracts for the next year has been difficult.  
35 He said that staff released an RFQ to help them build a pool of qualified contractors. They now have  
36 a pool of seven qualified contractors, however when they bid the 2022 projects, they received zero  
37 responses. He said that after discussing it with staff and the Trails Committee, they decided they  
38 would like to do at least one of the 2022 projects and chose the Summerwood Bonneville Shoreline  
39 Link Trail (BST).

40 Mr. Brock Hill explained that the Summerwood BST Link trail is a beginner-friendly trail  
41 which will be about a mile long and will have a lot of the same gentle slopes as the BST. They  
42 decided to reach out to Elite Landscaping Service, a local contractor with trail experience. He said  
43 Elite will have a window of three to four weeks in their schedule when they felt confident they could  
44 get this project done.

1 Councilmember Bell asked what the timeframe for the project would be. Mr. Brock Hill said  
2 that Elite should be able to start in about two weeks, and since the trail has already been flagged and  
3 designed, it should be very fast.

4 Councilmember Bradshaw said she is very hopeful this new link to the BST will be an easier  
5 climb than the existing accesses and expressed her love of riding on the BST. Councilmember Bell  
6 said he recently took his family there as well, and echoed Councilmember Bradshaw's excitement for  
7 better accessibility to the BST.

8 Councilmember Bradshaw made a motion to approve the contract with Elite Landscaping  
9 Construction and Councilmember Bell seconded the motion. The motion was approved with  
10 Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting "aye."

11  
12 **CONSIDER APPROVAL OF THIRD AMENDMENT TO SITE LEASE AGREEMENT**  
13 **WITH T-MOBILE WEST TOWER LLC, AND CCTMO LLC AS ATTORNEY-IN-FACT**  
14 **LOCATED AT 1487 MAPLE HILLS DRIVE – MR. CLINTON DRAKE**

15 Mr. Clinton Drake explained that this is an amendment to a cell tower lease agreement that  
16 has been in place for many years. He said that CCTMO reached out to the City to ask if they could  
17 attach new equipment for AT&T and needed an additional 450 square feet. Mr. Drake said that this is  
18 an ideal location since there is open space and it has existing equipment. The amendment stipulates  
19 additional rent to be collected in the amount of \$500 per month with an annual rental rate increase of  
20 4%. It also stipulates that the City's infrastructure and water tank not be disturbed and that their  
21 generator not leak or produce too much noise.


22 Councilmember Bradshaw made a motion to approve the third amendment to the site lease  
23 agreement with T-Mobile and Councilmember Bahr seconded the motion. The motion was approved  
24 with Councilmembers Bahr, Bell, Bradshaw, Higginson and Price-Huish voting "aye."

25  
26 **ADJOURN**

27 Councilmember Bahr made a motion to adjourn the regular session and Councilmember  
28 Bradshaw seconded the motion. The motion passed with Councilmembers Bahr, Bell, Bradshaw,  
29 Higginson and Price-Huish voting "aye."

30  
31 The regular session was adjourned at 8:14 p.m.  
32

  
Kendalyn Harris, Mayor

  
City Recorder