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Minutes of the  
BOUNTIFUL CITY COUNCIL

March 26, 2019 – 6:30 p.m.

Present:	Mayor	Randy Lewis
	Councilmembers	Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight, Chris Simonsen
	City Attorney	Clint Drake
	City Manager	Gary Hill
	Finance Director	Tyson Beck
	City Engineer	Lloyd Cheney
	City Planner	Chad Wilkinson
	Recording Secretary	Darlene Baetz

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 – 6:00 p.m.**  
**Planning Conference Room**

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

**Renaissance Towne Center Discussion**

In Attendance:

City Personnel: Randy Lewis, Kate Bradshaw, Kendalyn Harris, Richard Higginson, John Marc Knight, and Chris Simonsen, Chad Wilkinson, Lloyd Cheney, Clint Drake, Tyson Beck, Sharon Spratley

Bruce Broadhead, owner of Renaissance Towne Center.

Mr. Wilkinson presented the history of the Renaissance Towne Center. The Center PUD was approved in 2000 with maximum height and front setbacks being waived. This was in direct response to build the existing tower. The Bountiful RDA helped to fund construction of the existing parking garage. The Mixed Use-Professional Office (MXD-PO) Zoning was approved in 2016 for the north portion of the property. The sports mall north of 1500 South and the Eye center, constructed as a tilt up construction, meets the code for this area and is included in the Renaissance Towne Center project. Bus transit on Main Street was approved approximately five years ago. Mr. Broadhead and his designers have been working with the City to have a commercial presence, however most of the remainder of the pads do not allow for residential construction. This area was always designed to be an urban setting having amenities within walking distance. The development of the property has always been eligible for RDA funding.

There was discussion of the appropriateness of the heights of the new buildings. The current zone does not have a setback or height limit but would need to be changed to accommodate a change in usage. Mr. Wilkinson showed the properties adjacent to the center of the Renaissance Property including the height of the apartment complex to the east. He has concerns about the large power

1 lines running along Main Street and mentioned that Mr. Broadhead will be working with the Power  
2 Department.

3 Mr. Hill discussed the history of the RDA funds. The current renegotiation with the RDA  
4 funding has a property tax increment cap of \$20,000,000. The development of Renaissance Center  
5 was a large part of the renewal of the RDA with the County. Some of the tools that the City can use  
6 to help in this development could include low interest loans, or creation of a Special Improvement  
7 District. The Council how the proposed Renaissance project could help with recent legislative  
8 requirements to provide more housing options. Compliance with State-mandated affordable housing  
9 requirements is necessary to be eligible for State Transportation Improvement funds. Mr. Hill shared  
10 that the City has already implemented measures to be eligible for funding including reducing  
11 minimum lot size, promoting multi-family housing near transit routes, and expanding the use of  
12 accessory dwelling units. There is a traffic study that is being prepared for this development which  
13 could include possible closing of Washington Elementary and development at that location. Existing  
14 parking at Renaissance would be available for shared/joint use between the daytime medical use and  
15 nighttime residential.

16 The process for this agenda item will be to have a work session discussion with the Planning  
17 Commission on April 2, 2019, and a Public Hearing meeting with the Planning Commission on April  
18 16, 2019. The following meeting will be a Public Hearing meeting at City Council.

19 Mr. Broadhead spoke about the length of time for this process with anticipation of the  
20 commitment of Bus Rapid Transit and support in this area.

21 The work session of the City Council adjourned at 6:55 p.m.  
22

23 **Regular Meeting – 7:00 p.m.**  
24 **City Council Chambers**

25  
26 Mayor Lewis called the meeting to order at 7:00 p.m. and welcomed those in attendance.  
27 Harrison DeWall from Boy Scout Troop #119 led the Pledge of Allegiance; Joshua Gardner, Pastor  
28 of The Flourishing Grace Church, offered a prayer.  
29

30 **PUBLIC COMMENT**

31  
32 Mayor Lewis opened up the meeting for public comment at 7:04 p.m.

33 Rhonda Perks representing Congressman Chris Stuart. Ms. Perks welcomed Councilwoman  
34 Bradshaw to the Bountiful City Council and would like to accept the invitation to Congressman  
35 Stuart from Councilman Simonsen to be an honorary member of the Veterans Park. She spoke about  
36 the legislative bills that Congressman Stuart was involved with including the Civil Land involving a  
37 trade with BLM land. She spoke about the congressional nominations for applications to the Military  
38 academies and a Bountiful City student, who accepted the nomination and an appointment to the  
39 Naval Academy to become a fighter pilot.

40 Mike Crouch owner of the Day-Mabey historic home gave an overview of work on the home  
41 restoring the home back to its historical context with the help from John Simmons. He thanked the  
42 City for this positive experience.

43 Mr. Thomas Rodgers updated the Council about the Meadows fire.

44 Public comment was closed at 7:13 p.m.  
45

1 **COUNCIL REPORTS**  
2

3 Councilwoman Bradshaw discussed the SB-52 water bill. The bill was modified significantly  
4 when passed and doesn't have the impact to our communities. It focuses more on the cities that have  
5 more development and growth.

6 Councilman Simonsen acknowledged Scout troop #272.

7 Councilwoman Harris thanked all the Scouts for attending.

8 Councilman Knight spoke about the progress of the Downtown Plaza, a dog park, and  
9 anticipation of the upcoming summer activities.

10 Councilman Higginson had no report.  
11

12 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES >\$1,000 PAID FEBRUARY 25,**  
13 **MARCH 4 & 11, 2019 and JANUARY 2019 FINANCIAL REPORT and FEBRUARY 2019**  
14 **FINANCIAL REPORT**  
15

16 Gary Hill stated that the plows went out 65 times to plow snow and the City has purchased  
17 17,000 tons of salt at \$540,000 to date. Expenses for all snow plow operations are about \$12,000 per  
18 inch of snow and the City has had only one minor accident.

19 Councilwoman Harris made a motion to approve the expenditures paid February 25, March 4  
20 & 11th 2019 and the January and February 2019 financial reports and Councilman Higginson  
21 seconded the motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson,  
22 Knight, and Simonsen voting "aye".  
23

24 **JUST SERVE**  
25

26 Gary Hill discussed a meeting he had with the coordinators of Just Serve. They would like to  
27 partner with Bountiful and the Bees baseball team identifying projects in Bountiful City to help serve  
28 others. The first opportunity to serve in the Bountiful community is April 27 and anyone who  
29 participates will receive a ticket to the Buzz game. Residents can visit Justserve.org to find out more  
30 information. The Council was in support of this item.  
31

32 **CONSIDER APPROVAL OF THE PROPOSAL FROM JMR CONSTRUCTION FOR THE**  
33 **2019 CONCRETE REPLACEMENT PROJECTS AT THE UNIT PRICES SUBMITTED IN**  
34 **THE PROPOSAL – MR. LLOYD CHENEY**  
35

36 Mr. Cheney discussed the 2019 concrete projects including the 50/50 concrete program with  
37 residents' drive approaches, utility replacement in the roads, and other sidewalk/curb and gutter  
38 projects. The City had four contractors bidding on this project with JMR Construction being the  
39 lowest bid. JMR was the contractor for 2018 and has the knowledge of the neighborhoods and the  
40 City procedures.

41 Councilman Higginson made a motion to approve the proposal from JMR Construction for  
42 the 2019 concrete replacement projects at the unit prices as presented by Staff and Councilman  
43 Simonsen seconded the motion. The motion passed with Councilmembers Bradshaw, Harris,  
44 Higginson, Knight, and Simonsen voting "aye".  
45

1 **CONSIDER APPROVAL OF ORDINANCE 2019-01 REZONING THE PROPERTIES**  
2 **LOCATED AT 1300 EAST CENTER STREET AND 950 EAST 750 NORTH FROM R-3 AND**  
3 **R-4 TO OPEN SPACE – MR. CHAD WILKINSON**  
4

5 Mr. Wilkinson explained that this item is a continuation of previous direction from the  
6 Council to rezone City properties to Open Space. The Holbrook and Tolman Parks are to be rezoned  
7 from R-3 and R-4 to Open Space.

8 Mayor Lewis opened and closed the **PUBLIC HEARING** at 7:37 p.m. without comments.

9 Councilman Higginson made a motion to approve Ordinance 2019-01 Rezoning the  
10 properties located at 1300 East Center Street and 950 East 750 North from R-3 and R-4 to Open  
11 Space and Councilman Knight seconded the motion. The motion passed with Councilmembers  
12 Bradshaw, Harris, Higginson, Knight, and Simonson voting “aye”.

13  
14 **CONSIDER PRELIMINARY AND FINAL PLAT APPROVAL FOR THE AMENDED HIGH**  
15 **POINTE PHASE 1 – MR. LLOYD CHENEY**  
16

17 Mr. Cheney explained that the fire station was originally constructed by Bountiful City for  
18 part-time use. This fire station is now the property of the South Davis Metro Fire Service Area  
19 (SDMFSA) and is used for emergency fire and medical services. Access to the parking lot has been a  
20 challenge for the SDMFSA and that agency would like to buy the adjacent tennis court property to  
21 use as a large parking lot behind the station. The PUD owners have met and have agreed to sell the  
22 tennis court to a government agency. The transfer of the property is not a cost to the City but to the  
23 fire district.

24 Mayor Lewis opened and closed the **PUBLIC HEARING** at 7:45 p.m. without comment.

25 Councilwoman Harris made a motion to approve the preliminary and final plat approval for  
26 the Amended High Pointe Phase 1 as presented by Staff and Councilman Higginson seconded the  
27 motion. The motion passed with Councilmembers Bradshaw, Harris, Higginson, Knight, and  
28 Simonsen voting “aye”.

29  
30 **ADJOURN**  
31

32 Mayor Lewis asked for a motion to adjourn the meeting. Councilman Knight made a motion  
33 to adjourn and Councilman Higginson seconded the motion. The motion passed with  
34 Councilmembers Bradshaw, Harris, Higginson, Knight, and Simonsen voting “aye”.

35 The regular meeting of City Council was adjourned at 7:47 p.m.  
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Mayor

  
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City Recorder