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**Minutes of the  
BOUNTIFUL CITY COUNCIL**

December 12, 2017 – 6:00 p.m.

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

Department Directors/Staff:  
Police Chief Tom Ross  
Finance Director Tyson Beck  
Parks Director Brock Hill  
Power Director Alan Johnson  
Information Tech Rex Pickett  
Administrative Assistant Darlene Baetz

Excused: Councilmembers Beth Holbrook and John Pitt

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 welcomed those in attendance and called the session to order at 6:05 p.m.

**DOWNTOWN ZONE STANDARDS – MR. CHAD WILKINSON**

Mr. Wilkinson presented the staff report and stated the two important things that will be discussed are the architecture and articulation of the area. Mr. Wilkinson asked the Council how they feel about the size and scale of the example buildings and what they want the downtown area to look like. The current setback was changed from 25 feet to 20 feet. Councilman Knight stated he would like to see it reduced to be a 10 foot setback. Staff and Council discussed the current building height and the incorporation of material standards on the façade. Councilman Knight mentioned an elevator standard, but Mr. Wilkinson was concerned about an overall elevator standard. Mr. Wilkinson brought the discussion back to articulation and the size and scale of the building standards. Councilwoman Harris asked if large buildings are a problem. Mr. Wilkinson responded that the size and scale of the building will determine the look and feel of the downtown area. Mayor Lewis inquired about the landscaping details around downtown. Staff discussed ground floor landscaping treatments, which includes parking issues. In conclusion, Mr. Wilkinson stated that ideally there needs to be a mix of articulation with flexibility, the size and scale of the area is still in question and a determination on whether or not there is a concern for larger buildings. Mr. Jesse Bell had concerns

1 with the appearance and dimensions and outdoor space needs to be included for the citizens. Mr.  
2 Tom Smith stated the image of the city is very important. Councilman Higginson had concerns about  
3 potentially seeing buildings as large as those at the Village on Main in the downtown area.  
4

5 **Regular Meeting – 7:01 p.m.**  
6 **City Council Chambers**  
7

8 Mayor Lewis called the meeting to order at 7:01 p.m. and welcomed those in attendance. Jim  
9 Clark, led the Pledge of Allegiance; Jim Bromley gave an opening prayer.  
10

11 **PUBLIC COMMENT**

12 No comments were made.  
13

14 **APPROVE MINUTES OF PREVIOUS MEETINGS – NOVEMBER 21 & 28, 2017**

15 Mayor Lewis presented the minutes from the previous meetings. Councilman Higginson  
16 moved to approve the minutes and Councilwoman Harris seconded the motion. Voting was  
17 unanimous with Councilpersons Harris, Higginson, and Knight voting “aye”.  
18

19 **BCYC REPORT**

20 There were no Youth Council representatives present. Councilwoman Harris commented that  
21 the Youth Council had their Christmas party last week and will be working on blankets to donate to a  
22 children’s hospital.  
23

24 **COUNCIL REPORTS**

25 Councilman Knight commented on Creekside Park and the great turnout at the park preview.  
26 No other reports were made.  
27

28 **CONSIDER APPROVAL OF:**

- 29 a. **WEEKLY EXPENDITURES > \$1,000 PAID NOVEMBER 20 & 27, 2017**  
30 b. **OCTOBER 2017 FINANCIAL REPORT**  
31

32 Mayor Lewis presented the expenditures/financial report and asked for a motion to approve.  
33 Councilman Knight moved to approve the weekly expenditures/reports and Councilman Higginson  
34 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight  
35 voting “aye”.  
36

37 **CONSIDER APPROVAL OF THE FOLLOWING APPOINTMENTS AND**  
38 **REAPPOINTMENTS:**

- 39 a. **APPOINTMENT OF MR. JIM CLARK TO THE PLANNING COMMISSION**  
40 b. **REAPPOINTMENT OF MR. JED PITCHER AND MR. DAN BELL TO THE POWER**  
41 **COMMISSION**  
42 c. **RESOLUTION 2017-11 REAPPOINTING MAYOR RANDY LEWIS TO THE SOUTH**  
43 **DAVIS RECREATION SPECIAL DISTRICT ADMINISTRATIVE CONTROL**  
44 **BOARD**  
45

46 Councilman Knight made a motion to reappoint Jim Clark to the Planning Commission, and

1 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons Harris,  
2 Higginson, and Knight voting “aye”.

3 Councilman Higginson made a motion to reappoint Jed Pitcher and Dan Bell to the Power  
4 Commission and also approve Resolution 2017-11 reappointing Mayor Lewis the SDRD  
5 Administrative Control Board and Councilwoman Harris seconded the motion. Voting was  
6 unanimous with Councilpersons Harris, Higginson, and Knight voting “aye”.

7  
8 **CONSIDER APPROVAL OF THE PUBLIC NOTICE OF BOUNTIFUL CITY COUNCIL**  
9 **MEETINGS FOR 2018 – MR. GARY HILL**

10 Mr. Hill presented the 2018 Bountiful City Council Meeting Schedule. Councilman Knight  
11 made a motion to approve the schedule and Councilman Higginson seconded the motion. Voting was  
12 unanimous with Councilpersons Harris, Higginson, and Knight voting “aye”.

13  
14 **CONSIDER APPROVAL OF RESOLUTION 2017-12 INCREASING GOLF FEES AT THE**  
15 **BOUNTIFUL RIDGE GOLF COURSE – MR. BROCK HILL**

16 Mr. Hill stated the golf course is funded through user fees only. The proposed fee structure  
17 would allow Bountiful Ridge to maintain the position of being a “Best Value” facility while also  
18 meeting the demand of increased operational and maintenance costs. Staff recommends the increased  
19 fee approval as outlined by staff. Councilman Higginson made a motion to approve Resolution  
20 2017-02 and Councilman Knight seconded the motion. Voting was unanimous with Councilpersons  
21 Harris, Higginson and Knight voting “aye”.

22  
23 **CONSIDER APPROVAL OF THE PRELIMINARY SITE PLAN FOR CULVER’S**  
24 **RESTAURANT LOCATED AT 620 NORTH 500 WEST (HIGHWAY 89) – MR. CHAD**  
25 **WILKINSON**

26 Mr. Wilkinson presented the landscaping plans, drive thru service and future site plans for this  
27 area. Staff recommends approval for the site plan with the six conditions listed. Mr. Matt Young  
28 discussed the demographics when they chose this site and the proposed construction. Councilman  
29 Higginson made a motion approve the preliminary site plan with the six conditions as outlined by  
30 staff. Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons  
31 Harris, Higginson and Knight voting “aye”.

32  
33 **CONSIDER APPROVAL OF A CHANGE IN OWNERSHIP BEER LICENSE FOR RITE**  
34 **AID #6123 LOCATED AT 535 SOUTH MAIN STREET, WALGREEN COMPANY,**  
35 **APPLICANT – MR. CHAD WILKINSON**

36 Mr. Wilkinson presented the staff report. Staff recommends approval of the Beer license for  
37 the new ownership of Rite Aid. Councilman Higginson made a motion to approve the license and  
38 Councilman Knight seconded the motion. Voting was unanimous with Councilpersons Harris,  
39 Higginson and Knight voting “aye”.

40  
41 **CONSIDER APPROVAL OF A CELL TOWER LEASE AGREEMENT WITH AT&T ON**  
42 **HIDDEN LAKE CIRCLE – MR. CLINT DRAKE**

43 Mr. Drake stated the City is still waiting to hear back from AT&T and will need to be tabled.  
44 Councilwoman Harris made a motion to table the agreement and Councilman Higginson seconded  
45 the motion. Voting was unanimous with Councilpersons Harris, Higginson and Knight voting “aye”.

1 Mayor Lewis asked for a motion to adjourn the regular session of City Council. Councilman  
2 Higginson made a motion to adjourn the meeting and Councilwoman Harris seconded the motion.  
3 The regular session of the City Council was adjourned at 7:28 p.m.

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Mayor

  
\_\_\_\_\_  
City Recorder