

Minutes of the
BOUNTIFUL CITY COUNCIL
May 26, 2015 – 6:07 p.m.

Present: Mayor: Randy Lewis
 Council Members: Kendalyn Harris, Richard Higginson
 Beth Holbrook, John Marc Knight, John Pitt
 City Manager: Gary Hill
 City Attorney: Russell Mahan
 City Engineer: Paul Rowland
 City Planner: Chad Wilkinson
 Department Directors & Personnel:
 Chief Tom Ross, Police
 Alan West, IT
 Gary Blowers, Streets/Sanitation
 Allen Johnson, Power
 Mark Slagowski, Water
 Brock Hill, Parks
 Tyson Beck, Finance
 Recording Secretary: Nikki Dandurand

Official Notice of the City Council Meeting was given by posting a written notice and 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 - 6:07-6:55 p.m.
Planning Conference room

COUNCIL POLICY PRIORITIES DISCUSSION – MR. GARY HILL

Mr. Hill stated that in the council policy priorities handout, all changes and updates were underlined and in bold type. Mayor Lewis thanked Mr. Hill for providing the handout and the presentation. Mr. Rowland proceeded to give an update on the 400 East construction and a new project starting on 400 North, which will be partially funded by UDOT (Utah Department of Transportation).

Mr. Mark Slagowski, Water Department Director, reported on the water treatment plant. They have started using a new treatment product which is keeping the quality of water very high. The replacement of the Center Street plant is upcoming and the first phase of the Bountiful Blvd plant will begin soon. The condition of the well water is good, with above average levels.

Mr. Allen Johnson, Power Department Director, reported that bids will go out shortly for the 1800 South sub-station project, with a total rebuild done by the summer of 2016. He has received pre-qualified bids for the remodel of the main power building which is scheduled to be finished by the fall of this year.

Mr. Chad Wilkinson, Planning Director, reported the Business Symposium was very

1 successful with around 92 merchants participating. The effort to extend the RDA district existence is
2 ongoing. The Val Verda survey has now been closed, with over 120 residential responses. An open
3 house is being planned to talk with the surrounding residents about the project.

4 Mr. Hill stated the 2016 budget is almost complete and will be presented at the next Council
5 meeting. Mr. Tyson Beck, Finance Director, reported that the Finance Department is now fully
6 staffed and he is continuing his efforts to keep the CAFR reports in good standing.

7 Mr. Russell Mahan, City Attorney, reported on the two year deer trapping program with
8 DWR. It was a very successful year, with over 200 deer being trapped and relocated. Other cities
9 want to get involved, so next year could be the last year working with DWR.

10 Mr. Alan West, IT Director, reported that i4 Solutions has a working version of the new City
11 website up and running. The full integration to the new site is planned for June/July. The new City
12 brand and logo will soon be circulating to all departments.

13 Mr. Hill stated the BDAC remodel is complete and the lease will be presented to the Council
14 at the next meeting.

15 Mr. Wilkinson stated that the Food Truck League will be coming to Bountiful for the summer.

16 Mr. Gary Blowers, Streets Director, reported that the City's drain pipes are holding up with
17 all the rain we have received recently. There have been a couple pipe failures, but the City crews
18 have fixed them. The catch basins need to be cleaned out and roads need to be patched/repaved, but the
19 weather has been a factor. A new product for chip repair will be tested for future repair use.

20 21 **SHORT TERM RENTALS DISCUSSION – MR. CHAD WILKSINON**

22 Mr. Wilkinson stated that an ordinance will be presented tonight in the regular meeting with
23 the purpose of regulating short term rental properties. Extensive research has been done, along with
24 additional conditions that need to be met. The Planning Commission recommends denial or complete
25 prohibition of this ordinance, stating specific concerns in the ordinance. Mr. Wilkinson advised
26 Council that tonight is only a public hearing and they are not required to take any action.

27 28 **Regular Meeting – 7:04 p.m.** 29 **City Council Chambers**

30
31 Mayor Lewis called the meeting to order at 7:04 p.m. and welcomed those in attendance.
32 Easton Crockett, Boy Scout Troop 403, led the Pledge of Allegiance. Resident Randy Ricks gave a
33 prayer.

34 35 **APPROVAL OF MINUTES**

36 Minutes of the May 12, 2015, were presented. Councilman Higginson made a motion to
37 approve the minutes and Councilwoman Holbrook seconded the motion. Voting was unanimous with
38 Councilpersons Harris, Higginson, Holbrook Knight and Pitt voting "aye".

39 40 **COUNCIL REPORTS**

41 Councilwoman Harris reported a new Bountiful City Youth Council was appointed tonight.
42 Councilwoman Holbrook reported the Summer Concert Series starts June 12. No other Council
43 reports were made.

44 45 **YOUTH COUNCIL REPORT**

46 None.

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2
3 **CONSIDER APPROVAL OF WEEKLY EXPENDITURES > \$1,000 PAID MAY 7 & 14, 2015**

4 Mayor Lewis presented the weekly expenditure summaries paid May 7, 2015, for
5 \$169,253.41 and May 14, 2015, for \$320,845.43. Councilman Pitt moved to approve the
6 expenditures as presented, and Councilman Higginson seconded the motion. Voting was unanimous
7 with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

8
9 **CONSIDER APPROVAL OF THE RE-APPOINTMENT OF THOMAS SMITH AND**
10 **SHARON SPATLEY TO THE PLANNING COMMISSION – MR. CHAD WILKINSON**

11 Mr. Wilkinson stated there are two members of the Planning Commission whose terms expire
12 in July 2015. Members serve for four years and are then reappointed or replaced. Thomas Smith and
13 Sharon Spratley have served well and would like to continue their service on the Planning
14 Commission. Councilman Higginson made a motion to approve the reappointment of the two
15 members stated above and Councilman Knight seconded the motion. Voting was unanimous with
16 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

17
18 **CONSIDER APPROVAL OF A WATER LINE PROJECTS CONTRACT WITH M.C.**
19 **GREEN & SONS, INC. IN THE AMOUNT OF \$873,405.84 – MR. PAUL ROWLAND**

20 Mr. Rowland reported the department had a bid opening for this contract and received three of
21 the five prequalified contractor’s bids. M.C. Green has done previous work for the City and has a
22 few projects ongoing. The City hopes to cover the 400 North project with this contract and at this
23 pricing, although the price is up from last year. Councilwoman Holbrook made a motion to approve
24 the contract and Councilman Higginson seconded the motion. Voting was unanimous with
25 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.

26
27 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-11 ADDING A**
28 **SECTION TO CHAPTER 14 SUPPLEMENTARY DEVELOPMENT STANDARDS OF THE**
29 **BOUNTIFUL CITY LAND USE ORDINANCE GOVERNING SHORT-TERM RENTALS –**
30 **MR. CHAD WILKINSON**

31 Mr. Wilkinson noted that currently the City Code states that “any use not listed herein is also
32 expressly prohibited,” and short term rentals is not a listed use. Significant research has been done in
33 creating this new ordinance. Several new provisions were added including that a permit will be
34 issued, a minimum rental period, property manager contact information and various other
35 requirements. The Planning Commission has concerns over the impact on single family
36 neighborhoods. They recommended denial of the ordinance proposed and recommend the Council
37 adopt an ordinance prohibiting short term rentals. Councilwoman Holbrook asked who would
38 enforce the rules, i.e., the local HOA? Mr. Wilkinson reaffirmed the City does not administer HOA
39 rules.

40
41 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-11, SHORT TERM**
42 **RENTALS**

43 *OPEN/CLOSED 7:26 P.M.* – There were no comments from the public.

44
45 Councilwoman Harris made a motion to table this issue until more information can be provided.
46 Councilman Higginson seconded the motion. Mr. Wilkinson asked Council what further information

1 they would like to see. Council asked to see other cities' ordinances that are currently doing this.
2 Mayor Lewis also added that only a few complaints have been received, so there is no need to make a
3 quick decision tonight. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook,
4 Knight and Pitt voting "aye". Councilman Higginson noted that there is no need to rush to enact an
5 ordinance. Mr. Gary Hill added that there are property managers right now, and there will be no
6 enforcement until this is resolved.

7
8 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-12 AMENDING THE**
9 **PROVISION OF CHAPTER 7 OF THE BOUNTIFUL CITY LAND USE ORDINANCE**
10 **RELATED TO SHARED AND JOINT USE OFF-PREMISE PARKING IN THE**
11 **DOWNTOWN (DN) ZONE – MR. CHAD WILKINSON**

12 Mr. Wilkinson stated that the Planning Department has been approached by property owners
13 in the Downtown area to allow off-site shared parking. Currently there is joint use on the same
14 parcel, but with different hours of operation. This ordinance would allow off-site parking, within 500
15 feet. Mr. Wilkinson also stated that other cities do allow this practice. He also noted that this does
16 not guarantee the parking spots to any one business. Mr. Mahan asked Council to insert the verbiage
17 "...contract right or right of way...." in paragraph D.

18
19 **PUBLIC HEARING – CONSIDER APPROVAL OF ORDINANCE 2015-12, JOINT USE**
20 **OFF-PREMISE PARKING IN DOWNTOWN**

21 *OPEN - 7:38 P.M.*

- 22 - Kenneth Alterman – resident of Farmington, office is located at 115 North Main St. -
23 Stated that he is in favor of this ordinance, and would like to expand his business, but was
24 concerned about additional parking. This ordinance would allow for additional parking
25 nearby.

26 *CLOSED – 7:42 P.M.*

27
28 Councilman Pitt asked if these lots will be recorded or just hope that the store owners work it
29 out. Mr. Wilkinson responded that a legal document will be kept by the City. Councilman Pitt
30 moved to approve Ordinance 2015-11 (Mr. Mahan pointed out the previous ordinance number was
31 not used), and Councilman Higginson seconded the motion. Voting was unanimous with
32 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

33
34 **CONSIDER PRELIMINARY AND FINAL APPROVAL OF A 4-UNIT CONDO TO PUD**
35 **CONVERSION PLAT AT 1692 NORTH 200 WEST, ROBERT GIBSON, APPLICANT – MR.**
36 **PAUL ROWLAND**

37 Mr. Rowland stated that Mr. Gibson is requesting preliminary and final PUD plat approval for
38 a four-unit PUD at 1692 North 200 West. The Planning Commission gave a unanimous
39 recommendation with the following conditions:

- 40 1. Complete all red-line corrections
41 2. Provide a current title report
42 3. Payment of all fees

43
44 Councilwoman Holbrook made a motion to approve the preliminary and final plat approval
45 with conditions, and Councilman Higginson seconded the motion. Voting was unanimous with
46 Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting "aye".

1
2 **CONSIDER FINAL SITE PLAN APPROVAL FOR RENAISSANCE PLAZA – MEDICAL**
3 **OFFICE BUILDING AT 214 WEST 1500 SOUTH, RENAISSANCE TOWNE CENTER,**
4 **BRUCE BROADHEAD, APPLICANT – MR. CHAD WILKINSON**

5 Mr. Wilkinson stated that the applicant is requesting final site plan approval at the
6 Renaissance Towne Center. Two elements of the proposed site plan have been amended, adding
7 planter boxes instead of park strips in front of the building and to add additional trees and shrubs on
8 the east side. The Planning Commission recommends their approval subject to the following
9 conditions:

- 10 1. Complete any and all redline corrections.
11 2. In conjunction with submittal of building permit, submit a final landscape plan
12 meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance and
13 consistent with the original PUD approval. The landscape plan shall include the
14 following:
15 a. An irrigation plan showing how all areas of landscaping, including the
16 proposed planter boxes will be provided with irrigation.
17 3. In conjunction with submittal of building permit, submit a lighting plan showing
18 compliance with Section 12-15-107 of the Zoning Ordinance.
19

20 Councilman Higginson made a motion to approve the final site plan with conditions, and
21 Councilwoman Harris seconded the motion. Voting was unanimous with Councilpersons Harris,
22 Higginson, Holbrook, Knight and Pitt voting “aye”.
23

24 **CONSIDER APPROVAL OF 3366 SOUTH ORCHARD DRIVE PROPERTY**
25 **CONVEYANCE, KENT MORBY, APPLICANT – MR. PAUL ROWLAND**

26 Mr. Rowland explained that the applicant, Mr. Morby, is requesting that Bountiful City and
27 North Salt Lake quit claim the property where his home sits and clear up his title on his property.
28 Many years ago there was a dispute about the property lines and a court made an ambiguous order.
29 Bountiful City is requesting to maintain the easement in front of his house for power lines. Mr.
30 Morby has provided an easement for City utilities. Councilwoman Harris moved to approve the
31 conveyance, and Councilman Higginson seconded the motion. Voting was unanimous with
32 Councilpersons Harris, Higginson, Holbrook and Pitt voting “aye”.
33

34 Councilman Higginson made a motion to adjourn the regular City Council meeting, and
35 Councilwoman Holbrook seconded the motion. The regular meeting of City Council was adjourned
36 at 7:53 p.m. Although scheduled, no closed session was held.
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40 _____
41 *Mayor*
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45 _____
46 *City Recorder*