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**Minutes of the
Bountiful City Council Meeting
City Council Chambers
November 23, 2004 - 7:00 p.m.**

Present: Mayor: Joe L. Johnson
Council Members: Richard Higginson, R. Fred Moss, John S. Pitt and Thomas Tolman
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Paul Rowland
City Recorder: Kim J. Coleman
Department Representative: Neal Jenkins, Parks/Recreation
Recording Secretary: Nancy T. Lawrence

Excused: Councilwoman: Barbara Holt

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Johnson called the meeting to order at 7:03 p.m. and welcomed those in attendance. Councilman Tolman led the pledge of allegiance to the flag, following which Councilman Pitt offered the prayer/thought.

MINUTES APPROVED FOR THREE COUNCIL MEETINGS

Minutes of the regular City Council meetings held October 26, 2004 and November 9, 2004 and minutes of the Council/Planning Commission Study Session held November 9, 2004 were presented and approved with one correction to the minutes of October 26th. The motion was made by Councilman Higginson and seconded by Councilman Moss. Voting was unanimous with Councilpersons Higginson, Moss, Pitt, and Tolman voting "aye".

WEEKLY EXPENDITURES APPROVED FOR TWO PERIODS

Mayor Johnson presented the Weekly Expenditure and Expense Report for the Period October 28, - November 10, 2004 (\$571,212.52) and the Summary for October in the amount of \$3,928,760.52. Following a brief discussion period, these reports were unanimously approved on a motion made by Councilman Tolman and seconded by Councilman Pitt. Councilpersons Higginson, Moss, Pitt, and Tolman voted "aye".

**SUBLEASE WITH MILLCREEK BROADCASTING
FOR ANTENNA SPACES APPROVED**

Mr. Mahan explained that in 2003 the City entered into an agreement with Millcreek Broadcasting to permit a radio tower on City property in the Summerwood area. Millcreek Broadcasting has now requested permission to sublease two spaces on its antenna and within its building to Simmons LLC and to Bustos Media. There will be no new antennae and no new building. Following a short discussion, Councilman Higginson made a motion to approve the subleases as presented. Councilman Moss seconded the motion and voting was unanimous. Councilpersons Higginson, Moss, Pitt, and Tolman voted "aye".

**FINAL APPROVAL GIVEN TO SUBDIVISION PLAT -
HIDDEN HOLLOW AT HIDDEN LAKES PUD**

1 Mr. Rowland reviewed that Hidden Hollow at Hidden Lakes PUD has already received
2 final approval from both the Planning Commission and City Council multiple times; however, the
3 developer would now like to make two more changes. The proposed changes will reduce the
4 development from 10 lots to 9 lots, with an adjustment between lots 702 and 703 which will not
5 impact the building area on either lot. It is the recommendation of the Planning Commission to
6 grant final approval, subject to the following conditions:
7

- 8 1. All previously required conditions for this project be met.
- 9 2. After the plat is recorded, the applicant may not amend the plat to include
10 any additional lots, i.e., more than the 9 currently being proposed, unless the proposal
11 meets current City Ordinances.
- 12 3. The payment of all required fees and the posting of all required bonds.
13

14 Councilman Pitt made a motion to grant final subdivision approval to Hidden Hollow at Hidden
15 Lakes PUD, as presented. Councilman Higginson seconded the motion and voting was
16 unanimous. Councilpersons Higginson, Moss, Pitt, and Tolman voted “aye”.
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18 **PRESENTATION BY ENVISION UTAH -**
19 **LONG-RANGE TRANSPORTATION PLANNING**

20 Jory Johner (WFRC) and Ted Knowlton (Envision Utah) were in attendance to update the
21 Council on long-range transportation planning as it relates to Bountiful. A PowerPoint
22 presentation of the five-year regional transportation plan was reviewed and they noted that this
23 plan provides the basis for Federal funds. New features in the plan include (1) integration with
24 Mountainland Association of Governments (MAG); (2) safety and Homeland Security elements;
25 and (3) advanced environmental planning. A new approach incorporated into the plan recognizes
26 the relationship between growth and transportation issues.
27

28 Mr. Knowlton noted that some parts of the study are repetitive, but an effort is being made
29 to make the process one that will accommodate all four counties (Utah, Salt Lake, Davis and
30 Cache) in a common way. Councilman Moss pointed out that this is the fourth time Bountiful has
31 had this type of presentation and he said we are suffering from “analysis paralysis”. He
32 emphasized that Bountiful needs decisions and action, not just planning. Mr. Knowlton
33 acknowledged this observation, but requested the patience of Bountiful officials and urged their
34 attendance at future planning events to provide a “higher level of feedback”. The timeline set forth
35 by Envision Utah includes workshops in February and March, 2005; the results of these sessions
36 will be compiled between March and May and Envision Utah personnel will meet with local
37 governments between June and October to compile a final report. Mr. Hardy summarized the
38 process which is being followed as “making long-range planning more bullet-proof”.
39

40 Mayor Johnson noted that Bountiful Rapid Transit (BRT) is not showing on the proposed
41 South Davis improvements in the brochure which was distributed and Mr. Johner indicated that he
42 would follow up on this omission. The Mayor thanked Mr. Johner and Mr. Knowlton for their
43 presentation and affirmed that Bountiful wants to be included in the planning process.
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47 **DESIGN OF UPDATED PLAN FOR SOUTH DAVIS**

1 **RECREATION CENTER REVIEWED**

2 Mr. Jenkins presented the reviewed site plan for the South Davis Recreation Center. He
3 noted that the modifications from the previous plan are very minor and include a design that will
4 permit phased construction which will result in lower construction and development costs. The
5 three areas are (1) aquatics, (2) ice, and (3) gymnasium. Negotiations with Davis School District
6 are still underway regarding the possibility of a second gymnasium. The front entrance gives
7 access to the ice arena, aquatics area, and the upstairs “free” zone which includes seating for the
8 aquatics and ice rink areas, meeting rooms, offices, and access to the third floor which features a
9 1/8 mile jogging track. Mr. Jenkins stated that he has met with aquatics groups who are acceptable
10 to this plan. He has not yet met with the high school hockey groups or the figure skating groups.
11 Mayor Johnson recommended that the third level jogging track have windows to the outside.
12

13 Mr. Hardy reported that the bonds for this project will be sold within a week. Councilman
14 Tolman asked about the status of the pioneer log cabin which is on the site and Mr. Jenkins
15 indicated that it will stay where it is for two years at least and will probably be moved after three
16 years.
17

18 **SALE OF LOTS APPROVED - DAVIS SCHOOL DISTRICT**

19 Mr. Hardy reported that the City owns excess property at approximately 400 East 3100
20 South and Davis School District has tendered an offer to purchase these lots to be used by the high
21 school home construction classes. It is the recommendation of staff that the Council approve the
22 sale of these lots at \$130,000 and authorize the necessary documentation to complete this
23 transaction. Councilman Tolman made a motion to approve the land sale as indicated.
24 Councilman Moss seconded the motion and voting was unanimous. Councilpersons Higginson,
25 Moss, Pitt, and Tolman voted “aye”.
26

27 **APPROVAL GIVEN TO SELL LAND TO SKEDROS**
28 **INVESTMENT, INC.**

29 Mr. Hardy reviewed that in 1999 Greg Skedros entered into a five-year lease for a piece of
30 City-owned property adjacent to the Mandarin Restaurant. The land has been used for parking.
31 There is one year and 4 months left on the lease and Mr. Skedros has offered to purchase this
32 property from the City. The property is landlocked and is valuable only to the extent that access is
33 acquired via third parties. Mr. Skedros acknowledges this fact and that the property cannot be
34 developed under City zoning laws in any way other than its present use, unless it is combined with
35 other adjacent properties. Following Mr. Hardy’s review of the proposed Sale Agreement,
36 Councilman Moss made a motion to approve the sale of the land for \$37,168, plus \$11,800.00 for
37 the remaining amount due under the previous lease agreement (total of \$48,968.00). Councilman
38 Higginson seconded the motion which carried unanimously. Councilpersons Higginson, Moss,
39 Pitt, and Tolman voted “aye”.
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41 **APPOINTMENTS APPROVED FOR BOARD**
42 **OF ADJUSTMENT**

43 Mayor Johnson reviewed that the alternate members of the Board of Adjustment have
44 either been moved up to full board status, or their terms expired, leaving the Board of Adjustment
45 with only the four appointed board members. He recommended that Cal Gibbs be appointed to
46 serve as an alternate member of the Board of Adjustment for a five-year term, beginning
47 December 1, 2004 and ending December 1, 2009. Councilman Moss made a motion to approve

1 **this**
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1 recommendation. Councilman Higginson seconded the motion. Voting was unanimous with
2 Councilpersons Higginson, Moss, Pitt, and Tolman voting “aye”.

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4 **COUNCIL COMMITTEE REPORTS**

5 Councilman Tolman reported on the status of plans for promoting Bountiful at the
6 upcoming National League of Cities and Towns Convention. He gave the Mayor and each of the
7 Council materials which will be handed out and a shirt with the City logo on it. The only thing not
8 yet ready are the pins. He also noted that Café 305 has opened and that the owners have done an
9 excellent job in keeping the home in historical accuracy.

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11 The Light Parade will be held November 26th at 6 p.m.

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13 **EXECUTIVE SESSION APPROVED**

14 At 8:23 p.m. Councilman Tolman made a motion to adjourn to executive session for the
15 purpose of discussing the acquisition of real property. Councilman Higginson seconded the
16 motion and voting was unanimous. Councilpersons Higginson, Moss, Pitt, and Tolman voted
17 “aye”.

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19 **Attendance at Executive Session**

20 Mayor Johnson
21 Councilmen Higginson, Moss, Pitt and Tolman
22 Mr. Hardy
23 Mr. Rowland
24 Clifford Michaelis

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29 JOE L. JOHNSON, Mayor
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34 KIM J. COLEMAN, City Recorder
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