

1 Minutes of the regular meeting of the City council held March
2 23, 1988 at 7:00 p.m. in the City Council Chambers, Bountiful, Utah.
3

4 Present: Mayor: Dean S. Stable
5 Council Members: C. Harold Shafter, Barbara Holt,
6 Phyllis C. Southwick, Robert
7 Gramoll, and H. Keith Barton
8 City Manager: Tom Hardy
9 City Attorney: Layne B. Forbes (Ar 8:15 pm)
10 City Prosecutor: Russell Mahan
11 City Engineer: Jack P. Balling
12 Planning Director: Jon Reed Boothe
13 City Treasurer: Ira H. Todd
14 Dep. Recorder: Lois Hoskins
15 Rec. Secretary: Nancy T. Lawrence
16 Dept. Heads: Neal Jenkins, Parks/Rec.
17 Jerry Lemon, Fire Chief
18

19 Mayor Stahle welcomed those in attendance, following which he
20 led the pledge of allegiance to the flag. Councilman Gramoll
21 offered the invocation.
22

23 Official notice of this meeting had been given by posting a
24 written notice of same and an Agenda at the City Hall and providing
25 copies to the following newspapers of general circulation: Deseret
26 News, Davis County Clipper, and Salt Lake Tribune.
27

28 Minutes of the regular meeting of the City Council held March
29 9, 1988 were presented and unanimously approved as amended on a
30 motion made by Councilman Gramoll and seconded by Councilwoman
31 Southwick.
32

33 **EXPENDITURES AND EXPENSES APPROVED**
34 **FOR PERIODS MARCH 1-10, 1988 AND**
35 **MARCH 11-17, 1988**

36 Mrs. Hoskins presented the Expenditure and Expense Report for
37 the following periods: March 1-10, 1988, totaling \$174,209.93; and
38 March 11-17, 1988 in the amount of \$363,612.66. Following a brief
39 discussion of the expenditures, both reports were unanimously
40 approved on a motion made by Councilman Barton and seconded by
41 Councilwoman Southwick.
42

43 **TONNESON SPRINKLER, INC. AWARDED BID**
44 **TO RECONSTRUCT AND AUTOMATE 1800 SO.**
45 **PARK IRRIGATION SYSTEM**

46 Mr. Jenkins reported that bids were opened March 15, 1988 for
47 the reconstruction and automation of the irrigation system at the
48 1800 South park. Eight bidders responded and he recommended that
49 the bid be awarded to low bidder, Tonneson Sprinkler, Inc. in the
50 amount of \$26,025.00. The amount budgeted for this project was
51 \$24,000 and Mr. Jenkins requested that the Council transfer
52 \$2,025.00 from the Machinery and Equipment fund to cover the dif-
53 ference. He explained that the \$2,000 is available due to an
54 expenditure for tables being less than anticipated. The Council
55 expressed concern that the irrigation system reconstruction be
56 completed in a timely manner so as not to interfere with summer
57 sports programs and Mr. Jenkins indicated that the majority of the
58 work will be done by mid-April. Councilman Shafter made the motion

1 that the low bid be awarded to Tonneson Sprinkler, Inc. as recom-
2 mended and that approval be given to transfer the \$2,025.00 as
3 requested by Mr. Jenkins. Councilman Gramoll seconded the motion
4 which carried unanimously.

5

6 APPROVAL GIVEN TO AMEND AGREEMENT RE:
7 EAST CANYON HYDRO PROJECT TO EXTEND TERMINATION

8 DATE

9 Mr. Mahan explained that the City has entered into a co-
10 operative agreement with the U.S. Department of Interior, Bureau of
11 Reclamation, Davis/Weber Canal Company, and the Weber Basin Water
12 Conservancy District regarding the working relationship for pre-
13 construction of the East Canyon hydro project. The original
14 termination date on this agreement was February, 1988. Inasmuch as
15 there have been some delays in this project and it is necessary to
16 continue in the working relationship prior to a construction
17 agreement being signed, he recommended that the termination date be
18 changed to August 24, 1988. Councilman Barton made a motion to this
19 affect, with authorization for the Mayor and City Recorder to sign.
20 Councilman Shafter seconded the motion and voting was unanimous.

21

22 APPROVAL GIVEN FOR CITY TO APPLY FOR
23 EMS GRANTS TO UPGRADE AMBULANCE SERVICE

24 Lt. Bob Stell from the Fire Department reviewed that the
25 Bountiful Fire Department presently has a Level 2: IV Infusion
26 rating. He explained that in order to meet national standards which
27 are being implemented in July, 1988, it is necessary for the
28 Department to acquire additional equipment and training which will
29 move them up to an intermediate status. He reviewed statistics from
30 1986 and 1987 regarding cardiac arrests in relationship to total
31 calls and the "save rate" on full arrests. He explained the use of
32 an automatic defibrillator in treating full arrest patients
33 and the asset which this equipment would be. He said that the total
34 cost for equipping both ambulances with this equipment and providing
35 the training for its use would be \$14,150 and that these costs can
36 be totally covered with grant money (\$10,000 from competitive State
37 grant money and \$5,000 from per capita grants). The \$5,000 would
38 be received annually as long as the equipment is being used.

39

40 Councilman Gramoll asked about the liability of the City
41 regarding "malpractice suits" and Mr. Hardy acknowledged there is
42 liability when the ambulance/medical service is provided. However,
43 the only alternative is to turn this service over to a privately
44 owned business or let the paramedics take care of all life-saving
45 techniques. Following a brief discussion, Councilman Barton made
46 the motion that an application be submitted requesting the grant
47 money and that the Fire Department proceed with upgrading of the
48 ambulance service. Councilwoman Southwick seconded the motion and
49 voting was unanimous.

50

BOUNTIFUL BENCH ESTATES GRANTED FINAL APPROVAL - 27 LOTS - IVORY & CO.

Mr. Boothe displayed the plat of Bountiful Bench Estates, 1600 East 500 South (formerly known as Fairview Estates) and reviewed that this 27-lot subdivision was granted preliminary approval by the Council in December, 1987. He reported that it is the recommendation of the Planning Commission that final approval be granted subject to the following conditions:

1. Payment of all required fees;
2. Posting of a 100% improvement bond to guarantee all site improvements;
3. Final engineering check for compliance to code;
4. Approval of a reduced front yard setback (20') for lots 4, 5, 6, 11, 12, 13, 14, 22 and 27;
5. Approval of lots 8 and 9 to be flag lots.

Mr. Boothe also commented that the developer is desirous of adjusting the south boundary line of the subdivision at lot 1 to provide for a better street pattern. The contiguous property is owned by Bountiful City. Mr. Balling said that a trade of property between the City and the developer would be beneficial to both parties. He also noted three other proposed conditions of approval:

- (1) that the City relocate the water line as agreed upon in exchange for fill material provided to the City;
 - (2) that the developer grant the City an easement for construction of the sewer line with the condition that the developer pay for the sewer when he develops his property to the north;
 - and (3) that the City improve Bountiful Boulevard from Eggett Estates to Bountiful Bench Subdivision (about \$20,000 to \$25,000).
- Following a short discussion, Councilman Shafter made the motion that final approval be granted as recommended by the Planning Commission and Mr. Balling. Councilwoman Southwick seconded the motion which was favored unanimously.

FINAL APPROVAL GRANTED TO HALE OAKS SUBDIVISION, 6 LOTS, 3700 SO. 100 EAST - RAY HALE, DEVELOPER

Mr. Boothe presented the plat for Hale Oaks Subdivision, 3700 South 100 East, and reported that it is the recommendation of the Planning Commission that final approval be granted, subject to the following conditions:

1. Payment of all required fees;
2. Posting of a 200% improvement bond to guarantee all required site improvements;
3. Final engineering check.

Discussion centered on several items in this subdivision which do not meet Bountiful standards, and Mr. Balling explained that this area was partially developed in the County and the allowances which are being given provide for as good of development as possible under the existing circumstances. Councilman Shafter noted that it will be difficult for the garbage trucks to service this area in the winter and he recommended that one additional condition of approval be to officially record that the property owners have agreed to take their garbage to Oakridge Drive for pickup. Based on the recommendation of the Planning Commission and with the added stipulation regarding garbage pickup, Councilman Shafter made the

1 motion that final approval be granted. Councilwoman Southwick
2 seconded the motion which carried unanimously.

3
4 **DISCOUNT TIRE CO., 2527 SOUTH MAIN,**
5 **GRANTED FINAL SITE APPROVAL**

6 Mr. Boothe presented the site plan for Discount Tire Company,
7 2527 South Main, and reported that it is the recommendation from the
8 Planning Commission that final approval be granted subject to the
9 following conditions:

- 10 1. Existing culinary water and sanitary sewer lines to be
11 used for new building to avoid digging up the street and
12 sidewalk;
- 13 2. Payment of all required fees and payment of storm detention
14 fee of \$1,170.00.
- 15 3. Power Department approval;
- 16 4. Posting of landscape bond in amount of 5% of building
17 valuation;
- 18 5. Posting of a street repair cash deposit in amount of
19 \$1,000.00;
- 20 6. Roof mounted mechanical equipment shall be screened by a
21 parapet wall;
- 22 7. Engineering check of final construction drawings.

23
24 Councilman Barton recommended that Item No. 6 be re-worded to read
25 "...equipment must be...". The Council concurred with this recom-
26 mendation. Councilman Barton then made a motion that final approval
27 be granted as recommended, Councilwoman Southwick seconded the
28 motion and voting was unanimous.

29
30 **PRELIMINARY SITE PLAN APPROVAL GRANTED FOR**
31 **PROFESSIONAL OFFICE BUILDING - 655 E. MEDICAL DR.**

32 Mr. Boothe presented the site plan and elevations for the
33 proposed office building at 655 East Medical Drive, and stated that
34 it is the recommendation of the Planning commission that the pre-
35 liminary site plan be approved subject to the following conditions:

- 36 1. The perimeter of all parking areas and driveways to be
37 graded such that water drainage is carried in curb and
38 gutter and not in asphalt swells;
- 39 2. Payment of all required fees and payment of a storm drain
40 fee of \$3,234.00;
- 41 3. Fast tracking be permitted subject to city requirements;
- 42 4. Preparation of final landscape and sprinkler plans which
43 will also be reviewed by City Council;
- 44 5. Power Department approval;
- 45 6. Landscape screen along east property line in lieu of
46 solid wall or fence. Said screen to have approval of
47 abutting property owners;
- 48 7. Outside area lighting, if any, to be directed away from
49 adjacent residential areas;
- 50 8. Posting of a street repair cash deposit to guarantee
51 integrity of existing concrete walks and curbs;
- 52 9. Garbage dumpster to be screened with solid wall from
53 public view. Materials to match architecture of building;
- 54 10. Roof mounted mechanical equipment shall be screened by
55 parapet walls;
- 56 11. Vehicular access to site to be only from Medical Drive.

1
2 Mr. Boothe responded to questions from the Council and it was noted
3 that the wording of Item No. 10 should be changed to "...equipment
4 **must** be...". Councilman Shatter made a motion to grant preliminary
5 site approval. Councilman Gramoll seconded the motion which carried
6 unanimously.

7
8 CONDITIONAL APPROVAL GRANTED FOR
9 USE OF TEMPORARY TRAILER BY SO. DAVIS CREDIT UNION

10 Mr. Boothe explained that the South Davis Credit Union is
11 desirous of building a new facility and would like permission to
12 house their business in a temporary trailer at 390 South Main until
13 their new structure is built. It is the staff's recommendation that
14 this request be considered favorably, subject to the following
15 conditions: (1) approval to be for one year only; (2) trailer to
16 be placed on concrete footing and/or foundation; (3) trailer to be
17 connected to sanitary sewer and culinary water; (4) issuance of a
18 building permit; and (5) issuance of a demolition permit. Council-
19 man Shafter recommended that the approval for use of the trailer
20 coincide with the issuance of the building permit and the Council
21 concurred on this recommendation. Following discussion, Councilman
22 Gramoll made the motion that approval be given for the use of the
23 trailer as recommended by staff and with the stipulation that the
24 building permit be issued **prior** to the approval being effective.
25 Councilman Barton seconded the motion and voting was unanimous.

26
27 PROPOSAL OF LION'S CLUB FOR COMMUNITY SIGNS
28 TABLED TO PERMIT FURTHER INPUT FROM PLANNING
29 COMMISSION

30 Tim Tate, president of the Bountiful Lion's Club, reviewed the
31 proposal which was previously made to the City Council by the Lion's
32 Club to erect community "informational" signs as a service project.
33 He suggested that the signs could be located at the 400 North Park
34 and at the south entrance of the City on Highway 91 and he gave
35 several suggestions on the kinds of information which could be made
36 available to the public via the signs. Mayor Stahle expressed
37 appreciation to the Lion's Club for the many contributions which
38 they have made to the community and suggested that a project other
39 than the signs be considered at this time. He noted that the
40 Planning Commission is presently studying the sign ordinance in an
41 effort to eliminate signs and make them less obtrusive. Councilman
42 Shatter suggested that it would be well to wait until the sign
43 ordinance is re-written before this project be considered inasmuch
44 as the new ordinance might require that the signs not be used.

45
46 Councilwoman Holt said that since this proposal was first made
47 to the Council she has polled the citizenry and that most people
48 have been very favorable about the proposed signs. After further
49 discussion, Councilman Gramoll made the motion that the matter be
50 tabled until a recommendation can come from the Planning Commission.
51 Councilman Barton seconded this motion which carried unanimously.

52
53 REPORT ON ATTENDANCE AT NATIONAL
54 LEAGUE OF CITIES CONVENTION - WASHINGTON, D.C.

55 Mayor Stahle called on those who recently returned from the
56 National League of Cities and Towns convention in Washington D.C.

