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2 Minutes of the regular meeting of the City Council held January
3 4, 1989 at 7:00 p.m. in the Council Chambers of the City Hall,
4 Bountiful, Utah.
5

6 Present: Mayor: Dean S. Stahle
7 Council Members: C. Harold Shafter, Barbara Holt,
8 Phyllis C. Southwick, Bob
9 Gramoll, and H. Keith Barton
10 City Manager: Tom Hardy
11 City Attorney: Layne B. Forbes
12 City Engineer: Jack P. Balling
13 City Recorder: Arden F. Jenson
14 Planning Director: Jon Reed Boothe
15 Dep. Recorder: Lois Hoskins
16 Rec. Secretary: Nancy T. Lawrence
17

18 Mayor Stahle called the meeting to order and then led the pledge
19 of allegiance to the flag. The invocation was offered by Mr.
20 Balling. The Mayor then gave a special welcome to the visiting Boy
21 Scouts and introduced the elected officials and staff.
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 December
29 21, 1988 were presented and unanimously approved on a motion made
30 by Councilman Gramoll and seconded by Councilman Barton.
31

32 **EXPENDITURES AND EXPENSES APPROVED**
33 **FOR DECEMBER**

34 Mr. Jenson presented the Expenditure and Expense Reports for
35 the Period December 16-22, 1988 in the amount of \$190,007.28 and
36 December 22-28, 1988 in the amount of \$241,919.98. Following a brief
37 discussion and clarification of one item, these expenditures were
38 unanimously approved on a motion made by Councilman Barton and
39 seconded by Councilwoman Southwick. The Mayor then reviewed the
40 major expenditure items for the benefit of those in attendance.
41

42 **PRELIMINARY APPROVAL GRANTED TO**
43 **COMMERCIAL DEVELOPMENT OF PALMER PROPERTY -**
44 **500 SOUTH 200 WEST**

45 Mr. Boothe reviewed the site plan for the proposed commercial
46 development of the property at 500 South 200 West (owned by the
47 Palmer family). He said that the existing homes will be replaced
48 by a 3-pad project (12,000 s.f., 5,000 s.f., and 7,500 s.f.). The
49 12,000 s.f. pad will be retail shops and the other areas have not
50 yet been committed in use. He reported that it is the recommendation
51 of the Planning Commission that preliminary approval be granted
52 subject to the following conditions.
53

54 1. The proposed Millcreek channel cover in the southeast corner of
55 the property must be engineered and presented to the city and Davis
56 County Flood Control for compliance with flood control standards;
57

- 1 2. All openings into proposed buildings must be set above the high
2 water flood line. This is basically 1.5 feet above the channel wall
3 top measured at a right angle to said wall. This matter to be
4 reviewed in greater detail at final approval consideration;
5
- 6 3. Provide on-site storm detention or pay a fee in the amount of
7 \$13,703.00;
8
- 9 4. The access onto 200 West must be approved by UDOT;
10
- 11 5. A 12-ft. wide strip of property along south side of 500 South
12 be deeded to the City for future street widening;
13
- 14 6. All roof mounted mechanical equipment to be screened from public
15 view;
16
- 17 7. Preparation of landscape and automatic sprinkler plans for site
18 and the posting of a cash or surety bond to guarantee said improve-
19 ments. Bond to be 5% of building permit valuation.
20

21 In response to a question from Councilman Gramoll, Mr. Boothe
22 said that the ordinance requires 304 parking spaces and the project
23 will have 367. Councilman Gramoll expressed concern that the
24 ingress/egress on 200 West between the two buildings would hinder
25 traffic flow on 200 West and would also create a negative traffic
26 movement around the pad on the northwest corner of the project.
27 Following discussion, and with the concurrence of Robert Moore,
28 representing the developer, it was determined that other
29 ingress/egress alternatives will be considered for the final plan.
30 Councilman Barton made the motion that preliminary approval be
31 granted as recommended, Councilman Shafter seconded the motion and
32 voting was unanimous.
33

34 **FINAL APPROVAL GRANTED TO TACO BELL**
35 **509 WEST 500 SOUTH - AMSOURCE, INC.**

36 Mr. Boothe reviewed the site plan for the proposed Taco Bell
37 restaurant at 509 West 500 South and stated that it is the recom-
38 mendation of the Planning Commission that final approval be granted
39 subject to the following conditions:
40

- 41 1. Approval in writing by the Davis County Flood Control office
42 since this site is in the Millcreek Flood Plain;
43
- 44 2. Provide on-site storm water detention or pay a fee in the amount
45 of \$882.00;
46
- 47 3. Provide the city with an unencumbered deed to a 7.5 feet wide
48 strip of property along the south side of 500 South for the entire
49 length of property in control of Amsource, Inc. This is approximate-
50 ly 256 feet long;
51
- 52 4. The vehicular access onto 500 West (access close to 500 South)
53 to have "Right Turn Only" service signs on both sides of driveway;
- 54 5. Site plan to define in greater detail the following:
55 a) South edge of asphalt paving on south entrance to 500 West
56 b) Final grades on curbs and gutters and cross drains

- 1 c) Concrete curbs and gutters
- 2 d) Landscaped areas
- 3 e) Location of storm drain inlet boxes
- 4 f) Existing and proposed contours.

5
 6 6. All underground storage tanks to be removed in accordance with
 7 City, State, and Federal laws. Developer to coordinate this require-
 8 ment with Fire Department. (It was determined that there are at
 9 least three tanks and possibly four).

10
 11 7. Posting of a cash or surety bond to guarantee all landscaping
 12 and automatic sprinkler system in accordance with approved plans.
 13 Bond to be 5% of building valuation as declared by developer on
 14 building permit;

15
 16 8. Refuse area to be screened from public view with a solid non-
 17 combustible wall that will blend architecturally with main building.
 18 Details of this structure to be approved before building permit is
 19 issued;

20
 21 9. Plans to have approval of Davis County Board of Health;

22
 23 10. All roof mounted mechanical equipment to be screened from public
 24 view.

25
 26 11. All of the above items to be accomplished before an occupancy
 27 permit is issued.

28
 29 The Council discussed this request and Greg Glissmeyer, repre-
 30 senting Amsource, displayed a colored print of the proposed facility.
 31 Councilman Shafter made the motion that final approval be granted
 32 as recommended (with emphasis that ALL underground storage tanks be
 33 removed), Councilwoman Southwick seconded the motion and voting was
 34 unanimous.

35
 36 **BENCHMARK ECONOMIC DEVELOPMENT COMMITTEE**
 37 **REQUESTS CONTRIBUTION**

38 Claudia Conder, representing the Benchmark South Davis Economic
 39 Development Committee of the Bountiful Area Chamber of Commerce,
 40 reviewed with the Council an informational sheet on the Benchmark
 41 South Davis Economic Development Committee and then asked if the
 42 Council would consider making a contribution of \$1,000.00 to be used
 43 for a survey to determine what the residents of the six cities really
 44 want and how they feel about their community. She said the actual
 45 cost of the survey project would be \$1.00 per questionnaire, with
 46 500 residents being contacted in each city. The remaining \$500.00
 47 would be set aside for future projects. There are two other sub-
 48 committee assignments currently in place that are (1) looking at
 49 activities and ways to develop an image of the South Davis area; and
 50 (2) focusing on promotion of local shopping. Following discussion
 51 of this request, it was the consensus of the Council to approve the
 52 \$1,000.00 contribution. However, inasmuch as this item had inadver-
 53 tently been omitted from the Agenda, the official action will be
 54 taken at next week's meeting.

1 **PLANNING COMMISSION RECOMMENDS PURCHASE**
2 **OF WATERSHED PROPERTY - BARTON CREEK DRAINAGE**

3 Mr. Boothe stated that the Council discussed the possibility
4 of acquiring private properties in the Barton Creek watershed in
5 the Council meeting of December 21, 1988 (see minutes, page 2). At
6 that time, a request was made for the Planning Commission to review
7 this matter and give the Council a recommendation. He said that the
8 Planning Commission has studied the issue and it is their recommenda-
9 tion that the Council actively pursue obtaining all private proper-
10 ties above Bountiful Blvd. in order to preserve not only the water-
11 shed but prohibit unwanted development that might occur if left to
12 the jurisdiction of the County, and that at the appropriate time,
13 trade properties with the Forest Service so that all city property
14 would be contiguous. The Council discussed this recommendation and
15 Councilman Barton made the motion that the matter be tabled until
16 additional information is available regarding costs. Councilman
17 Gramoll seconded the motion and voting was unanimous.

18
19 **EXECUTIVE SESSION SCHEDULED**

20 At the request of the Mayor, Councilman Shafter made the motion
21 that an executive session be held immediately after this meeting for
22 the purpose of discussing personnel.

23
24 At 7:58 p.m. the meeting adjourned to the Conference Planning
25 Room to continue the Study Session items on the Agenda.

26
27 **PROPOSAL FOR CITY ENTRANCE SIGNS**

28 Mr. Boothe explained that 15 letters were sent out soliciting
29 design proposals for six entrance signs for the City (three major
30 entrance signs and three minor entrance signs (the minor signs to
31 be smaller in scale and with less emphasis attached than the major
32 signs). Seven businesses expressed interest in the project and 3
33 submitted proposals.

34
35 At the request of the Mayor, Richard Stringham (Carpenter,
36 Stringham and Associates, Architects), Dell Cook (Dell R. Cook and
37 Associates, Inc.), and David P. Herrscher (Young Electric Sign Co.)
38 made their proposals to the Council. Renderings of the different
39 proposals ranged from traditional to modern, with an emphasis on
40 setting a theme for the city. At the suggestion of the Mayor, the
41 Council will have a week to consider the different proposals and this
42 matter will be discussed again next week.

43
44 **REVIEW OF FINAL PAYMENT =**
45 **DOWNTOWN PROJECT - M. C. GREEN**

46 As had been requested in a previous Council meeting, Mr. Balling
47 presented a report on the final payment which was made to M. C. Green
48 and Co. for the construction of the downtown improvements between
49 400 North and 500 South. Mr. Balling noted that there were 75
50 proposed change order requests, a number of which were denied. He
51 reviewed a handout which itemized the bid amount, the amount expended
52 by date, and the amount of the over/under runs for (1) the general
53 construction, (2) surface improvements in the 3-block RDA area, (3)
54 irrigation improvements within the 3-block RDA area, and (4) electri-
55 cal. He then went through the over-runs on the general construction

1 phase of the project, noting that the total overages amounted to
2 approximately 6% of the total project.

3
4 Discussion followed on how the overage would be handled in the
5 budget and Mr. Balling noted that the \$68,500 budgeted for the Indian
6 Springs Road in the Streets Capital Improvement budget will probably
7 not be needed this fiscal year and could be used. It was also
8 suggested that the Power Department be charged for the paving which
9 has been done in the Granada Hills subdivision (city-owned). Other
10 areas of the budget where savings have been realized by the City
11 doing their own work on Bountiful Blvd. were discussed. Mr. Balling
12 noted that the contract has been paid in full and the proposed
13 transfers can be made at the end of the year. The Council expressed
14 their appreciation to Mr. Balling and Paul Rowland, project engineer,
15 for the successful completion of this project and noted that the 6%
16 overage was very reasonable for a project of this nature.

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18 The meeting adjourned at 9:23 p.m.

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21 46-IAA/
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23 MAYOR
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28 CIT RECORDER
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