

1 Minutes of the regular meeting of the City Council held July
2 1, 1987 at 7:30 p.m. following a field trip to review development
3 and projects throughout Bountiful.
4

5 Present: Mayor: Dean S. Stahle
6 Council Members: C. Harold Shafter, Richard
7 G. Sharp, Phyllis C.
8 Southwick, and Jerry K.
9 Lawrence
10 City Manager: Tom Hardy
11 City Attorney: Layne B. Forbes
12 City Engineer: Jack P. Balling
13 Planning Director: Jon Reed Boothe
14 City Recorder: Arden F. Jenson
15 City Treasurer: Ira H. Todd
16 Rec. Secretary: Nancy T. Lawrence
17
18 Absent: Councilman: H. Keith Barton
19

20 Mayor Stahle called the meeting to order and led the pledge
21 of allegiance to the flag. Mr. Jenson offered the invocation.
22

23 Official notice of this meeting had been given by posting
24 a written notice of same and an Agenda at the City Hall and
25 providing copies to the following newspapers of general
26 circulation: Deseret News, Davis County Clipper, and Salt Lake
27 Tribune.
28

29 Minutes of the regular meeting of the City Council held June
30 24, 1987 were presented and unanimously approved as written on
31 a motion made by Councilwoman Southwick and seconded by
32 Councilman Lawrence.
33

34 **NO EXPENDITURES PRESENTED FOR APPROVAL**

35 There were no expenditures presented for approval.
36

37 **RESIDENT EXPRESSES APPRECIATION**

38 Mayor Stahle reported that, prior to moving to Texas, a
39 resident of Bountiful has requested that he be on the City
40 Council agenda. Darryl Nelson then addressed the Council and
41 expressed appreciation for "the good life" which he and his
42 family have enjoyed in Bountiful for the past 19 years.
43

44 **VALLEY DESIGN AND CONSTRUCTION** 45 **AWARDED WATER CONSTRUCTION BID**

46 Mr. Balling reported that bids were received for con-
47 struction of the water system in Newport Heights, Pheasant Ridge,
48 and Orchard Place subdivisions and other random locations in the
49 City. He recommended that the bid be awarded to low bidder,
50 Valley Design and Construction, in the amount of \$39,496.90 for
51 the three subdivisions, with the unit prices to be used for other
52 water line construction done this season. Councilman Sharp made
53 the motion that the bid be awarded as recommended, Councilman
54 Shafter seconded the motion, and voting was unanimous.
55

1 **RASMUSSEN EQUIPMENT AWARDED BID**
2 **FOR STREET DEPT. ROLLER**

3 Mr. Balling presented the bid returns for a self-propelled
4 vibratory roller to be used by the Street Department when small
5 cuts are made. He recommended that the bid be awarded to low
6 bidder, Rasmussen Equipment Company, in the amount of \$16,500.
7 The budgeted amount for this roller was \$18,000. Councilman
8 Lawrence made the motion that the bid be awarded as presented,
9 Councilman Shafter seconded the motion and voting was unanimous.

10
11 **MR. BALLING PRESENTS RECOMMENDATIONS**
12 **FOR MAPLE HILLS SBDVN., NO. 4**

13 Mr. Balling referred to the field trip which the Council
14 had taken to Maple Hills Subdivision No. 4, 54 lots at 2750 South
15 1600 East, Norm Dobson developer, and he reviewed the concerns
16 of the Council. He recommended that: (1) an exception be made
17 to have a maximum grade of 15 percent on Maple Hills Drive which
18 is necessary due to the existing water line; (2) an exception be
19 made to cuts and fills in excess of 10 ft., (outlined by the
20 Planning Commission as Lots 39, 40, 19, and 28--excess cuts, and
21 Lots 4 and 5--excess fill), subject to sound engineering with
22 gabian walls, crib lock walls, or a similar method of handling
23 which will result in the walls being able to withstand the earth
24 loads; (3) that the width of the street right of way be reduced
25 to a 4 ft. park strip (instead of 6 ft.), with a street width of
26 34 ft. back to back of curb; (4) that the sidewalk be on the
27 north side of the road only in the rear of lots 24-28,
28 constructed against the curb.

29
30 **PRELIMINARY APPROVAL GRANTED TO MAPLE**
31 **HILLS NO. 4**

32 Councilman Sharp made the motion that preliminary approval
33 be granted to Maple Hills No. 4, subject to the recommendations
34 as reviewed by Mr. Balling, and with the following Council
35 recommendations: (1) that the developer dedicate a 2-ft. strip
36 of property to the City along Maple Hills Drive in the area where
37 the sidewalk has been waived on the south side to forestall
38 anyone from getting access to this property; and (2) the
39 following additional recommendations from the Planning
40 Commission:

41
42 (a) All lots to conform to the Foothill Development Zone
43 with a minimum of 5,000 sq. ft. of usable space (Lots 39, 4, 44,
44 31, and 16 were noted as questionable). All lots must be proven
45 to be buildable. A disclaimer will be required on the final plat
46 indicating that the responsibility of the conformance of the lots
47 lies with the developer.

48 (b) The utilities, streets, curbs, and all engineering to
49 conform to the requirements of the Engineering Department.

50 (c) All other requirements of the final plat should conform
51 to the Foothill Ordinance.

52
53 Councilman Lawrence questioned the need for the disclaimer and
54 Mr. Forbes explained that this is put on all subdivisions to put

1 the City in a better legal position. Councilwoman Southwick
 2 seconded the motion which carried unanimously. Councilman
 3 Shafter called attention to the matter of the street construction
 4 and Mr. Balling said that the developer has been apprised of the
 5 City's concern and has been given a copy of the report from the
 6 testing lab.

7
 8 **MAPLE HILLS NO. 4 GIVEN APPROVAL TO**
 9 **PROCEED WITH GRUBBING OF TREES**

10 Mr. Dobson indicated that they would like to start grubbing
 11 off the shrubbery so they can start shooting the grades and he
 12 asked for permission to start this phase of the work this week.
 13 After a brief discussion by the Council, Councilman Lawrence made
 14 the motion that the developer be granted the right to proceed
 15 with the grubbing operation, pending final approval of the site
 16 plan, at the direction of the City Engineer, and that the City
 17 proceed as rapidly as possible with the final reviews.
 18 Councilwoman Southwick seconded the motion and voting was
 19 unanimous.

20
 21 **CONSIDER PRELIMINARY APPROVAL TO HALE**
 22 **OAKS SUBDIVISION, RAY HALE DEVELOPER**

23 This item was tabled.

24
 25 **PUBLIC HEARING SET TO CONSIDER AMENDING**
 26 **LANDSCAPE ORDINANCE (BOND REQUIREMENTS)**

27 Mr. Boothe explained that the existing landscape ordinance
 28 requires posting of a 2 percent cash or surety bond to guarantee
 29 completion of the landscaping. He recommended that this be
 30 changed to a 100 percent bond and that a public hearing be
 31 scheduled for August 5, 1987 at 7:30 p.m. to consider amending
 32 Title 14, Chapter 12.1, Section 204 (the landscape ordinance).

33
 34 **PUBLIC HEARING SET TO CONSIDER AMENDING**
 35 **LANDSCAPE ORDINANCE (LANDSCAPE DESIGN AND LOCATION)**

36 Mr. Boothe also noted that the present landscape ordinance
 37 does not properly address the location of the required land-
 38 scaping (in some cases the bulk of the proposed landscaping has
 39 been at the rear of the property), and he recommended that a
 40 public hearing be scheduled on August 5, 1987 at 7:45 p.m. to
 41 consider amending Title 14, Chapter 12.1, Section 205 to provide
 42 for this change. Mayor Stahle suggested that the landscape
 43 design requirements also be considered at this time. Councilman
 44 Shafter made the motion that the public hearing be set as
 45 recommended, Councilman Sharp seconded the motion and voting was
 46 unanimous.

47
 48 **PUBLIC HEARING SET TO CONSIDER AMENDING**
 49 **LANDSCAPE ORDINANCE (SITE PLAN AND ARCHITECTURAL**
 50 **REVIEW)**

51 Mr. Boothe explained that the existing ordinance regarding
 52 site plan and architectural review is not in tabular form, by
 53 preliminary and final approval, and is difficult for developers
 54 to understand. He recommended that the ordinance be revised to

1 make it easier to understand and that a public hearing be set on
2 August 5, 1987 at 8:00 p.m. to consider amending Title 14,
3 Chapter 12, Section 201. Councilman Lawrence made a motion to
4 this effect, Councilman Sharp seconded the motion and voting was
5 unanimous.

6
7 **COUNCILMAN LAWRENCE POINTS OUT**
8 **LACK OF ORDINANCE ENFORCEMENT**

9 Councilman Lawrence made reference to six signs which he
10 had seen which are not in conformance with the ordinance and he
11 expressed a need for more ordinance enforcement. Mayor Stahle
12 reported that the swings for the new day care center on 200 West
13 were placed next to the property line of the adjacent property
14 owner. Mr. Boothe said that the placement of the swings was not
15 one of the conditions of approval, and even though the developer
16 had verbally responded to the concerns of the contiguous property
17 owner to place the swings away from the property line, it was not
18 a written condition by the City and the City cannot force this
19 action. Mayor Stahle commented that this is a situation of bad
20 faith on the part of the proprietor of the day care center.

21
22 **APPROVAL GIVEN TO PROCEED WITH**
23 **BROCHURE FOR CITY**

24 Mr. Hardy reviewed the process which taken place in
25 attempting to select a new brochure for the City, going from a
26 small, simple brochure to a larger folder with pockets, and now,
27 back with a recommendation for a smaller brochure which has a
28 pocket for handouts. A city map is also proposed which can be
29 included in the brochure. He said that the cost estimate is
30 \$5,000 for 5,000, with \$2,700-\$2,900 estimated production cost.
31 The alternatives for the brochure were briefly discussed,
32 following which Councilman Lawrence made the motion that approval
33 be given to go ahead with the smaller brochure (10,000 copies),
34 with a map, and that Mr. Hardy determine funding for the
35 project. Councilwoman Southwick seconded the motion. Discussion
36 followed on the number which should be printed and Councilman
37 Shafter indicated that he would like to see the final product
38 before it is printed. Voting on the motion was unanimous.

39
40 **EXECUTIVE SESSION SCHEDULED**

41 At the request of the Mayor, Councilman Sharp made a motion
42 that an executive session be scheduled to discuss pending
43 litigation. Councilman Shafter seconded the motion and voting
44 was unanimous.

45
46 **CITY TO DEED PROPERTY TO CONTIGUOUS**
47 **PROPERTY OWNERS AT GOLF COURSE TO RESOLVE**
48 **RUNOFF PROBLEM**

49 Mr. Balling explained that due to a low spot in the
50 southwest corner of the golf course, the irrigation runoff water
51 flows to the contiguous properties (lots 257 and 258) and causes
52 a water problem. The property owners have requested that the
53 City deed a parcel to them which would permit them to
54 re-establish their fence and build a concrete wall which would

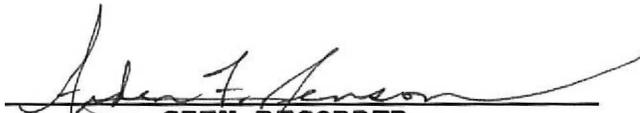
1 force the water to drain back on to the golf course. He said
2 that he had contacted Neal Jenkins, who indicated that the ground
3 is surplus and felt comfortable with an arrangement being worked
4 out with the property owners of Lots 257 and 258. Mr. Balling
5 requested that they not disturb the section corner so that it can
6 be used when needed for surveying. He recommended that the City
7 work with the property owners as explained above and he noted
8 that the property owners have agreed to construct a sprinkler
9 system which will permit watering of the golf course. Councilman
10 Sharp made a motion of approval, as recommended. Councilman
11 Shafter seconded the motion which carried unanimously.
12

13 **MISCELLANEOUS DISCUSSION**

14 Mayor Stahle reported that the Bountiful Community Choir
15 has been invited to go to Israel next year and they are working
16 toward this event. Councilwoman Southwick referred to the
17 non-conforming sign on the corner of 500 South 200 West (RJ "C"
18 Store) and requested that this matter be followed up on.
19

20 The meeting adjourned at 8j. p.m.

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22 _____
23 **MAYOR**

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27 _____
28 **CITY RECORDER**
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