

1 Minutes of the regular meeting of the City Council held  
2 March 4, 1987 at 7:00 p.m. in the City Hall of Bountiful, Utah.  
3

4 Present: Mayor: Dean S. Stahle  
5 Council Members: C. Harold Shafter, Richard  
6 G. Sharp, Phyllis C.  
7 Southwick, and Jerry K.  
8 Lawrence, and H. Keith  
9 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 RDA Director: Randy Sant  
19

20 Mayor Stahle called the meeting to order and welcomed those  
21 in attendance, giving special recognition to the visiting Boy  
22 Scouts. He then led the pledge of allegiance to the flag.  
23 Mr. Balling offered the invocation.  
24

25 Official notice of this meeting had been given by posting  
26 a written notice of same and an Agenda at the City Hall and  
27 providing copies to the following newspapers of general  
28 circulation: Davis County Clipper, Deseret News, and Salt Lake  
29 Tribune.  
30

31 Minutes of the regular meeting of the City Council held  
32 February 24, 1987 were presented and unanimously approved as  
33 corrected on a motion made by Councilman Shafter and seconded by  
34 Councilman Lawrence.  
35

#### 36 EXPENDITURE AND EXPENSE REPORT APPROVED

37 Mr. Jenson presented the Expenditure and Expense Report for  
38 the Period February 19-26, 1987, in the amount of \$44,809.97, and  
39 these expenditures were unanimously approved as presented on a  
40 motion made by Councilwoman Southwick and seconded by Councilman  
41 Barton.  
42

#### 43 REPORT ON ATTENDANCE AT NLC CONFERENCE

44 At the request of the Mayor, Councilmen Barton, Lawrence,  
45 and Sharp, Councilwoman Southwick, and Mr. Hardy reported on  
46 their recent attendance at the National League of Cities  
47 conference in Washington D.C. They expressed concern about the  
48 federal mandates which place a tax burden on local government,  
49 appreciation for the farsightedness of past city officials in  
50 their fiscal responsibilities, and the overall positive  
51 experience which is gained through exchanging ideas with other  
52 government counterparts. Mayor Stahle indicated that he felt a  
53 sense of futility on the part of Utah's congressional delegates  
54 because the influence of the eastern states is so much stronger  
55 than that of the west. -He expressed confidence in our leaders,  
56 but noted that they are in the minority. Mr. Hardy commented on

1 the federal debt, noting that the continued increase of this debt  
9 will ultimately fall on the heads of future generations.

3  
4 **MR. HARDY REPORTS ON ANNEXATION**  
5 **PETITIONS - VAL VERDA AREA**

6 Mr. Hardy reviewed that a series of annexation petitions  
7 have been received from residents of the Val Verda area  
8 immediately south of the city limit line and he pointed out on  
9 a map the areas involved. He said that the area has approxi-  
10 mately 900 homes and follows a natural division between Bountiful  
11 and North Salt Lake. He said that the staff is in the process  
12 of checking with the County to make sure that the boundary as  
13 proposed **will** be consistent with past planning with North Salt  
14 Lake so that there won't be any conflicts, and a resolution will  
15 be prepared for signature in next week's meeting to give the  
16 Council the opportunity to officially accept the petitions.  
17 Discussion followed on the fiscal impact the annexation would  
18 have on the City, and residents of the unincorporated area in  
19 attendance, but not included in the proposed area, expressed the  
20 desire for their area to also be considered (3500 South). Mayor  
21 Stahle emphasized that the city does not solicit annexation  
22 requests, but that the petitions come as a result of the  
23 residents involved making the request and acquiring the necessary  
24 signatures. There was no action required on this matter.

25  
26 **REDD ROOFING AWARDED BID FOR**  
27 **NEW ROOF FOR INDOOR SWIMMING POOL**

28 Mr. Balling reported that six contractors submitted bids  
29 for the new roof for the indoor pool, and he recommended that  
30 the bid be awarded to the low bidder, Redd Roofing (from Ogden),  
31 in the amount of \$51,848.00. He also recommended approval for  
32 an additional bid for replacement of the scupper drains which  
33 would be approximately \$600.00. The amount included in the  
34 budget for this project was \$44,000, and Mr. Hardy indicated that  
35 the additional funds are available in the Reserve and Repair  
36 Account. Councilman Barton made the motion that the bid be  
37 awarded as recommended, Councilman Sharp seconded the motion and  
38 voting was unanimous.

39  
40 **FINAL APPROVAL GRANTED TO GROUP**  
41 **HOME FOR THE HANDICAPPED - 404 WEST CENTER**

42 Mr. Boothe presented the request of the Davis County Mental  
43 Health Department for final approval of a Group Home for the  
44 Handicapped, 404 West Center, and reviewed the site plan. He  
45 said it is the recommendation of the Planning Commission that  
46 final approval be granted subject to the following conditions:  
47 (1) enlargement of the detention basin in the northwest corner  
48 of the property to a storage capacity of 425 Cu. ft. (300  
49 c.f. proposed); (2) regrade the parking lot along the north side  
50 and provide more finished grade elevations in the parking lot  
51 area; (3) approval of the Davis County Housing Authority to allow  
52 the storm drainage to traverse their property; (4) payment of the  
53 required fees; and (5) posting a cash or surety bond to guarantee  
54 landscaping and sprinkler plan and the construction of a block  
55 wall along the east property line, in the amount of 2 percent of

1 the building valuation. Discussion followed, with concern being  
2 expressed regarding the architectural design of the building.  
3 Dr. Russ Williams, Mental Health Department, explained that the  
4 building was designed according to HUD requirements and due to  
5 funding limitations, is being built to minimum code  
6 requirements. Dr. Williams also explained the nature of the  
7 project, and that it will be supervised by a resident couple.  
8 Councilman Sharp made the motion that final approval be granted  
9 as recommended by the Planning Commission and Councilman Lawrence  
10 seconded the motion which carried unanimously.  
11

12 PRELIMINARY APPROVAL GRANTED TO  
13 BOUNTIFUL PLAZA 500 - 55 EAST 500 SOUTH

14 Mr. Boothe presented the site plan for Bountiful Plaza 500  
15 (a proposed retail/office complex), 55 East 500 South, and said  
16 it is the recommendation of the Planning Commission that  
17 preliminary approval be granted to this project subject to the  
18 following conditions: (1) submission of a revised site plan  
19 showing more of the existing and proposed grades; (2) submission  
20 of plans indicating the method of handling the storm detention;  
21 (3) construction of a concrete curb and gutter around the  
22 perimeter of all hard-surfaced areas; (4) submission of the  
23 landscape and sprinkler plans; (5) payment of all required fees;  
24 and (6) posting of a 2 percent bond to guarantee landscaping (2  
25 percent of the total building valuation). Councilman Sharp made  
26 the motion that preliminary approval be granted as recommended,  
27 Councilman Shafter seconded the motion and voting was unanimous.  
28 Mr. Boothe explained that the buildings which are presently on  
29 this site will be moved north to the back of the property and  
30 they will then front on 400 South.  
31

32 BARBARA MANFULL PRESENTS REQUEST FOR  
33 ADVERTISING ASSISTANCE FOR BOUNTIFUL SYMPHONY

34 Barbara Manfull, a member of the committee working on the  
35 symphony, approached the Council with a request for assistance  
36 in advertising for the upcoming concert on March 28, 1987. She  
37 reviewed her background and involvement in the arts and stressed  
38 the importance of the performing arts to the community. She  
39 suggested that a flier could go out with the utility bills;  
40 however, it was determined that the billing cycles do not  
41 correspond timewise with the date of the concert. Mayor Stahle  
42 expressed appreciation to Mrs. Manfull for her willingness,  
43 talent, and enthusiasm and suggested that the Fine Arts Committee  
44 meet on Friday, March 6th, at 3:30 p.m. to discuss this matter  
45 further.  
46

47 FINAL APPROVAL GRANTED TO SITE PLAN  
48 FOR GATEWAY PARK, PHASE 3

49 Mr. Boothe presented the site plan for Gateway Park, Phase  
50 3, Sky Properties, developer, and he reviewed concerns which have  
51 previously been discussed by the Council and the Redevelopment  
52 Agency. From previous discussions, it is recommended that if  
53 approval is granted, that brick paving be placed between Building  
54 A and B to supplement the landscape requirements. Mr. Boothe  
55 also reviewed the parking requirements, noting that since the use

1 of the buildings has not been defined, it is difficult to assess  
 2 the required parking. In reviewing this matter with the  
 3 developer and based on their present usage, Mr. Boothe said that  
 4 he feels their parking is adequate. He said it is the  
 5 recommendation of the Planning Commission that final approval be  
 6 granted to the site plan, as well as allowing Building A and B  
 7 to be constructed at the present time (shell only), subject to:  
 8 (1) submission of a revised site plan which shows the landscaping  
 9 and sprinkler system; (2) payment of the required fees; (3)  
 10 posting of a 2 percent cash or surety bond (2% of the valuation  
 11 of the building); and (4) no occupancy permits will be granted  
 12 until plans for the interior of the building are presented.  
 13

14 A lengthy discussion followed regarding this project, with  
 15 concern being focused on the parking. Doug Harris, a Gateway  
 16 partner, pointed out that there is parking immediately available  
 17 which was allotted to Phase 2; and if additional parking is  
 18 required after construction of the tower, it could then be  
 19 addressed with terraced parking if necessary. It was noted that  
 20 this will be the responsibility of the developer and permits will  
 21 not be issued if the parking is insufficient. Mr. Harris  
 22 clarified that the calculations of the developer at the present  
 23 time show that Phase 3 can stand in and of itself and meet  
 24 the parking requirements.  
 25

26 Mr. Harris also reported that, in response to the concern  
 27 of the Council on the east wall of the 23,000 s.f. building, the  
 28 developer will use Atlas brick through the entirety of that wall,  
 29 instead of sealed paint as previously proposed. Signage was  
 30 discussed and Mr. Harris provided the Council with a handout  
 31 which discussed signage criteria--including the location, type,  
 32 materials, and letters and logos of signs. The Council gave  
 33 general approval to the proposed sign requirements; however, they  
 34 requested additional time to review the proposed requirements  
 35 before taking action on signage. Following the discussion,  
 36 Councilman Shafter made the motion that final approval be granted  
 37 as recommended by the Planning Commission and subject to the  
 38 stipulations proposed--brick pavers, landscaping, and atlas  
 39 brick, with parking as presently proposed. Councilman Barton  
 40 seconded the motion, and noted that it does not include signage.  
 41 Voting was unanimous.  
 42

43 **GATEWAY SIGNAGE PROPOSAL REFERRED**  
 44 **TO CITY COUNCIL PLANNING COMMITTEE**

45 Councilman Sharp made the motion that the proposal for  
 46 signage submitted by Mr. Harris be referred to the City Council  
 47 Planning Committee for review. Councilman Shafter seconded the  
 48 motion and voting was unanimous.  
 49

50 **DOWNTOWN PROJECT REVIEWED**

51 Doug Todd presented four renderings of the proposed downtown  
 52 street improvements, together with a cost estimate. He reviewed  
 53 the renderings, pointing out the different levels of planters,  
 54 landscaping features, light fixtures, waste receptacles, the  
 55 clock tower and fountain, etc. The Council responded favorably

1 to the plans. Mr. Sant said that he is in the process of  
 2 determining the appropriate bond issue which could be used for  
 3 the project and that he should have that information for the next  
 4 meeting. Councilman Sharp made the motion that conceptual  
 5 approval be given to the drawings which Mr. Todd has presented  
 6 and that the staff be directed to take the necessary steps to  
 7 study the financing and to contact the LDS Church and get their  
 8 response. Councilwoman Southwick seconded the motion and voting  
 9 was unanimous.

10

11 **ORD. NO. 87-1 ADOPTED RE: BONDS**  
 12 **FOR CITY OFFICIALS**

13 Mr. Forbes reviewed Ordinance No. 87-1 entitled, "AN  
 14 ORDINANCE AMENDING TITLE II, CHAPTER 10, SECTION 5 OF THE REVISED  
 15 ORDINANCES OF BOUNTIFUL, UTAH, 1965, AS AMENDED, SETTING AMOUNTS  
 16 BY WHICH STATED OFFICERS AND OFFICIALS SHALL GIVE BOND. He  
 17 reviewed the existing bond requirements and noted that this  
 18 ordinance will provide for an increase in the amount of bond  
 19 required. Councilman Lawrence made the motion that this  
 20 ordinance be adopted and that the Mayor and City Recorder be  
 21 authorized to sign it. Councilman Barton seconded the motion  
 22 which carried unanimously.

23

24 **EXECUTIVE SESSION SCHEDULED**

25 Councilman Sharp made a motion that an executive session be  
 26 held immediately after this meeting for the purpose of discussing  
 27 personnel, Councilman Shafter seconded the motion and voting was  
 28 unanimous.

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30 The meeting adjourned at 9:43 p.m.

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MAYOR

  
 CITY RECORDER