

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

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

19 Absent: Councilman: Jerry K. Lawrence  
20

21 Mayor Stahle called the meeting to order and led the pledge  
22 of allegiance to the flag. The invocation was offered by  
23 Councilman Sharp.  
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: Deseret News, Davis County Clipper, and Salt Lake  
29 Tribune.  
30

31 Minutes of the regular meetings of the City Council held  
32 October 7, and October 14, 1987 were presented and unanimously  
33 approved as written on a motion made by Councilman Shafter and  
34 seconded by Councilwoman Southwick.  
35

36 **EXPENDITURES APPROVED FOR OCTOBER 1-29, 1987**  
37 **(THREE REPORTS)**

38 Mr. Jenson presented the Expenditure and Expense Reports  
39 for the following periods, with respective totals: October 1-  
40 15, 1987, \$320,463.62; October 15-22, 1987, \$338,628.89; and  
41 October 22-29, 1987, \$87,678.10. Following a brief discussion  
42 of the reports, they were unanimously approved on a motion made  
43 by Councilman Barton and seconded by Councilman Shafter.  
44

45 The Mayor then reviewed major expense items for the benefit  
46 of the citizens in attendance.  
47

48 **ICPA CONTRACT RATE OF DELIVERY APPROVED**  
49 **SPECIFYING CRSP WINTER ALLOTMENT**

50 Mr. Michaelis presented Exhibit No. 1, "Contract Rates of  
51 Delivery" and explained that this contract provides for Bountiful  
52 to purchase CRSP power through ICPA. Mr. Hardy noted that the  
53 contract is the standard one which is approved semi-annually as  
54 the rates of delivery change from the winter to summer schedule.  
55 The contract provides for a 58.2 percent load factor with 37,000  
56 kilowatts of power and 87,082,500 kWh of energy for the upcoming  
57 winter season. Councilman Sharp made the motion that the

1 contract be approved, Councilwoman Southwick seconded the motion  
2 and voting was unanimous.  
3

4 **CANVASS OF MUNICIPAL ELECTION HELD**  
5 **NOVEMBER 3, 1987**

6 Mr. Jenson presented the final "Tabulation of Election  
7 Returns" (see attached copy) from the municipal election held  
8 November 3, 1987. He noted several corrections which were made  
9 to the initial report and said that approximately 32 percent of  
10 the registered voters voted. Councilman Sharp made the motion  
11 that the official "Tabulation of Election Returns" be approved  
12 and certified, Councilman Shafter seconded the motion and voting  
13 was unanimous.  
14

15 **PRELIMINARY APPROVAL GRANTED TO HALE**  
16 **OAKS SUBDIVISION, 3700 SOUTH 150 EAST**

17 Mr. Boothe presented the site plan for Hale Oaks  
18 Subdivision, 6 lots, 3700 South 150 East (Ray Hale Developer),  
19 and said it is the recommendation of the Planning Commission that  
20 preliminary approval be granted subject to the following  
21 conditions: (1) allow a maximum street grade of 18 percent; (2)  
22 waive the requirement for sidewalk since there is none in the  
23 area; (3) allow a cul-de-sac radius of 50 ft. to property line  
24 with a radius to back of curb of 40 ft.; (4) require lot 2 to  
25 have a building setback of 37 ft.; lot 3 a setback of 45 ft.; and  
26 lot 5 a setback of 68 ft.; (5) pay all required fees; and (6)  
27 post the required bonds to guarantee all site improvements. He  
28 reviewed that the Council made a field trip to this subdivision  
29 in July and that conditions No. 1, 2, 3, and 4 are based on the  
30 fact that the subdivision had been started and partially  
31 developed when the property was in the County. Mr. Balling noted  
32 that the items requested for variance already exist and are  
33 legitimate. Following discussion, Councilman Sharp made the  
34 motion that the recommendation of the Planning Commission for  
35 preliminary approval be upheld. Councilman Barton seconded the  
36 motion and voting was unanimous.  
37

38 **PRELIMINARY AND FINAL APPROVAL GRANTED TO**  
39 **RETAIL/OFFICE BUILDING SITE PLAN, 100 EAST**  
40 **500 SOUTH, MARV BLOSCH, DEVELOPER**

41 Mr. Boothe presented the site plan for the proposed  
42 retail/office building of Mary Blosch at 100 East 500 South, and  
43 reported that it is the recommendation of the Planning Commission  
44 that preliminary and final approval be granted, subject to the  
45 following conditions: (1) provide on-site storm detention per  
46 plans approved by the City Engineer; (2) provide a concrete  
47 waterway at the north end of the building, with the on-site plan  
48 to be approved by the City Engineer; (3) final grades to be  
49 approved by the City Engineer; (4) any commercial signs proposed  
50 are not to block the view at the intersection of 500 South 100  
51 East; (5) final building plans to be prepared by a licensed  
52 architect and approved by the City Engineer; (6) posting of the  
53 required bonds and payment of required fees; (7) submittal of  
54 landscape and sprinkler plan for Planning review and acceptance;

1 (8) mechanical equipment on roof, if any, to be screened from  
 2 public view; (9) trash receptacles to be screened from public  
 3 view with a solid wall; the material to match the building  
 4 architecture; and (10) submission of a landscape and sprinkler  
 5 plan and construction drawings. Discussion followed on signage  
 6 and the proximity of the proposed building to the existing  
 7 neighboring properties. Councilman Sharp made a motion for  
 8 approval as presented, Councilwoman Southwick seconded the motion  
 9 and voting was unanimous.

10  
 11 **FINAL APPROVAL GRANTED TO GRANADA HILLS**  
 12 **PLAT NO. 7, 75 SOUTH 1600 EAST--24 LOTS**

13 Mr. Boothe presented the site plan for the proposed Granada  
 14 Hills Subdivision, Plat No. 7, Bill Smith developer. He also used  
 15 an aerial photo to better define the location of this  
 16 subdivision. He reported that the Planning Commission recommends  
 17 approval of the 24-lot subdivision subject to the following  
 18 conditions: (1) payment of the required fees; (2) posting of  
 19 the bonds; (3) submission of a title report to the City Engineer;  
 20 and (4) that the construction drawings be submitted and approved  
 21 by the City Engineer. Councilman Barton made a motion for  
 22 approval as recommended, Councilwoman Southwick seconded the  
 23 motion and voting was unanimous.

24  
 25 Councilman Sharp said that he had received a complaint from  
 26 a citizen regarding a home which has been under construction for  
 27 a long time in the area of Granada Hills or Vineyard subdivision,  
 28 and has become unsightly. Following discussion of the  
 29 requirements attached when a building permit is taken out, Mr.  
 30 Balling said that he would  
 31 check on this situation and report back to the Council.

32  
 33 **PRELIMINARY AND FINAL APPROVAL GRANTED FOR**  
 34 **OFFICE BUILDING ADDITION - 400 NORTH 200 WEST**

35 Mr. Boothe presented the site plan for the proposed addition  
 36 to the office building at 400 North 200 West, Ram Construction  
 37 developer, and said it is the recommendation of the Planning  
 38 Commission that approval be granted, subject to the following  
 39 conditions: (1) compliance with the conditions outlined by the  
 40 County Flood Control ordinance; (2) payment of the required fees;  
 41 (3) posting of the bond; (4) construction of a solid fence on the  
 42 east property line adjacent to the residential property; (5)  
 43 submission of a landscape and sprinkler plan; and (6) submission  
 44 of the construction drawings to the City Engineer. Councilman  
 45 Shafter made a motion for approval, Councilman Sharp seconded the  
 46 motion and voting was unanimous. Councilman Shafter noted that  
 47 they have not specified any additional signage, and Councilman  
 48 Sharp requested that elevations of this and all projects be  
 49 presented to the Council in the future.

50  
 51 **AGREEMENT WITH COUNTY FLOOD CONTROL**  
 52 **APPROVED--RE: MILL CREEK BASIN**

53 Mr. Balling reviewed that in the last meeting, authorization  
 54 was given for work on the sedimentation basin and related storm

1 sewer from Mill Creek at Orchard Drive to 1000 South and other  
 2 improvements. He said that, inasmuch as the sedimentation basin  
 3 is to be funded 50/50 by UDOT and the County, and Bountiful will  
 4 provide the storm sewer, it is necessary to approve an agreement  
 5 which specifies the responsibilities of each party. Mr. Balling  
 6 reviewed the proposed agreement and recommended that it be  
 7 approved so that work can commence.  
 8

9 In response to a question from the Council regarding the  
 10 length of time the street will be closed, Mr. Balling reported  
 11 that Mr. McNeil (the contractor) has verbally agreed to have it  
 12 closed no longer than three weeks.  
 13

14 Mr. Forbes reviewed the agreement and subject to one change,  
 15 gave his approval. Councilman Shafter made the motion that the  
 16 agreement be approved, subject to the approval of legal counsel.  
 17 Councilman Barton seconded the motion and voting was unanimous.  
 18

19 **FINAL ACCEPTANCE GRANTED TO EGGETT ESTATES AND**  
 20 **SUNSET HOLLOW SUBDIVISIONS**

21 Mr. Balling reported that all of the work has been completed  
 22 for Eggett Estates Subdivision, Plats A, B, and C, and that is  
 23 has been inspected and meets the required specifications and he  
 24 recommended that final acceptance be granted and that the City  
 25 take over the normal responsibilities of maintenance and release  
 26 the bond. Councilman Sharp made the motion that this  
 27 recommendation be upheld, Councilman Shafter seconded the motion  
 28 and voting was unanimous.  
 29

30 Mr. Balling reported that Sunset Hollow Subdivision, Plats  
 31 A and B, has been completed and that all of the work meets the  
 32 specifications and/or requirements for design and he recommended  
 33 that the City take over maintenance of this subdivision and  
 34 release the bond. Councilman Sharp made a motion for approval,  
 35 Councilman Barton seconded the motion and voting was unanimous.  
 36

37 **EXECUTIVE SESSION SCHEDULED AFTER**  
 38 **THIS MEETING**

39 Councilman Barton made the motion that an executive session  
 40 be held immediately after this meeting for the purpose of  
 41 discussing pending litigation. Councilwoman Southwick seconded  
 42 the motion and voting was unanimous.  
 43

44 The meeting adjourned to                   ive session at 8:20 p.m.  
 45  
 46

47 **MAYOR**

48  
 49  
 50  
 51   
 52 **CITY RECORDER**  
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