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2 Minutes of the regular meeting of the City Council held July
3 15, 1987 at 6:45 p.m. (prior to an RDA meeting) in the City
4 Council Chambers, Bountiful, Utah.

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

20 Mayor Stahle called the meeting to order and welcomed those
21 in attendance.
22

23 Minutes of the regular meeting of the City Council held July
24 8, 1987 were presented and unanimously approved as amended on a
25 motion made by Councilman Shafter and seconded by Councilman
26 Sharp.
27

28 **NO EXPENDITURES PRESENTED FOR APPROVAL**

29 There were no expenditures presented for approval.
30

31 **MAYOR STABLE APPOINTED TO SERVE AS**
32 **BARD REPRESENTATIVE**

33 Mayor Stahle explained that inasmuch as the BARD organiza-
34 tion has been completely dissolved, it is the opinion of the
35 County Attorney that Bountiful needs to designate a representa-
36 tive to handle closure business. He requested that he be
37 appointed to serve in this capacity and this action was
38 unanimously approved by a motion made by Councilman Lawrence and
39 seconded by Councilman Barton.
40

41 **FINAL APPROVAL GRANTED TO MAPLE HILLS NO. 4,**
42 **2750 SOUTH 1600 EAST; NORM DOBSON, DEVELOPER**

43 Mr. Balling referred to two letters which have been sent to
44 representatives from Maple Hills No. 4, (one to Steve Youngberg,
45 engineer, and the other to the developer) which itemize those
46 things which need to be completed prior to the subdivision being
47 granted final approval. (See letters attached). He noted that
48 the letter to Mr. Youngberg details deficiencies in the plans and
49 the second letter itemizes costs for improvements in the
50 subdivision, and bonding requirements. Mr. Balling pointed out
51 that the developer has until August 1, 1988 to complete the site
52 improvements.
53

54 Councilman Barton expressed concern regarding the need for
55 close monitoring of the development once building permits are
56 issued to make sure that there is proper compaction and retaining
57 facilities in areas of cut and fill. Councilmen Sharp and

1 Shafter referred to Item No. 2 (c) in the letter to Mr. Youngberg
 2 and recommended that the word "should" be changed to "shall" to
 3 ensure this as a requirement. Mr. Balling stated that he
 4 recommends final approval subject to the conditions of the two
 5 letters and Councilman Sharp made a motion for final approval as
 6 recommended, with the condition that Item No. 2 (c) be amended
 7 as discussed and that the postscript on Mr. Youngberg's letter
 8 be recognized as an equal condition of approval. Councilman
 9 Shafter seconded the motion and voting was unanimous.

10
 11 **COUNCIL APPROVES PREPARATION OF DOCUMENT**
 12 **TO PROTECT CITY REGARDING "BUILDABLE LOTS"**
 13 **IN FOOTHILL OVERLAY ZONE**

14 Mr. Forbes explained that the staff is desirous of the
 15 Council approving the preparation and use of a document which
 16 can be recorded at the County Recorder's Office and be included
 17 as a part of the title report on lots in the Foothill Overlay
 18 Zone which will designate that the City does not guarantee that
 19 lots in that Zone are buildable. A disclaimer is currently put
 20 on the subdivision plat and it is felt that a separate document
 21 will provide further protection. The proposed document would
 22 describe the requirements of buildable lots and state that the
 23 City does not warrant any particular lot as being buildable.
 24 Councilman Barton made the motion that authority be given to
 25 counsel to prepare the proposed document as it pertains to lots
 26 in the Foothill Overlay Zone and that the Mayor be authorized to
 27 sign it. Councilwoman Southwick seconded the motion and voting
 28 was unanimous.

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 30 The meeting adjourned at 7:14 p.m. on a motion made and
 31 seconded by Councilmen Lawrence **Aft.** Sharp, respectively.

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 34 Vse/a/0- /¹1. s⁹a&ditle/
 35 **MAYOR**

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 40 **CITY RECORDER**
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 42

BOUNTIFUL

(City of Beautiful Homes and Gardens)

P. O. BOX 287- 790 SOUTH 100 EAST
BOUNTIFUL UTAH 84010
(301) 298-6140

CITY COUNCIL
H. KEITH BARTON
JERRY K. LAWRENCE
C. HAROLO SHAFTER
RICHARD G. SHARP
PHYLLIS C. SOUTH WICK

July 13, 1987

Mt. Norm Dobson
2028 E. Ridgehill Dr.
Bountiful, Utah 84010

Re: Maple Brills No. 4 - Plat "A"

Dear Mr. Dobson

We have reviewed the final plans for the referenced subdivision and your engineers are in the process of making some final corrections. When these plans have been completed and approved, the subdivision fees paid and the Letter Of Credit and Guarantee furnished to Bountiful City, the subdivision may be recorded and building permits may be issued. The site improvements and cost estimate are outlined as follows:

Item	Quantity	Description	Unit Price	Total Price
1	7,175 1.f.	Const. 24" x 6" curb & gutter	8.00/1.f.	\$ 57,400.00
2	5,300 1.f.	Const. 4' wide walk	7.50/1.f.	39,750.00
3	900 1.f.	Const. 5' wide walk	9.40/1.f.	8,460.00
4	3,400 1.f.	Install 8" sanitary sewer pipe	12.00/1.f.	40,800.00
5	24 ea.	Install 4" sewer laterals	400.00/ea.	9,600.00
6	500 1.f.	Install 4" sanitary sewer line	10.00/1.f.	5,000.00
7	3,645 1.f.	Install 3" asphalt paving on 8A'" gravel base (30' wide)	33.00/1.f.	120,285.00
8	36 ea.	Set survey marks in walk	30.00/lot	1,080.00
9	1,060 1.f.	15" reinforced concrete pipe	22.00/1.f.	23,320.00
10	Sea.	Bountiful Std. inlet boxes (storm)	950.00/ea.	4,750.00
11	1 ea.	Bountiful Std. outlet boxes (storm)	1,150.00/ea.	1,150.00
12	7 ea.	Bountiful Std. 48" 0 storm jct. boxes	1,150.00/ea.	8,050.00
13	Lump Sum	Compacted fill, excavation, and temp. det. basin	Lump Sum	25,000.00
/4	10 ea.	Set survey monuments	150.00/ea.	1,500.00
/5	36 lots	Engineering bond	300.00/lot	10,800.00
Total Bond				\$356,945.00

In addition to providing the site improvement guarantee, as listed, you will be required to pay the following fees:

(see next page)

<u>Item</u>	<u>Quantity</u>	<u>Description</u>	<u>Unit Price</u>	<u>Total Price</u>
1	2,400 1.f.	Installation of water main	\$ 14.50/1.f.	\$34,800.00
2	36 lots	Installation of 1" water laterals	485.00/lot	17,460.00
3	43.0852 acres	Subdivision fee	10.00/acre	440.00
4		Bond administration fee .3s% of bond		1,784.73
5	2 ea.	Street signs	150.00/ea.	300.00
6	36 lots	Underground power	100.00/ea.	,3,600.00
7	36 lots	Engineering checking fees	30.00/lot	-1,080.00
8		Engineer soil testing and road design		762.00
Total Fees				\$60,226.73

Bountiful will install the culinary water system complete to and including the meter boxes and yoke for the fees as noted above. You will be required to install all the water service lines from the meter boxes to the dwelling units. Before water service is furnished to any dwelling, an \$800.00 cash payment is to be paid to the City as balance due for each lot. This amount is not binding upon the City and is based only on the current costs of a 1-inch service and will be adjusted if costs change.

Ordinance requires you to maintain the streets until all surface improvements are completed and accepted by the City. Bountiful Street Department will snow plow the streets after they are paved with asphalt. Ordinance allows you until August 1, 1988 to complete all site improvements.

Before the Letter of Credit and Guarantee is released by the City, the subdivider must furnish the City a proof of payment and release on all labor performed and materials used in the construction of the mentioned improvements. This waiver and release is to vouchsafe the City from any and all claims that known or unknown persons may have against the subdivider in connection with the construction of this subdivision.

In order to secure proper records of the required improvements an as-constructed plan and profile drawing must be submitted to this office. This plan and profile is to be prepared and certified by a registered land surveyor or engineer and show the location of sewer and water laterals.

All costs and estimates as listed in this letter shall be binding upon the City for a period of sixty (60) days following the date of this letter and shall be void thereafter.

Sincerely yours,

CITY OF BOUNTIFUL


 Jack P. Balling
 City Engineer

JPB/bt

Enclosures

BOUNTIFUL

(City of Beautiful Homes and Gardens)

P. O. BOX 287- 790 SOUTH 100 EAST
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(801) 298-614.0

CITY COUNCIL
H. KEITH BARTON
JERRY K. LAWRENCE
C. HAROLD SHAFTER
RICHARD G. SHARP
PHYLLIS C. SOUTHWICK

July 14, 1987

Mr. Steve Youngberg
880 South Main Street
Bountiful, Utah 84010

Re: Maple Hills No. 4 Subdivision-Plat "A"

Dear Steve:

We have reviewed the plans for the referenced subdivision and find the plans to be deficient in the following areas:

- 1. Sanitary Sewer
 - (A) The plans should be drawn on plan and profile mylar drawings using mechanical lettering in ink so as to be clear and legible. These plans are not acceptable.
 - (B) All fill areas should be shown to be compacted to 95% density.
 - (C) Finish top elevations are required on manholes.
 - (D) All manholes should be shown as 48" 0 pre-cast concrete manholes.
 - (E) The sewer lines must have a minimum cover of 36 inches over the **pipe**.
 - (F) **The sewer pipe** shall be concrete sewer pipe.
 - (G) Sewer lines should be relocated so the lines are not under the curb-gutter or sidewalk.
 - (H) Line **A-3** is unclear on the profile. Where is **it**?
 - (I) We need an overall sewer plan so as to see where the lots will be serviced.
- 2. Storm Drainage System
 - (A) We need the proposed overall drainage plan to insure proper function of the system.
 - (B) We need the hydrology computations showing drainage areas and peak 10-yr.Bows.
 - (C) A temporary storm detention basin should be constructed at the corner **of** Lots 14, 15, 16, with an overflow into the storm drain as first construction. A drainage swale should also drain Maple Hills Drive into the temporary basin during construction of the roadways. This **facility** must be shown on the plans.
 - (D) The storm sewer lines should have a minimum cover of 24 inches. The pipe should be located in areas where **natural** ground surface provides cover requirements.

3. Retaining Walls

The type of retaining walls that you use on your project is your choice; however, the rock wall and the Gabion walls that you have submitted are not adequate to support the earth loads. The walls you select must be designed to support the earth loads imposed and stamped by your soils engineer.

4. A title report is required before a complete check can be made.
5. More excavations are required on Maple Hills Drive between Maple Cove Subdivision and Maple Cove Drive to better locate the existing water line. It is also required that the water line be located and shown both plan and profile between Maple Cove Drive and Maple Hills #2 Subdivision on Maple Hills Drive.
6. The intersection of Maple Cove Drive and Maple Hills Drive will have to be changed as directed by the Bountiful City Engineering Department.
7. Street numbers (addresses) will have to be shown on the plat as directed by Bountiful City Engineering Department.
8. The culinary wa r line design will have to be put on the construction drawings as directed by Bountiful City Engineering Department.
9. Shoot in field elevations, stations and grades for the ends of existing curb and gutter. Provide profiles to match each point.
10. Show the curb return design on both profiles.
11. There are several locations that your sewer and storm drain locations run out of the easements provided on the plat. It is required that all easements be 10.0 ft. wider on each side of the proposed lines.
12. Show ground shots in line with each curb and gutter for 400 ft. beyond the end of construction.
13. A walk location change is required on Maple Hills Drive at the inter-section of Maple Cove Drive.
14. There are other small miscellaneous corrections as shown on the check sheets that will have to be corrected.
15. A corrected street section drawing will have to be submitted to the City.
16. Supply all bonds and fees to the City.

When the above items are corrected and approved, the bond posted and fees paid, the subdivision may be recorded.

Sincerely yours,

CITY OF BOUNTIFUL


 Jack P. Balling
 City Engineer

JPB/bt

P. S. All lots in this subdivision must meet the Foothill Ordinance for usable land (5,000 s.f. of land, less than 30% slope, over 50 feet wide). All lots must be verified for compliance before the plat is recorded.