

1 Minutes of the regular meeting of the City Council held  
2 March 25, 1987 at 7:00 p.m. in the City Hall of Bountiful, Utah.

3  
4 Present: Mayor: Dean S. Stahle  
5 Councilmen: C. Harold Shafter, Richard  
6 G. Sharp, Jerry K.  
7 Lawrence, and H. Keith  
8 Barton  
9 City Manager: Tom Hardy  
10 City Attorney: Layne B. Forbes  
11 City Engineer: Jack P. Balling  
12 City Treasurer: Ira H. Todd  
13 Dep. Recorder: Lois Hoskins  
14 Planning Director: Jon Reed Boothe  
15 Rec. Secretary: Nancy T. Lawrence  
16  
17 Department Head: Clifford Michaelis, Power  
18  
19 Redevelopment Dir.: Randy Sant

20  
21 Excused: Councilwoman: Phyllis C. Southwick  
22 City Recorder: Arden F. Jenson  
23

24 Mayor Stahle called the meeting to order and welcomed those  
25 in attendance, following which he led the pledge of allegiance  
26 to the flag. Mr. Forbes offered the invocation.  
27

28 Official notice of this meeting had been given by posting  
29 a written notice of same and an Agenda at the City Hall and  
30 providing copies to the following newspapers of general  
31 circulation: Davis County Clipper, Deseret News, and Salt Lake  
32 Tribune.  
33

34 Minutes of the regular meeting of the City Council held  
35 March 11, 1987 were presented and unanimously approved as written  
36 on a motion made by Councilman Sharp and seconded by Councilman  
37 Shafter.  
38

39 **EXPENDITURE AND EXPENSE**  
40 **REPORTS APPROVED FOR MARCH**

41 Mrs. Hoskins reviewed the Expenditure and Expense Reports  
42 for the Periods March 1-12, 1987, totaling \$134,080.28, and March  
43 13-19, 1987 in the amount of \$317,959.56. Following a brief  
44 discussion of the expenditures, they were unanimously approved  
45 on a motion made by Councilman Shafter and seconded by Councilman  
46 Barton. The Mayor then reviewed the major items for the  
47 information of those in attendance.  
48

49 **ELMER BARLOW REPORTS FROM**  
50 **SEWER BOARD**

51 Elmer Barlow reported from the South Davis Sewer Board. He  
52 said that the property owners affected will participate in the  
53 project to extend the trunk lines in the west part of the City,  
54 with the Sewer District bonding to cover the costs up front. He  
55 said that two engineers are working on the design for the  
56 proposed plant expansion and that it appears hopeful that the  
57 Sewer Board will be eligible for grant monies for this project

1 within the next 6-8 months. He also reported that further  
2 engineering studies have been done which substantiate the  
3 findings of the Emcon report several years ago that there is a  
4 thick clay barrier (25-50 ft.) which would retard any downward  
5 migration of fluids. This gives the go-ahead to the feasibility  
6 of expanding the plant facility.

7  
8 PUBLIC HEARING SET TO CONSIDER  
9 VACATING STREETS

10 Mr. Hardy reported that there are two small parcels of  
11 property which have been recorded as dedicated streets which need  
12 to have the streets vacated. Mr. Balling pointed out the  
13 properties on a map, one on Monarch Drive, which is a matter of  
14 housekeeping where an amended plat has been filed; and one in  
15 Bridlewood subdivision where Medford Drive terminates in a  
16 cul-de-sac. Councilman Lawrence made the motion that a public  
17 hearing be scheduled on April 29, 1987 at 7:30 p.m. to consider  
18 vacating these two streets. Councilman Shafter seconded the  
19 motion and voting was unanimous.

20  
21 CLAUDE H. NIX AWARDED BID FOR  
22 1400 NORTH STORM DRAIN PROJECT

23 Mr. Balling reviewed the bid results for the 1400 North  
24 storm drain project, stating that of the 16 bids submitted, it  
25 is the recommendation of the staff that the bid be awarded to  
26 low bidder, Claude H. Nix (from Ogden), in the amount of  
27 \$80,288.68. The budget estimate for this project was \$120,000.  
28 Councilman Shafter made the motion that the bid be awarded as  
29 recommended, Councilman Sharp seconded the motion and voting was  
30 unanimous.

31  
32 800 SOUTH DRAINAGE PROBLEM  
33 TO BE RESOLVED VIA STREET RECONSTRUCTION

34 Mr. Balling reported that a public hearing was held last  
35 evening with the property owners affected by the 800 South storm  
36 drain project and he explained to them two alternatives which  
37 have been considered for alleviating the problem they have with  
38 storm run-off: (1) installation of additional storm drain  
39 facilities for the area (as originally proposed); and (2)  
40 reconstructing 800 South between 450 and 350 West to provide a  
41 steeper grade. The cost of the two projects is approximately  
42 the same -- \$51,555 to rebuild the street and \$51,307 for the  
43 storm drain. Mr. Balling said it is his recommendation to  
44 reconstruct the street and the property owners were agreeable to  
45 this proposal. Following discussion, Councilman Lawrence made  
46 a motion of approval as recommended by Mr. Balling, Councilman  
47 Shafter seconded the motion and voting was unanimous.

48  
49 ICPA EXHIBIT I--CONTRACT RATE OF DELIVERY  
50 APPROVED FOR SUMMER SEASON

51 Mr. Michaelis presented for approval the ICPA Exhibit  
52 Contract Rate of Delivery. He reported that it is the recom-  
53 mendation of the Power Commission that the Contract for the  
54 summer season (April 1, 1987 thru September 30, 1987) be approved

1 with firm capacity of 24,910 kW and 63,520,500 kWh of energy.  
2 He said this is the same useage as was approved last year.  
3 Councilman Barton moved for approval of the ICPA contract,  
4 Councilman Lawrence seconded the motion and voting was unanimous.  
5

6 LAKE CITY INTERNATIONAL AWARDED  
7 BID FOR TRUCK FOR POWER DEPARTMENT

8 Mr. Michaelis reported that bids were received by the Power  
9 Department for a replacement truck for Unit #4 and it is the  
10 recommendation of the Power Commission and staff that the bid be  
11 awarded to low bidder, Lake City International, in the amount of  
12 \$45,150. Councilman Shafter made the motion that the bid be  
13 awarded as recommended, Councilman Sharp seconded the motion and  
14 voting was unanimous.  
15

16 W. H. PINGREE CO. AWARDED BID  
17 FOR DIGGER DERRICK PORTION OF TRUCK

18 Mr. Michaelis explained that the digger derrick portion of  
19 Unit #4 replacement was also put out for bid and it is recom-  
20 mended that the bid be awarded to W. H. Pingree in the amount of  
21 \$76,437.00. Bids were sent to three vendors and only one  
22 responded; however, Mr. Michaelis explained that the bid does  
23 meet specifications and compares very favorably with a comparable  
24 bid accepted by St. George city about 6-months ago. Councilman  
25 Lawrence made a motion for approval of the bid from Pingree,  
26 Councilman Sharp seconded the motion and voting was unanimous.  
27

28 HYTORK AWARDED BID FOR TOOLS  
29 FOR POWER DEPARTMENT

30 Mr. Michaelis explained that included in the new 7 MW diesel  
31 engine package was a high torqueing tool for approximately  
32 \$14,230.00. In researching the proposed tool, however, it was  
33 found that it was so large that it could only be used on the new  
34 engine, and it was found that other tools were available which  
35 could be used on all the engines and the hydros. Bids requests  
36 were sent out and demonstrations were requested so that the best  
37 tools could be selected. It is the recommendation of the staff  
38 and Power Commission that the bid from Hytork in the amount of  
39 \$10,416 be accepted. This bid includes a tool with three  
40 separate heads with torqueing capacities of 3,000, 5,000, and  
41 10,000 lbs. Councilman Shafter complimented the staff for the  
42 good job that was done in researching this matter and he made the  
43 motion that the bid from Hytork be accepted as recommended.  
44 Councilman Lawrence seconded the motion which carried  
45 unanimously.  
46

47 E911 EMERGENCY SERVICE POSTPONED

48 Agenda Item No. 10, "Consider E911 Emergency Service  
49 Contract" was postponed to next week's Agenda.  
50

51 FINAL APPROVAL REAFFIRMED FOR SESSIONS PLACE,  
52 PHASE II, WALT GASSER DEVELOPER

53 Walt Gasser, Sessions Place developer, presented the Council  
54 with a request for reaffirmation of final approval to Phase II

1 of that development at 74 East 500 South. Mr. Boothe presented  
2 a site plan and reviewed the following recommendation from the  
3 Planning Commission: that reaffirmation of final approval be  
4 granted subject to: (1) payment of storm detention fees of  
5 \$702.00 and payment of all other required fees; (2) this approval  
6 is limited to construction of the building shell only. Occupancy  
7 will not be granted until final plans for the interior have been  
8 received, permits issued, and the building completed to the  
9 requirements of the Building Code and  
10 Bountiful city requirements; (3) payment of a landscape cash or  
11 surety bond equal to 2 percent of the building valuation, and  
12 automatic sprinkler system; and (4) landscape plans to be revised  
13 to meet Chapter 12.1 of the ordinance. Discussion followed  
14 regarding the landscaping, following which Councilman Lawrence  
15 made a motion for approval as recommended, Councilman Barton  
16 seconded the motion and voting was unanimous.

17  
18 **CONCEPTUAL AND PRELIMINARY APPROVAL**  
19 **GRANTED TO MERRILL BLACK PROJECT,**  
20 **555 SOUTH 500 WEST**

21 Mr. Boothe presented the site plan for the proposed  
22 retail/office project of Merrill Black at 555 South 500 West,  
23 and stated that it is the recommendation of the Planning  
24 Commission that conceptual and preliminary approval be granted  
25 subject to the following conditions: (1) payment of storm  
26 detention fee of \$1,648.50; (2) that the main floor elevation of  
27 the building be raised 6 or more inches to a minimum of one (1)  
28 foot above the flood plain, or lower the ground one foot below  
29 the flood plain; (3) utility pole in conflict with driveway to  
30 be moved at developer's expense; (4) prepare landscape and  
31 sprinkler plan for city approval; (5) posting of a cash or surety  
32 landscape bond equal to 2 percent of the building valuation; and  
33 (6) construction of a concrete curb along the entire north lot  
34 line that is common with Video USA property. Discussion of this  
35 project followed and concern was expressed that the north portion  
36 of the project (for which conceptual approval is being requested)  
37 does not have enough landscaping to stand on its own. Councilman  
38 Barton made a motion for approval as recommended, emphasizing  
39 that **only** conceptual approval is being granted and the deficiency  
40 in landscaping will need to be addressed. Councilman Shafter  
41 seconded the motion which carried unanimously.

42  
43 **PRELIMINARY AND FINAL APPROVAL GRANTED**  
44 **TO SINGLE FAMILY CONVERSION, 796 SO MAIN**

45 Mr. Boothe presented the site plan for conversion of a  
46 single family dwelling to office space at 796 South Main. Don  
47 Myer is the owner/developer. Mr. Boothe said it is the  
48 recommendation of the Planning Commission that preliminary and  
49 final approval be granted to this project subject to the  
50 following conditions: (1) submission of a revised grading plan  
51 for the City Engineer's approval; (2) furnishing a letter from  
52 Carriage **Crossing -owners stating their** approval to the storm  
53 drainage being allowed to run through their project; (3) concrete  
54 **curb to** be installed around the perimeter of all parking areas

1 and driveways. This has particular application along the south  
2 edge of the existing asphalt driveway; and (4) electrical service  
3 drop to be raised to meet standard clearance. Councilman Sharp  
4 made a motion for approval as recommended, Councilman Lawrence  
5 seconded the motion and voting was unanimous.

6  
7 **BOUNTIFUL PLAZA 500 GIVEN**  
8 **FINAL APPROVAL, 55 EAST 500 SOUTH**

9 Mr. Boothe presented the site plan for Bountiful Plaza 500,  
10 55 East 500 South (Spiro Bavelas, developer), and said it is the  
11 recommendation of the Planning Commission that final approval be  
12 granted subject to the following conditions: (1) payment of the  
13 storm detention fee of \$1,235.00 and payment of all other  
14 required fees; (2) office conversion from single family structure  
15 to meet UBC requirement; handicapped restrooms and ramps to be  
16 provided for; (3) site plan to be amended to reflect location and  
17 size of sanitary sewer and culinary water; (4) deed a 7-ft. wide  
18 utility easement to Bountiful city along the front property line  
19 common with 500 South; (5) construction of a 6-ft. high solid  
20 fence or wall in the following locations:

21 (a) entire west side of lot facing 400 South; (b) along the east  
22 side of same lot from the southeast corner of office building  
23 south 30 feet; (c) along the north property line of the  
24 commercial building from the northeast corner of lot west 76  
25 feet, and from the same lot corner south 47 feet; (6) amend the  
26 landscape plan to reflect required area of 10 percent and the  
27 number of trees required; (7) posting a cash or surety landscape  
28 bond equal to 2 percent of the building valuation; and (8) the  
29 perimeter of all parking areas and driveways to have a concrete  
30 curb. Councilman Shafter made the motion that final approval be  
31 granted as recommended and Councilman Lawrence seconded the  
32 motion which carried by a majority. Councilman Sharp voted  
33 "nay", expressing concern that the landscaping of the 400 South  
34 lot is deficient, even though the total project meets **the**  
35 ordinance. He suggested that consideration be given to changing  
36 the definition of required landscaping where there are two street  
37 exposures.

38  
39 **PUBLIC HEARING SCHEDULED TO**  
40 **CONSIDER AMENDING NEIGHBORHOOD 4**  
41 **DISTRICT 4**

42 Mr. Boothe reported that it is the recommendation of the  
43 staff that a public hearing be scheduled on April 22 at 8:30  
44 p.m. to consider amending Neighborhood 4 District 4 in the  
45 downtown area to provide for a new zoning District 10 in  
46 Neighborhood 4. Councilman Shafter made a motion to this effect,  
47 Councilman Barton seconded the motion and voting was unanimous.

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49  
50 **STUDY SESSION TO CONSIDER PROPOSED**  
51 **AMENDMENTS FOR NEIGHBORHOOD 4, DISTRICT 4**

52 The Council met in study session to consider the proposed  
53 amendments to the ordinance regarding Neighborhood 4, District  
54 4 and Councilman Sharp reviewed some of those amendments.

