

1 Minutes of the regular meeting of the City Council held June
2 25, 1986 at 7:00 p.m. in the City Hall of Bountiful, Utah.

3
4 Present: Mayor: Dean S. Stahle (arrived
5 p.m.)
6 Council Members: C. Harold Shatter, Richard
7 G. Sharp, Phyllis C.
8 Southwick, Jerry K.
9 Lawrence, and H. Keith
10 Barton
11 City Manager: Tom Hardy
12 City Attorney: Layne F. Forbes
13 City Engineer: Jack P. Balling
14 City Recorder: Arden F. Jenson
15 City Treasurer: Ira H. Todd
16 Planning Director: Jon Reed Boothe
17 Rec. Secretary: Nancy T. Lawrence
18

19 Mr. Hardy indicated that Mayor Stahle would be late for the
20 meeting and Councilwoman Southwick made the motion that Councilman
21 Sharp serve as Mayor Pro Tempore. Councilman Barton seconded the
22 motion which carried unanimously.
23

24 Mayor Pro Tern Sharp welcomed those in attendance, following
25 which he led the pledge of allegiance to the flag. Mr. Jenson
26 offered the invocation.
27

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

33 Minutes of the regular meeting of the City Council held May
34 28, 1986 were presented and unanimously approved as written on a
35 motion made by Councilman Shatter and seconded by Councilman
36 Lawrence.
37

38 **EXPENDITURES AND EXPENSES**
39 **APPROVED - JUNE 5-12, JUNE 12-19**

40 Mr. Jenson presented the Expenditure and Expense Reports for
41 the Periods June 5-12 and June 12-19, 1986, with respective totals
42 of \$202,271.13 and \$50,176.71. After a brief discussion, these
43 expenditures were unanimously approved on a motion made by
44 Councilman Barton and seconded by Councilman Lawrence.
45

46 **PROPOSED REVISIONS OF LANDSCAPE**
47 **ORDINANCE DISCUSSED - PUBLIC HEARING**

48 Mr. Boothe reviewed the proposed revisions of the zoning
49 ordinance which would provide more detailed requirements for
50 landscaping, walls, and screening devices. He explained that
51 definitions, as listed, would be inserted into the existing
52 ordinance, and a new chapter, "Landscaping and Screening Devices",
53 (Chapter 12.1) would be added. Discussion followed, with
54 Councilman Barton expressing concern about the proposed landscape
55 requirements for park strips. Mayor Stahle arrived during this
56 discussion and he opened the public hearing to consider amending
57 Title 14 (zoning) to provide a better standard for landscaping of
single family, multi-family, and commercial land uses. There were

1 no comments from those in attendance, and inasmuch as another
2 public hearing was scheduled at 7:45 p.m., further discussion on
3 this subject was postponed until later in the meeting.
4

5 **DEFINITION OF "SENIOR CITIZEN CENTER"**

6 **APPROVED**

7 Mr. Boothe reviewed that the staff had been directed to draft
8 a definition of "senior citizen center" which would provide for the
9 needs of a person not wishing to live in a single family home, but
10 not needing the care of a convalescent center. This definition is
11 then to be included as a use in the downtown area. He then
12 reviewed the proposed definition and the Mayor opened the hearing
13 at 8:07 p.m. for public input; there was none. Councilman Sharp
14 made the motion that the definition as proposed be accepted and
15 included in the zoning ordinance (Title 14). Councilman Barton
16 seconded the motion which carried unanimously.
17

18 **MEETING WITH 500 SOUTH PROPERTY**

19 **OWNERS RE: STREET WIDENING PROJECT**

20 At 8:10 p.m. the Mayor opened the discussion with the owners
21 of property along 500 South regarding the proposed street widening
22 project. Mr. Balling explained that it is necessary to obtain the
23 consent of all property owners before commencing with this project,
24 and he further stated that it would be well to complete the project
25 this summer while financial participation is available from the
26 State Department of Transportation. He reaffirmed that the City
27 (and State) will bear all costs and then reviewed the revisions of
28 the project since the previous meeting when the property owners met
29 with the Council. He asked those in attendance to explain their
30 reservations about the project. Adrian Hepworth said that he felt
31 the utility easement which would be required on his property would
32 "put a cloud on the property". Morris Christiansen asked for a
33 clarification as to how relocation of signs would be handled, and
34 Meredith and Gladys Palmer said they would like to see and review
35 the complete plans for the project. (They also indicated that Joe
36 Palmer, spokesman for their family, was out of town and that they
37 do not wish to make a decision prior to discussing the matter with
38 him.) Following this discussion, Mayor Stahle encouraged the
39 property owners to work with the City as quickly as possible to
40 facilitate completion of the project this summer.
41

42 **EXECUTIVE SESSION SCHEDULED**

43 At the request of the Mayor Councilman Shafter made a motion
44 for an executive session immediately after this meeting for the
45 purpose of discussing pending litigation. Councilman Barton
46 seconded the motion and voting was unanimous.
47

48 **S. G. LARSON AWARDED BID FOR**

49 **CAVE HOLLOW WAY**

50 Mr. Balling reported that bids have been received for
51 installation of the sewer and water laterals on Cave Hollow Wayd
52 (left to the responsibility of the City when this development went
53 into receivership). Inasmuch as time was critical and the
54 estimated cost for the project was less than \$8,000, formal notice

1 was not given. Five contractors were asked to submit bids. He
 2 recommended that the contract be awarded to the low bidder,
 3 S. G. Larson and Sons, with a bid of \$4,350.00. Councilwoman
 4 Southwick made a motion to this effect, Councilman Barton seconded
 5 the motion and voting was unanimous. The engineer's estimate was
 6 \$6-7,000.00.

7
 8 **BIDS FOR TRUCK AND BED FOR**
 9 **WATER DEPT. APPROVED**

10 Mr. Hardy reported that bids have been received for a truck
 11 and bed for the Water Department and he recommended that the low
 12 bid from Marion Willey and Son in the amount of \$11,367.08 be
 13 accepted for the truck and the low bid from Fruehof Division in
 14 the amount of \$3,261.00 be accepted for the bed. Councilman Barton
 15 made the motion that the bids be awarded as recommended and
 16 Councilman Lawrence seconded it. Voting was unanimous.

17
 18 **APPROVAL GIVEN TO GRANT THORNTON & CO.**
 19 **FOR INDEPENDENT CITY AUDIT**

20 Mr. Hardy presented for the Council's action the Engagement
 21 Letter with Grant Thornton and Company to provide the annual
 22 independent audit for the City. He reviewed that this firm
 23 performed the audit last year (under a different name) and the
 24 letter and details proposed are identical to previous years
 25 (including the fee of \$21,000). He said that they have done an
 26 outstanding job in the past and recommended that approval be given
 27 for their services again this year. Councilman Shafter made the
 28 motion that approval be given as recommended by Mr. Hardy.
 29 Councilwoman Southwick seconded the motion and voting was
 30 unanimous.

31
 32 **CHILD BROS., INC. AWARDED**
 33 **BID TO INSTALL SEWER & WATER**
 34 **FOR MABEY PUD PROJECT - ORCHARD DR.**

35 Mr. Balling explained that when approval was granted to
 36 Rendell Mabey for development of his property on Orchard Drive,
 37 the developer was asked to get the sewer and water laterals in
 38 place prior to the completion of the paving job on that street
 39 which is currently being done by Gibbons and Reed. The Mabey's
 40 were unable to get their financing as planned and they are not
 41 ready to do this work. However, the street is scheduled to soon
 42 be re-done. Therefore, Mr. Balling requested that the City
 43 install these services, with the costs to be borne by the developer
 44 as the property is developed. The project was put out to bid and
 45 Mr. Balling recommended that the low bid from Child Brothers,
 46 Inc., in the amount of \$7,334.51, be accepted. Councilman Lawrence
 47 made a motion to this effect, Councilman Sharp seconded the motion
 48 and voting was unanimous.

49
 50 **PLANS FOR DENTAL OFFICE BLDG.**
 51 **REFERRED BACK TO PLANNING COMMISSION**

52 Mr. Boothe presented the site plan and elevations of the
 53 professional offices
 54 gar^{ed} He i^s n'reiColi\ n7, lesnodna i^{DD} n^S the⁵ Planning Eas 500

1 Commission that preliminary approval be granted to this project
2 subject to the following conditions: (1) provide storm detention
3 on property to meet City ordinance, or pay a storm drain fee in the
4 amount of \$1,808.00; (2) final plans to meet City codes and be
5 stamped by a licensed architect; (3) payment of required fees and
6 posting of bond; (4) approve design of water and sewer system; (5)
7 payment of sewer fee of \$350.00 per 20 plumbing fixture units; (6)
8 payment of required water connection fee based upon the number of
9 plumbing fixture units; (7) final site plan to show improvements,
10 including the perimeter of the parking and driveway to be
11 constructed with a 24-inch high back curb and gutter, 2 1/2
12 in. thick asphalt surface on a 6 inch gravel base; (8) repair and
13 replacement of all damaged curb and gutter and sidewalk after
14 construction; (9) final landscape and sprinkler plans to be
15 prepared by a landscape architect. Councilman Sharp expressed
16 concern that the building should be designed to blend in with the
17 residential atmosphere and following discussion, Councilman Barton
18 made the motion that this matter be referred back to the Planning
19 Commission for additional architectural review, with the developer
20 to provide a building more harmonious with the residential
21 atmosphere. Councilwoman Southwick seconded the motion which
22 carried unanimously.
23

24 TAX RATE OF .001832 APPROVED;
25 RES. NO. 86-18 ADOPTED

26 Mr. Jenson explained that when the budget was adopted on June
27 11th, the property tax revenue of \$1,150,000 was an estimated
28 figure inasmuch as the tax rate information had not yet been
29 received from the County. That information came from the County
30 today and he reviewed Res. No. 86-18 entitled, "Resolution
31 Determining the Tax Rate and Levying Taxes upon all Real and
32 Personal Property in the City of Bountiful, Davis County, State of
33 Utah, Made Taxable for the Year 1986", establishing a rate of
34 .001832 on each dollar. Councilman Barton made the motion that
35 this rate be accepted and Res. No. 86-18 be adopted and the Mayor
36 and City Recorder authorized to sign it. Councilwoman Southwick
37 seconded the motion and voting was unanimous.
38

39 1986-87 BUDGET AMENDED TO REFLECT
40 ADJUSTMENTS AFTER ADOPTION OF TAX RATE

41 Mr. Jenson then noted that it is necessary to amend the
42 1986-87 budget to reflect the corrected figures as follows: that
43 the property tax revenue in the General Fund be corrected from
44 \$1,150,000 to \$1,125,275; and that the priors year's taxes
45 delinquent be amended from \$30,000 to \$54,725, with a net effect
46 on the total budget of zero. Councilman Shafter made a motion to
47 this effect, Councilman Sharp seconded the motion and voting was
48 unanimous.
49

50 RICHARD STRINGHAM PRESENTS
51 ALTERNATIVE PLAN FOR DOWNTOWN
52 DEVELOPMENT - PARKING

53 Richard Stringham, a member of the Downtown Committee,
54 expressed concern that the Redevelopment Agency is favoring a plan

1 whereby parallel parking may soon be implemented on Main Street and
 2 he presented a plan which would allow maximum parking (a
 3 combination of angle and parallel) until development of the full
 4 six-block area is completed, which could then be converted to total
 5 parallel parking. This recommendation is based on the desire to
 6 accommodate as many vehicles as possible for the existing Main
 7 Street merchants and to allow time to develop additional off-street
 8 parking. This item will be placed on next week's Agenda for
 9 further discussion.

10
 11 **DISCUSSION OF LANDSCAPE ORDINANCE**
 12 **POSTPONED TO FUTURE MEETING**

13 The discussion on the proposed landscape ordinance revisions
 14 will also be discussed further at a future meeting.

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 16 The meeting adjourned at 9:37 p.m.

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 21 MAYOR

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 26 CITY RECORDER
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