

1 Minutes of the regular meeting of the City Council held
2 August 6, 1986 at 7:00 p.m. in the City Hall of Bountiful, Utah.
3

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

16 Absent: Councilmen: Harold Shafter and Jerry K.
17 Lawrence
18

19 Mayor Stahle welcomed those in attendance and led the pledge
20 of allegiance to the flag, following which Councilman Sharp
21 offered the invocation.
22

23 Official notice of this meeting had been given by posting
24 a written notice of same and An Agenda at the City Hall and
25 providing copies to the following newspapers of general circula-
26 tion: Davis County Clipper, Deseret News, and Salt Lake Tribune.
27

28 Minutes of the regular meeting of the City Council held July
29 9, 1986 were presented and unanimously approved as corrected on
30 a motion made by Councilman Barton and seconded by Councilwoman
31 Southwick.
32

33 EXPENDITURE AND EXPENSE REPORTS

34 APPROVED

35 Mr. Jenson presented the following expenditure reports:
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37	Period ending June 30, 1986	\$356,376.48
38	June 30, 1986 (completion of fiscal year)	142,644.03
39	Summary of June	2,140,917.42
40	Period July 1-23, 1986	890,563.15
41	Period July 23-31, 1986	403,762.06
42		

43 Following a brief discussion of these expenditures, Councilman
44 Sharp made the motion that they be approved as presented.
45 Councilman Barton seconded the motion and voting was unanimous.
46

47 AGENDA ITEM POSTPONED

48 Agenda Item No. 4, "Consider Citizen Complaint - Kyle Jones
49 (Concrete Work - Roy McNeil)" was postponed for one week.
50

51 NEW CITY PROSECUTOR INTRODUCED

52 Mr. Forbes introduced Donna Draughon, newly-hired prose-
53 cutor, and Ms. Draughon was welcomed by the Council.
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1 **APPROVAL GIVEN TO GENERAL STREET**
2 **PLAN FOR DOWNTOWN AREA**

3 Mr. Hardy reviewed that the Council had directed the staff
4 to work with consulting architects and draw up a proposal for
5 the street design in the area between 100 North and 200 South on
6 Main Street as it relates to the downtown Redevelopment project.
7 He discussed the proposed parking, off-street parking, left-hand
8 turn lanes, etc. He said it was the recommendation of Doug Todd
9 that a fountain be placed in the area of the Tabernacle block and
10 it was also suggested that the UTA buses be routed off Main
11 Street--either on 100 West or 100 East. After discussing the
12 suggestions and recommendations given, Mr. Hardy said that the
13 staff would proceed with plans, with financing to come through
14 City capital improvement funds and RDA funds. Mayor Stahle
15 requested a rough drawing of the proposal as discussed by
16 Mr. Hardy, following which Councilman Sharp made the motion that
17 approval be given to the general concept, subject to detailed
18 plans being submitted at a later time. Councilman Barton
19 seconded the motion which carried unanimously.
20

21 **PUBLIC HEARING TO CONSIDER AMENDING**
22 **ZONING ORDINANCE RE: DEFINITION OF AUTOMOTIVE**
23 **SERVICE STATION**

24 At 7:37 p.m. Mayor Stahle opened the public hearing to
25 consider the request of Jim Foster to amend the definition of
26 automotive service station in the zoning ordinance to allow as
27 an option-r-ather than the primary purpose, the retail sale of
28 gasoline or other related fuel, oil or lubricant. Mr. Foster
29 was in attendance and explained that he would like to do
30 everything in his business that a service station does, **except**
31 sell gas. He said that he would not be doing any major repairs.
32 Mayor Stahle called for comments from those in attendance; there
33 were none. After discussion, Councilman Barton made the motion
34 that this matter be tabled to provide for further study, with the
35 recommendation that approval be granted when suitable language
36 can be drawn up. it was suggested that criteria could be
37 established to define the nature of repairs permitted (such as
38 no outdoor vehicle storage). Councilman Sharp seconded the
39 motion and voting was unanimous.
40

41 **AGENDA ITEM NO. 7 POSTPONED**

42 Further review of the proposed landscape ordinance (Agenda
43 Item No. 7) was postponed.
44

45 **BUSINESS LICENSE APPROVED FOR HORSE-**
46 **DRAWN CARRIAGE RIDES**

47 Gayle Hardman and Tom Bevan presented a request to the
48 Council for permission to operate a horse-drawn carriage business
49 in Bountiful to be known as "The Marriage Carriage". The service
50 would be available for special occasions, such as anniversaries,
51 birthdays, Christmas caroling, etc. After this matter was
52 **discussed-i—C-e-uneilman Barton** recommended that authorization be
53 given to issue a business license with the recommendation that
54 the staff look into the ordinance as to what would be needed to

1 regulate this type of activity; and with the stipulation that the
2 business might come under different regulations at a later time.
3 The motion was also contingent on the stipulation that the
4 business be covered with liability insurance prior to issuance
5 of the license, and that droppings be kept off the streets.
6 Councilwoman Southwick seconded the motion and voting was
7 unanimous.
8

9 **PRELIMINARY APPROVAL GRANTED TO**
10 **OFFICE BUILDING (MARK NELSON),**
11 **625 EAST 500 SOUTH**

12 Mr. Boothe presented the site plan for the proposed
13 professional office building at 625 East 500 South (Mark Nelson)
14 and stated that it is the recommendation of the Planning
15 Commission that preliminary approval be granted subject to the
16 following conditions: (1) provide storm detention on property
17 to meet city ordinance or pay a storm drain fee in the amount of
18 \$1,808.00; (2) final plans to meet City codes and be prepared by
19 a licensed architect; (3) payment of required fees and posting
20 a bond; (4) approve design of water and sewer system; (5) payment
21 of sewer fee of \$350.00 per 20 plumbing-fixture-units; (6)
22 payment of required water connection fee based upon the number
23 of plumbing fixture units; (7) final site plan to show improve-
24 ments including the perimeter of the parking and driveway to be
25 constructed with a 24-inch high back curb and gutter, 2-1/2 inch
26 thick asphalt surface on a 6-inch gravel base; (8) repair and
27 replacement of all damaged curb and gutter and sidewalk after
28 construction; and (9) final landscape and sprinkler plans to be
29 prepared by a landscape architect. After a brief discussion of
30 this item, Councilman Sharp made the motion that preliminary
31 approval be granted, as recommended, with the stipulation that
32 the water and sewer laterals be installed within fifteen days so
33 that 500 South Street would not have to be disturbed after it is
34 reconstructed. Councilman Barton seconded the motion which
35 carried unanimously.
36

37 **PRELIMINARY APPROVAL GRANTED TO**
38 **COMMERCIAL BUILDING - 555 SO 500 WEST**

39 Mr. Boothe presented the site plan for a proposed commercial
40 building at 555 South 500 West (Video USA; Wayne Taylor,
41 developer), and said that it is the recommendation of the
42 Planning Commission that preliminary approval be granted subject
43 to the following conditions: (1) the final site plan to show the
44 grading, both existing and proposed elevations, and the grading
45 to show flood plain problems, if any; (2) storm water runoff to
46 be handled either by taking care of it on their own property or
47 pay the storm drain fee of \$1,755.00; (3) payment of required
48 fees and approval from the State to break the curb and gutter on
49 500 West; (4) payment of culinary water fees; (5) the landscape
50 and sprinkler plan to be prepared by a licensed landscape
51 architect; (6) a two percent bond be posted to guarantee the
52 landscaping and on-site improvements; (7) curb and gutter to be
53 installed around the perimeter of the parking and driveway; curb
54 and gutter should be along the east property line since it will

1 be next to the parking, and the concrete curb along the north
2 property line to protect the landscaping; and (8) developer to
3 remove, at his own expense, the power pole located in the middle
4 of the proposed driveway. Councilman Sharp made the motion that
5 preliminary approval be granted as recommended, Councilwoman
6 Southwick seconded the motion, and voting was unanimous.
7

8 **DAVE BROWN PETITIONS COUNCIL TO**
9 **AMEND STREET PLAN TO ELIMINATE PROPOSED**
10 **EXTENSION OF MILL CREEK WAY**

11 Dave Brown, 1195 South Westwood Road, petitioned the City
12 Council to consider amending the Master Street Plan by elim-
13 inating the proposed extension of Mill Creek Way from Valley View
14 Elementary to Davis Boulevard. His chief concern was the
15 additional traffic which would be generated on Mill Creek Way,
16 particularly as it relates to this street being used by school
17 children. He also expressed concern regarding added costs to
18 the City for construction of improvements and the fact that the
19 homes in the neighborhood would decrease in value if Mill Creek
20 Way were changed to a through street. This request was discussed
21 and Mr. Balling briefly explained that the street plan includes
22 the extension of Mill Creek Way because the length of the block
23 without the extension is too long to provide adequate emergency
24 services, as well as a need to properly engineer utility
25 services. Councilman Sharp made the motion that this matter be
26 tabled until such time as the matter is to be considered as it
27 relates to development of the property north of the school.
28 Councilwoman Southwick seconded the motion which carried
29 unanimously.

31 **DAR SUBMITS REQUEST FOR COUNCIL TO**
32 **CONSIDER 1987 BICENTENNIAL OF THE CONSTITUTION**

33 Mayor Stable reported that he has been contacted by the
34 Daughters of the American Revolution requesting that the City
35 start considering the 1987 BiCentennial of the Constitution. He
36 requested that the Council start thinking about things which
37 might be done in celebration of this event and suggested that a
38 committee be formed and funding be provided in next year's
39 budget.
40

41 **FINANCIAL ASSISTANCE APPROVED FOR**
42 **SO DAVIS COMMUNITY CHOIR**

43 Mayor Stable said that a request for financial assistance
44 has come from the South Davis Community Choir and he recommended
45 that \$2,000.00 be allocated for this group. Councilwoman
46 Southwick made the motion that this funding be approved,
47 Councilman Barton seconded the motion and voting was unanimous.
48

49 **CITY TO PARTICIPATE 50-PERCENT**
50 **WITH PROPERTY OWNERS ON 500 SOUTH**
51 **FOR STREET IMPROVEMENTS**

52 Mr--Balling explained that when the '500 'South Improvement
53 District was completed about ten years ago (approximately 10th
54 East) there were about five or six property owners who did not

1 participate, and follow-up in court was never initiated. He
 2 referred to the site visit made by the Council last week to this
 3 area and noted that there is a vital need to have sidewalks along
 4 500 South. He said that it would cost more to take the matter
 5 to court and force property owners to pay for the improvements
 6 than to participate with them 50 percent in completing this
 7 work. Therefore, it was his recommendation that the City
 8 participate with the property owners on 50 percent of the cost
 9 to install the sidewalk, curb, and gutter (estimated to be
 10 between \$6,000 and \$10,000). After a brief discussion, Council-
 11 man Barton made the motion that this recommendation be approved,
 12 Councilwoman Southwick seconded the motion and voting was
 13 unanimous.

14
 15 MOON LAKE PRECONSTRUCTION AGREEMENT
 16 APPROVED

17 Mr. Forbes reviewed the Pre-Construction Agreement between
 18 the U.S. Dept of Interior (BOR), Moon Lake Water Users Associ-
 19 ation, and Bountiful which relates to the Moon Lake hydro
 20 project, noting that it was almost identical to prior hydro
 21 agreements, and recommended that it be executed. Councilman
 22 Barton made a motion for approval as recommended, with authori-
 23 zation for the Mayor and City Recorder to sign. Councilman Sharp
 24 seconded the motion and voting was unanimous.

25
 26 RES. NO. 86-19 PROVIDING FOR
 27 CONDEMNATION PROCEEDINGS RE: TRANSMISSION
 28 LINE APPROVED

29 Mr. Forbes reviewed Resolution No. 86-19, relating to
 30 condemnation of property in the Granada Hills subdivision area,
 31 (owned by Foothill Development, et.al .) for the purpose of
 32 constructing a power transmission line and recommended that this
 33 resolution be adopted. Councilman Sharp made a motion for
 34 approval, giving authorization for the Mayor and City Recorder
 35 to sign. Councilwoman Southwick seconded the motion which
 36 carried unanimously.

37
 38 EXECUTIVE SESSION SCHEDULED

39 At the request of the Mayor, Councilman Sharp made a motion
 40 that an executive session be scheduled immediately after this
 41 meeting for the purpose of discussing pending litigation.
 42 Councilman Barton seconded the motion and voting was unanimous.

43
 44 LETTER OF APPRECIATION - POLICE DEPARTMENT

45 Mayor Stahle read a letter from a stabbing victim express-
 46 ing appreciation to individually-named officers and the Police
 47 Department in general for the excellent manner in which they
 48 handled her case.

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 50 The meeting adjourned at 9:30 • •

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MAYOR

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