

1 Minutes of the regular City Council meeting held
2 February 5, 1986 at 7:00 p.m. in the City Hall of Bountiful,
3 Utah.

4
5 Present: Mayor: Dean S. Stahle
6 Council Members: C. Harold Shafter, 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 B. 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 Mayor Stahle welcomed those in attendance, giving special
20 recognition to the visiting youth. He then led the pledge of
21 allegiance to the flag, following which Mr. Balling offered the
22 invocation.
23

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

30 Minutes of the regular meeting of the City Council held
31 January 22, 1986 were presented and unanimously approved as
32 amended on a motion made by Councilman Shafter and seconded by
33 Councilman Barton.
34

35 EXPENDITURES FOR JANUARY APPROVED

36 Mr. Jenson presented the Expenditure and Expense Reports
37 for the following periods: January 16-23, 1986, in the amount
38 of \$98,287.77; and January 24-30, 1986, totaling \$97,896.98.
39 After a brief discussion period, these expenditures were
40 unanimously approved on a motion made by Councilman Lawrence
41 and seconded by Councilman Sharp. Mayor Stahle then reviewed
42 the major expenditures with those in the audience.
43

44 CROSS COMMERCIAL DIVING AWARDED 45 CONTRACT FOR HYDRO STUDY

46 Mr. Hardy explained that as a part of the East Canyon
47 hydro project, it will be necessary to bore a hole through the
48 dam. In order to do that, it will be necessary to do a
49 reconnaissance study which will require the assistance of deep
50 water divers to take measurements and use video camera equip-
51 ment. He recommended that the City engage the firm of Cross
52 Commercial Diving to perform these services, noting that they
53 are the only firm in the State which does commercial deep water
54 diving. He reviewed the manpower and equipment which would be
55 used and said that the cost for this service would be
56 \$12,600.00. Following discussion of this recommendation,
57 Councilman Shafter made the motion that approval be given to

1 the recommendation as presented by Mr. Hardy. Councilman
2 Lawrence seconded the motion and voting was unanimous.

3
4 **APPROVAL GIVEN TO ICPA AGREEMENT**
5 **RE: ECHO-EAST CANYON SUBSTATION DESIGN**

6 Mr. Hardy reviewed the proposed Agreement between
7 Bountiful and ICPA for the engineering staff of ICPA to do the
8 Echo and East Canyon substation design. He pointed out that
9 ICPA has the expertise necessary to do this work and said that
10 the maximum amount of the contract would be \$43,000. It is the
11 recommendation of the Power Commission that this contract be
12 approved and it was noted that it is included in the budget for
13 the transmission line. Councilman Sharp made a motion for
14 approval, Councilman Shafter seconded the motion, and voting
15 was unanimous.

16
17 **CRSP CONTRACT FOR 1986 SUMMER**
18 **SEASON APPROVED**

19 Mr. Hardy reviewed the CRSP Contract Rate of Delivery for
20 the 1986 Summer Season and noted that this is a standard
21 contract which has been signed for the past 20 years. The
22 contract provides for 24,910 kw of firm power and 1,951 kw of
23 peaking power. Councilman Shafter made the motion that this
24 contract be approved, Councilman Barton seconded the motion and
25 voting was unanimous.

26
27 **CITY TREASURER, RECORDER, AND MARSHAL**
28 **APPOINTED TO SERVE ANOTHER FOUR YEARS**

29 Mayor Stahle reviewed that the State Statute provides that
30 the City Recorder, City Treasurer, and Marshal be appointed
31 every four years and he recommended that Arden Jenson continue
32 as City Recorder, Ira H. Todd continue as Treasurer, and Larry
33 Higgins continue as Marshal (Chief of Police). Councilwoman
34 Southwick made a motion of approval, Councilman Lawrence
35 seconded the motion and voting was unanimous.

36
37 **QUIT CLAIM DEED APPROVED FROM**
38 **CITY TO RONNIE AND LUCILLE ELLIS**

39 Mr. Balling reported that Ronnie and Lucille Ellis are
40 developing a condominium project at 1790 North 200 West and
41 when the title report came in and the project was presented for
42 final approval, a discrepancy was found between the deed and
43 the existing boundary of 200 West Street. The title report
44 shows the street to be 12 feet west of its normal boundary and
45 Mr. Balling noted that this area is not needed for the street.
46 He recommended that the Council approve a quit claim deed
47 transferring this property from the City to Ronnie and Lucille
48 Ellis. This property will be recorded as a utility easement.
49 Councilman Sharp made the motion that the quit claim deed be
50 approved as recommended, Councilman Shafter seconded the motion
51 and voting was unanimous.

52
53 **FINAL APPROVAL GRANTED TO HOMESTEAD**
54 **CONDO - RONNIE ELLIS**

55 Mr. Balling presented the site plan for the Homestead

1 Condominium project of Ronnie and Lucille Ellis and recommended
2 that final approval be granted to the first phase--8 units--
3 subject to correlating with the proper recording of this
4 project. Councilman Lawrence made a motion for approval,
5 Councilman Barton seconded the motion and voting was unanimous.
6

7 **BIDS AWARDED FOR POWER DEPARTMENT**

8 **VEHICLES**

9 Mr. Hardy reported that the Power Department has received
10 bids for two new replacement vehicles and he recommended that
11 the following low bids be accepted: a pickup truck from Rick
12 Warner Ford (gas rather than diesel) in the amount of
13 \$13,696.14 with a \$140 paint option; and a one-ton truck from
14 Murdock Chevrolet in the amount of \$13,171.36 with a \$60.00
15 paint option. Councilman Shafter made the motion that these
16 bids be accepted and Councilman Barton seconded the motion.
17 Voting was unanimous.
18

19 **APPROVAL GIVEN TO APPLY FOR**

20 **CDBG FUNDS-RDA**

21 At 7:30 p.m. Mayor Stahle opened the public hearing to
22 consider Bountiful's 1986 Community Development Block Grant
23 program. Randy Sant, Redevelopment Director, referred to a
24 summary sheet of grant application criteria and recommended
25 that an application be made for a \$275,000.00 grant this year
26 and a \$225,000.00 grant next year. The Council had originally
27 considered a \$500,000 grant this year; however, Mr. Sant said
28 he thought they would be more successful in getting a grant if
29 the amount were smaller, inasmuch as the total funds available
30 to the County this year are limited and Bountiful is in
31 competition with other municipalities as well as the County.
32 He reviewed the proposed project of replacing the street
33 improvements and utilities between 200 South and 400 North on
34 Main Street and providing landscaping. He noted that this
35 project meets nine of 12 criteria listed on the application and
36 stated that he felt Bountiful should be favored in receiving
37 this grant inasmuch as we have not had any significant alloca-
38 tions in the past and the proposed project will increase the
39 tax base and employment. Councilman Sharp made a motion that
40 approval be given to the CDBG application for \$275,000.00, and
41 that Mr. Sant be instructed to proceed with the application so
42 that it can be submitted before the February 12th deadline.
43 Councilman Barton seconded this motion which carried unanimous-
44 ly.
45

46 **PUBLIC HEARING TO CONSIDER AMENDING**
47 **ORDINANCE - RESIDENTIAL FACILITIES FOR**
48 **HANDICAPPED; ORD. NO. 86-1 ADOPTED**

49 At 7:45 p.m. Mayor Stahle opened the public hearing to
50 consider amending Title 14, Chapter 2, Definitions, and Title
51 14, Chapter 5, Regulation of Land Uses, as these sections
52 pertain to residential facilities for the handicapped.
53 Mr. Forbes explained that the existing State statute is
54 confusing on the matter as to where handicapped residential
55 facilities are permitted and he recommended that Ordinance
56 No. 86-1 be adopted to clarify that issue. He reviewed the

1 ordinance and summarized that it provides for residential
2 facilities for the handicapped in all zones of the city **except**
3 those zones that permit exclusively single-family dwelling
4 **uses.** After discussion on this matter, Councilman Lawrence
5 made the motion that Ord. No. 86-1, entitled "AN ORDINANCE
6 AMENDING CERTAIN PROVISIONS OF TITLE XIV OF THE REVISED
7 ORDINANCES OF BOUNTIFUL, UTAH, 1965, AS AMENDED, AS FOLLOWS:
8 CHAPTER 2, SECTION 300, BY DEFINING "RESIDENTIAL FACILITY FOR
9 HANDICAPPED PERSONS" AND "HANDICAPPED PERSONS"; CHAPTER 5,
10 SECTION 800 (TABLE OF LAND USE REGULATIONS) BY PROVIDING FOR
11 LAND USE R-7 RESIDENTIAL FACILITIES FOR HANDICAPPED PERSONS IN
12 CERTAIN NEIGHBORHOODS AND DISTRICTS AND BY CREATING A NEW
13 SECTION 5-900 BY ADOPTING A CRITERIA FOR RESIDENTIAL FACILITIES
14 FOR HANDICAPPED PERSONS AND REPEALING ALL ORDINANCES OR PARTS
15 OF ORDINANCES IN CONFLICT THEREWITH," be adopted. Councilwoman
16 Southwick seconded the motion which **carried** unanimously.
17

18 **COUNCIL APPROVES CONTRIBUTION TO**
19 **COUNTY ECONOMIC DEVELOPMENT PROGRAM**

20 Mr. Hardy reviewed that Rick Mayfield and Bob Ward,
21 representing the Chamber of Commerce and the Davis County
22 Economic Development Program, had recently requested that the
23 Council consider including approximately \$25,000 in the 1986
24 budget as a contribution to the County Economic Development
25 Program. He recommended that this contribution be authorized
26 subject to (1) the County's approval of Bountiful's application
27 for CDBG funding; and (2) a more detailed explanation of how
28 the funds will be used. Mr. Hardy reviewed the positive and
29 negative features of the proposed Economic Development Program
30 of the County, and noted that support from the two agencies
31 should be reciprocal. He pointed out that the most stimulating
32 economic development project which Bountiful is presently
33 considering is the downtown project and the success of this
34 program hinges on whether or not the grant application is
35 approved.
36

37 A lengthy discussion followed, with Mayor Stahle recognizing
38 the positive implications from both projected programs.
39 However, he pointed out that he felt it was improper to tie the
40 funding of the two projects together because Mr. Mayfield is
41 not in a position to be able to speak for COG, the body which
42 will approve or disapprove the CDBG grant application. He also
43 emphasized that we should be willing to work and cooperate with
44 neighboring agencies and try to be a part of the general
45 community in which we live. The merits of becoming involved in
46 procurement of HAFB contracts was also discussed as it relates
47 to the need for staffing on the County level. Councilman
48 Shafter made the motion that the Council accept the request
49 from the County for funding not to exceed \$24,830 for economic
50 development. Councilwoman Southwick seconded the motion and
51 voting was unanimous.
52

53 **GILBERT-WESTERN AWARDED BID FOR**
54 **INSTALLATION OF 7 MW GENERATOR**

55 Mr. Hardy reported that bids have been received for
56 installation of the 7 MW generator for the Light and Power

1 Plant and he recommended that the low bid from Gilbert-Western
2 Corporation in the amount of \$634,000 be approved. Councilman
3 Lawrence made a motion to this effect, Councilman Barton
4 seconded the motion and voting was unanimous.

5
6 LETTER OF SUPPORT AUTHORIZED FOR
7 SORE

8 Mr. Hardy reviewed that the Small Owners of Rental Units
9 Everywhere (SORE), headed by Ms. Terri Stark, had approached
10 the Council recently seeking relief from high vacancies
11 resulting from (1) increased construction of multi-family
12 housing subsidized by IRB's; and (2) publicly-owned housing.
13 The group had also requested that Bountiful put a moratorium on
14 any change of zoning which would permit additional multi-family
15 projects. He reviewed statistics gathered by the staff on the
16 number of multi-family units constructed in Bountiful in the
17 past two years and the number of government-owned units. He
18 also noted those units specifically constructed for the
19 elderly. He recommended that a letter be sent to Ms. Stark
20 indicating that the City is sympathetic to the problem, but
21 stating that no moratorium will be placed on multi-family
22 housing. Councilman Sharp made a motion to this effect,
23 authorizing the Mayor to sign the letter. Councilwoman
24 Southwick seconded the motion and voting was unanimous.

25
26 RES. NO. 86-3 ADOPTED IMPLEMENTING
27 INCREASE IN GOLF COURSE FEES

28 Mr. Hardy reported that it is the recommendation of the
29 Parks and Recreation Committee that golf course fees be
30 increased for the up-coming season as follows: 9 holes, from
31 \$4.00 to \$5.00; and 18 holes, from \$8.00 to \$10.00. He
32 reviewed statistics on use of the course and related fees from
33 other neighboring courses. Councilman Shafter recommended that
34 a capital improvements fund be established for the purpose of
35 setting aside monies for another golf course. Councilman Sharp
36 made the motion that Resolution No. 86-3, entitled "A RESOLU-
37 TION INCREASING AND SETTING GOLF COURSE FEES AT THE BOUNTIFUL
38 CITY GOLF COURSE", be adopted with authorization for the Mayor
39 to sign it. Councilwoman Southwick seconded the motion which
40 carried unanimously.

41
42 EXECUTIVE SESSION SCHEDULED

43 Councilman Sharp made a motion that an executive session
44 be scheduled immediately after this meeting for the purpose of
45 discussing strategy with respect to collective bargaining.
46 Councilman Shafter seconded the motion which carried unanimou-
47 ly.

48
49 PUBLIC HEARING SET TO CONSIDER
50 REZONING REQUEST

51 Mr. Boothe reported that a request has been received to
52 amend the zoning boundary between Zoning Districts 1-10 and 4-2
53 to allow a duplex at 187 East 400 North, and he recommended
54 that a public hearing be set for March 5, 1986 at 7:30 p.m. to
55 consider this request and that this matter be sent back to the
56 Planning Commission for its recommendation. Councilwoman

Southwick made a motion to this effect, Councilman Barton seconded the motion and voting was unanimous.

REPORT ON TRIP TO ARIZONA

Mayor Stahle called on the Council for their observations on the recent trip made by City officials to Tempe and Scottsdale, Arizona. Determination of density of multi-family units, signs, civic center planning, and beautification were among the topics noted by the Council and Mayor. All those that went expressed that the trip was very worthwhile.

The meeting adjourned at 9:54 p.m.

MAYOR 46/44


CITY RECORDER
* * * *