

1
2 Minutes of the regular City Council meeting held March 26,
3 1986 at 7:00 p.m. in the City Hall of Bountiful, Utah.
4

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

18 Mayor Stahle welcomed those in attendance, giving special
19 recognition to the young people. He then led the pledge of
20 allegiance to the flag, following which Councilman Shafter
21 offered the invocation.
22

23 Official notice of this meeting had been given by posting a
24 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
29 March 12, 1986, were presented and unanimously approved as
30 written on a motion made by Councilman Barton and seconded by
31 Councilman Lawrence.
32

33 EXPENDITURE AND EXPENSE REPORTS

34 APPROVED

35 Mr. Jenson presented the Expenditure and Expense Reports for
36 the Period March 6-13, 1986, totaling \$260,759.96, and March
37 13-20, 1986, in the amount of \$152,810.34. These expenditures
38 were given unanimous approval on a motion made and seconded by
39 Councilmen Lawrence and Barton, respectively. Mayor Stahle then
40 reviewed the larger expenditures for the benefit of those in the
41 audience.
42

43 NORMA LOCKER HONORED ON 44 RETIREMENT

45 Mayor Stahle referred to the high calibre of employees who
46 work for the City. He said that Norma Locher has retired after
47 being with the City for 12 years and he expressed appreciation on
48 behalf of the City for her fine service. Mr. Jenson,
49 Mrs. Locher's supervisor, commented on the tremendous job which
50 Norma always did and he paid tribute to her and to her family for
51 the quality of people that they are. Mrs. Locher was then
52 presented with a token of appreciation by the Mayor. Mrs. Locher
53 said that she had enjoyed her time with the City and noted that
54 the employees seem to be "one big family" whom she had learned to
55 love.
56
57
58

1 **PINGREE COMPANY AWARDED BID**
2 **FOR POWER DEPT. AERIAL DEVICE**

3 Mr. Michaelis reported that bids have been received for a
4 new aerial device which will be used on Unit #9. The bucket
5 presently on Unit #9 will be changed over to Unit #11 which is
6 used by the tree trimming crew. He said it is the recommendation
7 of staff and the Power Commission for the low bid from Pingree
8 Company in the amount of \$47,595.00 to be accepted. Councilman
9 Shafter made a motion to this effect, Councilman Barton seconded
10 the motion and voting was unanimous.
11

12 **LETTER OF INTEREST RE: IPP UNIT #3**
13 **APPROVED**

14 Mr. Michaelis presented a transmittal letter regarding
15 possible participation in IPP Unit #3, a 750 megawatt unit which
16 will come on line about 1994. He explained that this is a letter
17 of interest and is not binding on the City. It is the recommenda-
18 tion of the Power Commission that this letter be signed.
19 Councilman Lawrence made a motion of approval of the transmittal
20 letter, Councilman Shafter seconded the motion and voting was
21 unanimous. In response to questions from the Council,
22 Mr. Michaelis said that this contract will probably be put in
23 place within the next year; however, we would not take power nor
24 have any costs until 1994.
25

26 **APPROVAL GIVEN FOR PARTICIPATION**
27 **IN IPP NORTHERN TRANSMISSION LINE**

28 Mr. Michaelis explained that Bountiful was originally
29 scheduled to receive power at the IPP buss; however, the lines
30 that were to have been built by Utah Power and Light to the Mona
31 Substation will not be built. It is therefore necessary to have
32 the point of delivery for the power changed from the IPP buss to
33 the Mona Substation via the Northern Transmission Line, and IPP
34 has requested that Bountiful submit a formal letter requesting a
35 change in the point of delivery. Councilman Shafter made the
36 motion that this action be taken and that the Mayor be authorized
37 to sign the letter. Councilman Sharp seconded the motion and
38 voting was unanimous.
39

40 **RES. NO. 86-7 AUTHORIZING UAMPS**
41 **AS SINGLE PURCHASING AGENT FOR CRSP**
42 **POWER APPROVED**

43 Mr. Michaelis explained that it would be to the advantage of
44 the City to participate with UAMPS in contracting for CRSP power,
45 with UAMPS serving as the purchasing agent and then reallocating
46 it to Bountiful. By having several agencies pool their power
47 under a single agent, it allows for better economics in distribu-
48 tion. If the single purchasing agent concept does not prove to
49 be in the best interest of the City, Bountiful could revert to
50 individual purchasing with a six-month notice. Mr. Michaelis
51 said it is the recommendation of the Power Commission to approve
52 Resolution No. 86-7 which provides for UAMPS to be the single
53 purchasing agent. Councilman Lawrence made the motion that
54 Res. No. 86-7 be approved and that the Mayor be authorized to
55 sign it. Councilwoman Southwick seconded the motion and voting
56 was unanimous.

1
2 **RES. NOS. 86-8 (GILLMOR),**
3 **86-9 (BAR-K LAND CO.) AND 86-10**
4 **(RICHINS) RE: EMINENT DOMAIN**
5 **PROCEEDINGS GIVEN APPROVAL**

6 Mr. Forbes informed the Council that it will be necessary to
7 use eminent domain proceedings in three different instances
8 relating to acquisition of property for the East Canyon-Echo
9 Transmission line. He reviewed the negotiations which have taken
10 place and the appraisals given to the property involved. In the
11 case of the Gillmor property, he noted that a resolution was
12 previously approved to implement the eminent domain proceedings;
13 however, it is necessary to amend that resolution to include the
14 roadway as well as the line easement. He then recommended that
15 Resolutions No. 86-8, 86-9, and 86-10 be approved and the Council
16 took action as follows: Resolution No. 86-8, regarding the
17 Gillmor property, was approved and the Mayor authorized to sign
18 it on a motion made by Councilman Sharp and seconded by Council-
19 man Barton. Voting was unanimous. Resolution No. 86-9, regard-
20 ing the Bar-K Land Company, was approved unanimously on a motion
21 made and seconded by Councilman Sharp and Councilwoman Southwick,
22 respectively. Resolution No. 86-10, regarding the Richins,
23 et. ux. property was approved by unanimous vote on a motion made
24 by Councilman Sharp and seconded by Councilman Lawrence.

25
26 **OFFICIAL PROCLAMATION NAMES**
27 **APRIL 1ST AS JUDITH RODRIGUEZ DAY**

28 Mayor Stahle noted that the Council had voted in a previous
29 meeting to declare April 1, 1986 as Judith Rodriguez Day and he
30 read a formal proclamation declaring this event. Ben and Janet
31 Mangum, initiators of this event, were in attendance and the
32 formal proclamation was signed. Ms. Rodriguez is a young Mexican
33 burn victim.

34
35 **OLYMPUS AERIAL SURVEY AWARDED**
36 **BID FOR AERIAL MAPS**

37 Mr. Balling reported that it is necessary to update the
38 1":50' aerial maps which are used by the City and that bids had
39 been requested for aerial mapping of the City. He recommended
40 that the low bid from Olympus Aerial Survey in the amount of
41 **\$16,468.00** be approved. Councilman Barton made a motion to this
42 effect, Councilman Shafter seconded the motion and voting was
43 unanimous.

44
45 **SCOTT MACHINERY AWARDED BID**
46 **FOR LOADER BACKHOE FOR CEMETERY**

47 Mr. Hardy reported that bids have been received for a new
48 loader backhoe for the cemetery and he recommended that the
49 lowest responsible bid, a John Deere from Scott Machinery in the
50 amount of **\$21,096.00** be, approved. Councilman Lawrence made a
51 motion of approval, Councilman Shafter seconded the motion and
52 voting was unanimous.

1
2 **AGREEMENT WITH DAVIS CO. RE:**
3 **HOOPER CANYON DRAINAGE FACILITIES**
4 **APPROVED**

5 Mr. Balling reviewed that the drainage facilities for Hooper
6 Canyon had been discussed in the last meeting and the Council had
7 given their tentative approval for Bountiful to turn over the
8 \$57,000 bond which was posted by Bridlewood subdivision to the
9 County and that the County will construct the drainage facili-
10 ties. Also, that in the future when Bountiful collects storm
11 drain fees for properties within the City which drain into that
12 drainage basin area, that these fees will be given to the
13 County. He reviewed the formal agreement regarding the construc-
14 tion of these facilities, following which Councilman Barton made
15 the motion that this agreement be approved and the Mayor and City
16 Recorder be authorized to sign it. Councilwoman Southwick
17 seconded the motion which carried unanimously.
18

19 **APPROVAL GIVEN FOR EXTENSION OF**
20 **STORM DRAIN ON BOUNTIFUL BLVD.**

21 Mr. Balling reviewed that two meetings ago a bid was awarded
22 to Geneva Pipe for the storm drain pipe which would be used on
23 Bountiful Blvd. for the project in connection with the Eggett
24 Subdivision. He said that Memorial Estates is desirous of
25 completing their contract with the City and this will necessitate
26 extending the storm drain pipe to pick up the water which will
27 drain onto Bountiful Blvd. It would be to the City's advantage
28 to extend the contract with Child Brothers and obtain the prices
29 now in force with Geneva Pipe. Councilman Lawrence made the
30 motion that approval be given to extend the storm drain as
31 outlined, Councilman Shafter seconded the motion and voting was
32 unanimous.
33

34 **WESTERN CHAIN LINK FENCE CO.**
35 **AWARDED LOW BID FOR FENCING**

36 Mr. Balling reported that three companies responded to bids
37 for the chain link fence to be used in connection with the creek
38 channel linings and he recommended that the low bid from Western
39 Chain Link Fence Company in the amount of \$33,150.00 be
40 approved. Councilman Shafter made a motion to this effect,
41 Councilman Barton seconded the motion and voting was unanimous.
42

43 **EXECUTIVE SESSION SCHEDULED**

44 At the request of the Mayor, Councilman Lawrence made a
45 motion that an executive session be held immediately after this
46 meeting for the purpose of discussing acquisition of real prop-
47 erty. Phyllis Southwick seconded the motion, and voting was
48 unanimous.
49

50 **PUBLIC HEARING SET TO CONSIDER**
51 **AMENDING NEIGHBORHOOD ZONING DISTRICT 8-3**

52 Mr. Boothe reviewed that a request has come for the Council
53 to consider amending Neighborhood Zoning District 8-3 to allow a
54 Planned Unit Development as a conditional or permitted use.
55 Blair Jones is acting as the agent for the owner of the subject
56 six-acre parcel of property, and is desirous of constructing 24

1 condo units. Mr. Boothe recommended that a public hearing be
2 scheduled on April 23, 1986 at 7:30 p.m. to consider this request
3 and that the matter be referred back to the Planning Commission
4 for their recommendation. Councilman Shafter made a motion to
5 this effect, Councilwoman Southwick seconded the motion and
6 voting was unanimous.

7
8 **PRELIMINARY APPROVAL GRANTED**
9 **TO MABEY CONDO PROJECT**

10 Mr. Boothe reviewed the site plan of the proposed condo-
11 minium development on the Mabey property, 2341 South Orchard
12 Drive, noting that more open space was achieved than originally
13 planned for. (Density of 6.5 units per acre rather than the 10
14 units previously approved through the zone change). He reported
15 that it is the recommendation of the Planning Commission that
16 preliminary approval be granted for 60 units on 9.71 acres, with
17 access from Orchard Drive, North Canyon Road, and a crash gate to
18 150 East Street. Tom Mabey explained that the development will
19 be more like a PUD than a condominium, with the owners having fee
20 title to the home and the rear yard. All units will have
21 basements, also. Councilman Shafter noted that the Planning
22 Commission and the developers should be commended for their
23 efforts in putting this project together, following which
24 Councilman Barton made a motion for approval as recommended.
25 Councilman Shafter seconded the motion which carried unanimously.

26
27 **PRELIMINARY APPROVAL GRANTED**
28 **TO GROUP HOME FOR MENTALLY HANDICAPPED**

29 Mr. Boothe presented the plans for a group home for the
30 mentally handicapped (Davis County Housing Authority), 404
31 W. Center, and said that it is the recommendation of the Planning
32 Commission that preliminary approval be granted subject to the
33 following conditions: (1) submission of the landscape plans; (2)
34 construction of a fence around the perimeter of the property; (3)
35 granting of a utility easement to the Power Department; and (4)
36 handling of the storm drain in a manner acceptable to the City
37 Engineer. Councilman Lawrence made a motion for approval as
38 recommended, Councilman Barton seconded the motion. Voting was
39 unanimous.

40
41 **MARK OLIVER GIVEN APPROVAL TO**
42 **CONSTRUCT HOME 300 FT. FROM STREET**

43 Mr. Boothe explained that Mark Oliver, owner of Lot 12,
44 Creekwood of Indian Springs, has requested permission to place
45 his home approximately 300 feet from a public street. The
46 ordinance provides that single family dwellings should not be
47 greater than 250 feet from a public street, unless certain
48 provisions are met as outlined in Chapter 6. Mr. Boothe said
49 that it is the recommendation of the Planning Commission that
50 permission be given to Mr. Oliver to build his home as requested,
51 subject to him providing a fire hydrant which is serviced by a
52 6-inch water line and having a 26-ft. turn-around area where the
53 fire hydrant is located. it was also noted that the construction
54 details need to be followed as outlined. Following a brief
55 discussion regarding the soil compaction in this area, Councilman
56 Barton made the motion that preliminary approval be granted as

1 recommended. Councilman Lawrence seconded the motion and voting
2 was unanimous.
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5 At 8:36 p.m. the meeting recessed for five minutes and
6 re-assembled in the Planning Conference Room for the remaining
7 Agenda items.
8

9 **REVIEW SESSION TO DISCUSS LANDSCAPE**
10 **PROVISIONS OF ZONING ORDINANCE**

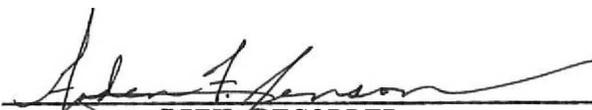
11 The Mayor expressed concern about the landscaping require-
12 ments which are currently in the ordinance and said that the
13 following areas should be considered: (1) the amount of land-
14 scaping which is required, (2) the creative nature of how the
15 landscaping is put together (berms, flowers, larger shrubs and
16 trees, etc.), (3) maintenance of the landscaping, and (4)
17 enforcement of the ordinance regarding landscaping. These topics
18 were discussed and various businesses in the City were noted as
19 not being in compliance with the requirements which were placed
20 upon them at the time their property was given final approval.
21 Mr. Hardy read from the Tempe, Arizona ordinance regarding their
22 requirements and manner of enforcement, and he noted that lack of
23 maintenance constitutes a violation of that ordinance.
24 Mr. Forbes pointed out that our existing business license
25 ordinance cites as a condition of revocation of license non-
26 compliance with the site plan; however, he noted that the
27 ordinance needs to be more precise in order for this to be an
28 effective enforcement tool. Following a lengthy discussion on
29 this matter, it was recommended that Mr. Boothe work with the
30 Planning Commission and a Planning Committee to study this matter
31 and that it be placed on the Agenda for April 9th for further
32 consideration.
33

34 **REVIEW OF SIGN ORDINANCE PROVISIONS**

35 The Mayor then opened discussion regarding the sign ordi-
36 nance and possible amendments to it. It was noted that generally
37 speaking, free-standing signs tend to be the ones which are more
38 objectionable. Several specific business signs were given as
39 negative examples of signage, following which it was suggested
40 that the Downtown Committee discuss this matter in its meeting on
41 April 3rd and make recommendations to the Council. It was also
42 noted that this could be discussed with the property owners who
43 will be affected by the 500 South project (Main Street to 500
44 West) in the meeting on April 16th.
45

46 The meeting adjourned at 9:51 p.m.
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49

50 NI, 4-671.412,
51 MAYOR

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55 CITY RECORDER
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