

1
2 Minutes of the regular City Council meeting held April 9,
3 1986 at 7:05 p.m. in the City Hall of Bountiful, Utah.
4 (Following a meeting of the Redevelopment Agency)
5

6 Present: Mayor: Dean S. Stahle
7 Council Members: C. Harold Shafter, Richard
8 G. Sharp, Phyllis C.
9 Southwick, Jerry K.
10 Lawrence, and H. Keith
11 Barton
12 City Manager: Tom Hardy
13 City Attorney: Layne B. Forbes
14 City Engineer: Jack P. Balling
15 City Recorder: Arden F. Jenson
16 Planning Director: Jon Reed Boothe
17 City Treasurer: Ira H. Todd
18 Rec. Secretary: Nancy T. Lawrence
19

20 Mayor Stahle welcomed those in attendance, following which
21 he led the pledge of allegiance to the flag. The invocation
22 was given by Councilman Sharp.
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 March 26, 1986 were presented and unanimously approved as
32 corrected on a motion made by Councilman Barton and seconded by
33 Councilman Lawrence.
34

35 EXPENDITURE AND EXPENSE REPORTS

36 APPROVED FOR MARCH

37 Mr. Jenson presented the following expenditure reports for
38 approval: Period March 20-27, 1986, in the amount of
39 \$286,624.72; Period March 27-31, 1986, totaling \$89,808.94; and
40 Summary for March in the amount of \$1,513,164.78. These
41 expenditures were unanimously approved on a motion made and
42 seconded by Councilmen Shafter and Sharp, respectively. The
43 Mayor then reviewed the major items listed for the benefit of
44 those in attendance.
45

46 "CHICK" GIBBS HONORED ON RETIREMENT

47 Mayor Stahle noted that Charles "Chick" Gibbs is retiring
48 after having worked for the City for the past 39 years, and he
49 recognized his outstanding contribution to the Power and Light
50 Department. Cliff Michaelis, Director of the Light and Power
51 Department, said that "Chick" was always very careful and
52 capable, especially in emergency situations and he said that
53 his dedication and loyalty to the City were above and beyond
54 the call of duty. The Mayor then presented "Chick" with a
55 token of appreciation on behalf of the City.
56
57

1 **BOUNTIFUL EMPLOYEES RECOGNIZED FOR**
2 **EXCELLENT SUPPORT OF UNITED WAY CAMPAIGN**

3 Mr. Hardy reported that he and Vernile Hess had attended a
4 United Way luncheon and had received a Certificate of Appreci-
5 ation recognizing that the employees' contributions to United
6 Way increased more than 25 percent over last year (about 35%).
7 He expressed appreciation to the employees for their generous
8 attitude, following which Mayor Stahle also expressed appreci-
9 ation for this recognition. The Mayor also recognized the
10 efforts of Vernile Hess as chairman of this event.
11

12 **RES. NO. 86-11 AUTHORIZES IDB'S**
13 **FOR RESIDENTIAL HEALTH CARE FACILITY**

14 Mr. Forbes presented an Inducement Resolution authorizing
15 the issuance of Industrial Development Bonds to be used for
16 financing, acquiring, and constructing a residential health
17 care facility between 200 and 300 North on the east side of
18 Main Street. The developers are Jenkins, Mabey, and Sandburg.
19 He said that the amount of the bonds is not to exceed
20 \$9,000,000.00 and that the City will not be under any liability
21 as a result of this approval. Councilman Lawrence made the
22 motion that Resolution No. 86-11 be adopted as presented and
23 the Mayor and City Recorder authorized to sign it. Councilman
24 Sharp seconded the motion and voting was unanimous.
25

26 **SWAIN'S EQUIPMENT AWARDED BID**
27 **FOR TRACTOR FOR GOLF COURSE**

28 Mr. Hardy reported that bids were received for a new
29 tractor for the Golf Course and it is the recommendation of the
30 staff that the lowest qualifying bid from Swain's Equipment for
31 a John Deere 2150 in the amount of \$14,365.00 be accepted.
32 This bid was unanimously awarded as recommended on a motion and
33 second by Councilmen Barton and Lawrence, respectively.
34

35 **COUNCIL ACCEPTS DEED TO PROPERTY**
36 **OWNED BY JOSEPH GRIFFITH FAMILY**

37 Mr. Balling explained that the Joseph Griffith family owns
38 a parcel of land which is adjacent to property owned by the
39 City (where a well is located) and, inasmuch as the property is
40 landlocked and not developable, the owner is desirous of
41 deeding this property to the City and take it as a tax write-
42 off. The only cost which the City would bear would be to have
43 the property appraised so as to determine the tax deduction.
44 The parcel is 63' x 200' and is located at approximately 900
45 North 400 East. Mr. Balling pointed out that if the City were
46 to acquire title to this property, there is a good possibility
47 that it could be developed in the future. The City presently
48 would have access by way of the easement for the well.
49 Councilman Sharp made a motion that the deed be accepted as
50 proposed and that approval be granted for the City to provide
51 an appraisal. Councilman Shafter seconded the motion and
52 voting was unanimous.
53

1 **REDD ROOFING AWARDED BID FOR**
2 **RECREATION BUILDING**

3 Mr. Balling reported that bids have been received for
4 re-roofing of the Recreation building and he recommended that
5 the low bid from Redd Roofing in the amount of \$52,838.00 be
6 accepted. He noted that the bids were reviewed by Independent
7 Roofing Consultants and this is their recommendation also. The
8 bid is for a gravel build-up roof with a 20-year warranty.
9 Councilman Barton made a motion of approval to award the bid as
10 recommended, Councilwoman Southwick seconded the motion and
11 voting was unanimous.

12
13 **PUBLIC HEARING TO CONSIDER CREATING**
14 **NEW ZONE (DISTRICT 1-11 FROM DISTRICT 1-10)**

15 At 7:32 p.m. the Mayor opened the public hearing to
16 consider creating a new zoning District 1-11 from District 1-10
17 with certain land uses permitted and conditional. Mr. Boothe
18 explained that the Council considered a request on March 5,
19 1986 to amend the Zone boundary and this request was denied.
20 The same parties (represented by Fred Shafer) have now submit-
21 ted a second petition which would permit them to construct a
22 duplex on their property on 400 North (between Main Street and
23 400 East). He reported that it is the recommendation of the
24 Planning Commission that the zone boundary be left as it is,
25 but that the zoning ordinance for District 1-10 be amended to
26 allow a duplex as a conditional use. He said it is the staff's
27 recommendation that creation of a new district would be better
28 than amending the zoning text.

29
30 **PETITION TO CHANGE ZONING DISTRICT**
31 **DENIED**

32 Dick Wheelock, 149 East 470 North; Steven Hess, 174 East
33 470 North; Art Eccle, 550 North and Joyce Hafen, 262 East
34 470 North, spoke in opposition to the proposed zone change,
35 either by text or definition of zone boundary, stating they
36 were opposed to any more multi-family dwellings in their
37 neighborhood. Fred Shafer, representing the property owners,
38 said that it was not their intent to cause problems and that
39 they were not aware of the public hearings which had caused
40 this property to be down-zoned approximately 17 years ago. With
41 none others wishing to speak, the Mayor closed the hearing at
42 7:46 p.m. He then read a letter from a resident who could not
43 be in attendance who was also opposed to any more multi-family
44 units. Councilwoman Southwick made a motion that Petition
45 No. 86-3Z to change the District from 1-10 to 1-11 be denied.
46 Councilman Shafter seconded the motion and voting was unani-
47 mous.

48
49 **FINAL APPROVAL GRANTED TO EGGETT**
50 **ESTATES SUBDIVISION, PLATS A, B, AND C**

51 Mr. Balling explained that Eggett Estates Subdivision,
52 Plats A, B, and C, (51 lots), has their bond posted, the fees
53 paid, and the sewer and storm drain lines installed and he
54 recommended that final approval be granted. He noted that
55 final approval was given by the Planning Commission some time
56 ago; however, there is no record of the Council having given

1 its approval. Councilman Sharp made a motion for final
2 approval as recommended, Councilman Shafter seconded the motion
3 and voting was unanimous.
4

5 **PUBLIC HEARING SET TO CONSIDER**
6 **AMENDING SIGN REQUIREMENTS - DIST. 4-5**

7 Mr. Boothe explained that the owners of the new office
8 building on the corner of 400 North and 200 West (SDSC
9 Investment) are desirous of having more sign space than the
10 ordinance presently allows and he recommended that a public
11 hearing be scheduled on May 7, 1986 at 7:30 p.m. to consider
12 amending the sign requirements for Zoning District 4-5 and that
13 this matter be referred back to the Planning Commission.
14 Councilman Lawrence made a motion to this effect, Councilwoman
15 Southwick seconded the motion and voting was unanimous.
16

17 **COUNCIL WILL REVIEW LANDSCAPE PLANS**
18 **UNTIL CHANGES ARE MADE TO ORDINANCE**

19 Mayor Stahle reviewed that discussion in previous meetings
20 had focused on making changes in the landscape requirements and
21 enforcement of same, and that there is a forthcoming change to
22 be made in the zoning ordinance. Mr. Boothe reported that the
23 Design and Review Board is still studying this matter and it
24 was the concensus of the Council that, until an ordinance can
25 be put into place, a resolution be adopted which would provide
26 for all multi-family and commercial landscape plans to come to
27 the City Council for its approval after they have been reviewed
28 by Mr. Boothe. Councilman Shafter made a motion to this
29 effect, Councilwoman Southwick seconded the motion and voting
30 was unanimous.
31

32 **PUBLIC HEARING SCHEDULED TO**
33 **REVIEW DOWNTOWN LAND USES**

34 Mr. Boothe reviewed that the Downtown Committee and the
35 Planning Commission have dicussed the possibility of amending
36 Zoning District 4-4 (downtown) regarding land uses and he
37 recommended that a public hearing be set for May 7, 1986 at
38 7:45 p.m. to consider this matter and that it be referred back
39 to the Planning Commission for a recommendation. Councilman
40 Barton made a motion to this effect, Councilman Shafter
41 seconded the motion and voting was unanimous.
42

43 **PUBLIC HEARING SET TO CONSIDER**
44 **LANDSCAPE REQUIREMENTS**

45 Mr. Boothe said that the City Council Planning Committee
46 has also discussed proposed changes to the zoning ordinance
47 regarding landscape requirements and he recommended that a
48 public hearing be set for May 14, 1986 at 7:30 p.m. to consider
49 this matter. He mentioned that Mr. Forbes is looking at the
50 business license as a means of enforcement of landscape
51 requirements rather than the zoning ordinance. Councilman
52 Sharp made a motion that the public hearing be scheduled as
53 recommended and that this be referred back to the Planning
54 Commission for their consideration. Councilman Shafter
55 seconded the motion and voting was unanimous.
56

1 **COUNCIL APPROVES BID FROM**
2 **GILBERT WESTERN FOR CIVIL CONSTRUCTION,**
3 **ECHO HYDRO PROJECT**

4 Mr. Michaelis reported that the civil construction bids
5 have been received for the Echo Hydro Project and he said it is
6 the recommendation of staff and the Power Commission that the
7 low bid from Gilbert Western in the amount of \$958,512.00 be
8 accepted. The engineer's estimate was \$1,002,675.00. Council-
9 man Barton made the motion that this bid be awarded as recom-
10 mended, and Councilman Sharp seconded the motion. Discussion
11 followed regarding the estimated completion date for this
12 project and the penalties for failure to complete within the
13 180-day period as required. Mr. Michaelis also noted that two
14 agreements have yet to be signed before the project can
15 commence. Councilman Barton amended his motion to include that
16 the contract should not be awarded until all of the agreements
17 have been approved and signed. Councilwoman Southwick seconded
18 the amendment and voting was unanimous.

19
20 **ECHO PROJECT TRANSFORMERS**
21 **AWARDED TO AMFAC**

22 Mr. Michaelis also presented bids which were recently
23 received for transformers for the Echo hydro project and he
24 said it is the recommendation of staff and the Power Commission
25 that the bid be awarded to Amfac for McGraw-Edison transformers
26 in the amount of \$146,553.00. Councilman Shafter made the
27 motion that the low bid be awarded as recommended, subject to
28 all of the final agreements on the Echo project being
29 approved. Councilman Barton seconded the motion and voting was
30 unanimous.

31
32 **COUNCIL APPROVES ADDENDUM NO. 1**
33 **TO OPERATING AGREEMENT WITH UPOLL**

34 Mr. Michaelis explained that the City of Bountiful and
35 Utah Power and Light Company entered into an agreement in 1967
36 regarding sharing of costs of common facilities. Since that
37 time, UP&L has constructed another substation adjacent to
38 Bountiful's and it is necessary for Bountiful and UP&L to agree
39 on how costs of the common facilities are to be shared and how
40 these facilities will be operated and maintained. He presented
41 "Operating Agreement, Addendum No. 1" which defines the
42 responsibilities of both parties and stated that it is the
43 recommendation of the staff and Power Commission that this
44 agreement be approved. Councilman Barton made a motion for
45 approval and with authorization for the Mayor and City Recorder
46 to sign the document. Councilman Lawrence seconded the motion
47 which carried unanimously.

48
49 **COUNCIL TO GIVE FURTHER STUDY**
50 **TO ORDINANCE RE: DANCE HALL AGE**

51 Mr. Hardy explained that the existing ordinance provides
52 that persons under 18 years of age cannot participate in public
53 dance hall facilities and a request has come from an individual
54 who is desirous of opening a discotheque in Bountiful that the
55 ordinance be changed from age 18 to 16 years of age. Mr. Hardy
56 reviewed other portions of the subject ordinance (Section 5-5

(4), (6) and (8)) which are inconsistent with common practices and after a brief discussion of this matter, Councilman Lawrence made the motion that the request be tabled until the matter can be studied further. Councilman Shafter seconded the motion and voting was unanimous.

BEER LICENSE FOR CONVENIENCE STORE TO BE CONSIDERED NEXT WEEK

Don Asay, representing the new convenience store which is presently under construction at 500 South 500 West, explained that they are desirous of having their grand opening next week and he asked for special consideration from the Council in hearing his request for a beer license. It was determined that the meeting of the Council next week will be "official" and that this matter can be addressed at that time.

EXECUTIVE SESSION SCHEDULED APRIL 12, 1986 AT 8:30 A.M.

Mr. Hardy requested that an executive session of the Council be called for next Saturday morning (April 12th) at 8:30 a.m. The meeting will be held in the Public Safety Conference Room. He said that he will notify the press of this meeting. Councilman Sharp made a motion to this effect, Councilman Shafter seconded the motion and voting was unanimous.

MR. HARDY PRESENTS UPDATE ON BROCHURE

Mr. Hardy presented an update on the brochure for the City which is presently being considered. He said that he had talked with Lew Nord and received some good ideas from him regarding the points to emphasize in the brochure and the specific group(s) which will be targeted for distribution. He had also met with Craig Moyer and discussed a multi-media presentation, as well as a video presentation.

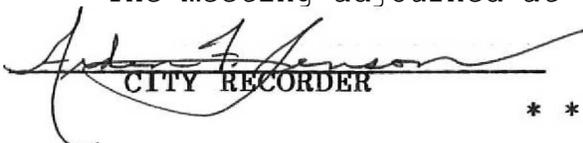
MAYOR REPORTS FROM PUBLIC SAFETY AND FINANCE COMMITTEE

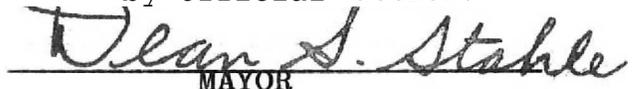
Mayor Stahle reported that Councilman Lawrence, Councilwoman Southwick, and himself form the Public Safety and Finance Committee and it is their desire to meet with all citizens of the City, in small groups (by special invitation), to receive input and disseminate information as it relates to the operation of the City. They will be working to achieve this goal.

MR. BOOTHE REQUESTS COUNCIL'S INPUT ON LANDSCAPE AND GRADING PLAN FOR CONVALESCENT CENTER

Mr. Boothe requested that the Council meet with him and Mr. Balling immediately after this meeting in the Conference Room to discuss the landscape and grading plan of the new convalescent center on 2600 South 500 West.

The meeting adjourned at 8:45 by official action.


CITY RECORDER


MAYOR

* * * * *