

1 Minutes of the regular City Council meeting held September
2 11, 1985 at 7:30 p.m. in the City Hall of Bountiful, Utah.
3

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

17 Mayor Stahle welcomed those in attendance, giving special
18 recognition to the visiting Boy Scouts, following which he led
19 the pledge of allegiance to the flag. Councilman Lawrence
20 offered the invocation.
21

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

27 **EXPENDITURES FOR JULY AND AUGUST**
28 **APPROVED**

29 Mr. Jenson presented the Expenditure and Expense Report
30 for the Periods July 1 to July 31, 1985 in the amount of
31 \$956,568.51, August 1 to August 23, 1985 in the amount of
32 \$484,060.63, and August 23-31, 1985 in the amount of
33 \$653,920.56. Mr. Jenson responded to several questions
34 regarding these expenditures, following which Councilman
35 Shafter moved that they be approved. Councilman Hill seconded
36 the motion which carried unanimously.
37

38 **PUBLIC HEARING TO CONSIDER AMENDING**
39 **ZONE BOUNDARY BETWEEN DISTRICT 6-4 AND 5-2**

40 At 7:40 p.m. Mayor Stahle opened the public hearing to
41 consider the request of Morris Kulmer to amend the boundary
42 line between Zoning District 6-4 and 5-2 (1500 South Main
43 St.). Mr. Boothe used an overhead projector to show the
44 boundaries of the property in question and stated that
45 Mr. Kulmer owns 1.8 acres, of which .8 acres is a vacant lot.
46 Vernon Jensen owns Lot 21 which is also included in the subject
47 request. Mr. Kulmer is desirous of constructing 4-plexes on
48 this property and therefore is requesting a higher density. In
49 response to a question from Councilwoman Southwick, Mr. Boothe
50 indicated that the recommendation from the Planning Commission
51 on this request was to not amend the ordinance. Their recom-
52 mendation was based on their concern about the reaction of the
53 neighborhood; however, there was no one in attendance to speak
54 to this matter. Mr. Jensen said that he has surveyed the
55 neighbors of the property in question and that none of them
56 have reservations about the proposed boundary change. He
57 recommended that the higher density be approved, noting that it

1 would be better to have the property developed in this way
2 (four-plexes) than other uses being permitted there.

3
4 Mr. Kulmer explained that in 1981 he petitioned to build a
5 four-plex on two of the subject lots and approval was given;
6 however, due to financial problems, he was not able to go ahead
7 as planned. He wanted to have the approval reinstated at this
8 time, but since the zoning has been changed, it made it
9 necessary for him to request the change of zoning. Mayor
10 Stahle called for comments from those in attendance. There
11 being none, Councilman Lawrence made the motion that the
12 petition be approved to amend Zoning District 6-4 and 5-2 as
13 presented. Councilwoman Southwick seconded the motion which
14 carried by a majority; Councilman Shafter voted nay.

15
16 **ORD. NO. 85-6 RE: CREATION OF**
17 **DISTRICT 10 IN NEIGHBORHOOD 9 ADOPTED**

18 Mr. Forbes reviewed that several weeks ago a public
19 hearing was held to consider changing the zoning of Neighbor-
20 hood 9 District 7 to permit a density of 13 units per acre for
21 PUD's instead of 7 units per acre (Rendell Mabey request).
22 Following the hearing and further consideration by the Council
23 at the next meeting, it was the recommendation of the Council
24 that the zoning map and text be amended to allow a higher
25 density in the subject area. He then reviewed Ord. No. 85-6
26 entitled, "AN ORDINANCE AMENDING TITLE XIV OF THE REVISED
27 ORDINANCES OF BOUNTIFUL, UTAH, 1965, AS AMENDED IN THE FOLLOW-
28 ING PARTICULARS: (1) AMENDING SECTION 5-800, TABLE OF LAND USE
29 REGULATION, BY CREATING A NEW DISTRICT IN NEIGHBORHOOD 9
30 DESIGNATED AS DISTRICT 10 AND BY PROVIDING FOR LAND USES IN
31 SAID DISTRICT 10 WHICH SHALL INCLUDE AMONG OTHERS THAT MAXIMUM
32 DENSITY FOR R-4 PLANNED UNIT DEVELOPMENT SHALL BE 10 UNITS PER
33 ACRE; (2) AMENDING THE NEIGHBORHOOD DISTRICT MAP BY CREATING A
34 NEW DISTRICT OF PART OF DISTRICT 7 IN NEIGHBORHOOD 9, WHICH NEW
35 DISTRICT SHALL BE DESIGNATED AS DISTRICT 10; AND PROVIDING FOR
36 AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN
37 CONFLICT THEREWITH." Councilman Sharp made the motion that
38 this ordinance be adopted and that the Mayor and City Recorder
39 be authorized to sign it. Councilman Lawrence seconded the
40 motion which carried by a majority; Councilman Shafter and Hill
41 voted nay.

42
43 **APPROVAL GRANTED TO AMEND MASTER STREET**
44 **PLAN TO INCLUDE COLLECTOR ROAD BETWEEN**
45 **BOUNTIFUL BLVD. AND 3700 SOUTH ORCHARD**

46 Mr. Balling reviewed that when Bridlewood Subidivison was
47 presented for final approval, concern was expressed by the
48 residents of the area of 3700 South Orchard Drive of the need
49 for a collector road in this area to tie to Bountiful
50 Boulevard. Subsequently, several meetings were held between
51 Bountiful, North Salt Lake, and Davis County to determine a
52 suitable location for this road. Upon the majority of the City
53 Council from North Salt Lake approving a proposed road, this
54 plan and profile was presented to the Bountiful Planning
55 Commission for a recommendation on amending the Master Road
56 Plan of Bountiful. With the recommendation of the Planning

1 Commission, this collector road (as outlined by Mr. Balling on
2 an aerial map) is being presented for the Council's approval
3 and adoption to the Master Road Plan. Councilman Hill made the
4 motion that the recommendation of the staff and Planning
5 Commission be approved to amend the Master Road Plan to include
6 a collector road between 3700 South Orchard Drive and Bountiful
7 Blvd. Councilman Shafter seconded the motion and voting was
8 unanimous.

9
10 **ADVANCE UTILITY DEPOSIT NOT DISCUSSED**
11 **(WOODY WOODBURY NOT IN ATTENDANCE)**

12 Woody Woodbury was not in attendance and therefore the
13 complaint registered by him re: advance utility deposits was
14 not discussed.

15
16 **ELECTION JUDGES AND ALTERNATES**
17 **APPOINTED**

18 Mr. Jenson explained that in connection with the upcoming
19 elections, the law requires that the City Council appoint
20 judges of election to officiate at the elections. He presented
21 a list of names of persons proposed for this purpose and also
22 noted that approval needs to be given to appoint judges whose
23 names are not on the list should the need arise. Councilman
24 Lawrence made the motion that approval be given to the list of
25 names as presented by Mr. Jenson as judges of election or
26 alternates and that the City Recorder be authorized to appoint
27 judges whose names are not on the list if necessary. The
28 motion was seconded by Councilman Sharp and carried unanimous-
29 ly.

30
31 **RICK WARNER FORD AWARDED BID FOR**
32 **DUMP TRUCK FOR WATER DEPARTMENT**

33 Mr. Balling presented the following information on bid
34 openings which were held last week. Two bidders responded to
35 the request from the Water Department for a dump truck to carry
36 the sewer cleaning equipment and Mr. Balling recommended that
37 the bid from Rick Warner Ford for a cab and chassis LN 8,000 in
38 the amount of \$31,641 be accepted. He noted that this bid was
39 approximately \$800 over the low bid of Great Basin Chevrolet;
40 however, the tilt cab on the Ford model would facilitate easier
41 maintenance and for this reason it was preferred. Councilman
42 Lawrence made the motion that the staff recommendation be
43 accepted, Councilman Hill seconded the motion and voting was
44 unanimous.

45
46 **RICK WARNER FORD RECEIVES BID**
47 **FOR TWO DUMP TRUCKS FOR STREET DEPT.**

48 Two bidders responded to the request for two dump trucks
49 for the Street Department and it is the staff recommendation
50 that the bid from Rick Warner Ford for two LN 8,000 cab and
51 chassis in the amount of \$35,586 each (\$71,171 total) be
52 approved. Councilman Lawrence made a motion for approval as
53 recommended, Councilman Shafter seconded the motion and voting
54 was unanimous.

1 **ATLAS EQUIPMENT AWARDED BID FOR**
2 **SANDERS FOR STREET DEPT.**

3 Bids were let for two sanders for the Street Department
4 and it is recommended that the low bid for one standard sander
5 in the amount of \$6,362 from Atlas Equipment Company be
6 accepted and that a Do-All sander in the amount of
7 \$14,711--also from Atlas--be approved. The Do-All can be used
8 for hauling and spreading asphalt and patching, as well as a
9 regular sander. Councilwoman Southwick made the motion that
10 Atlas Equipment Company be awarded the bids as presented,
11 Councilman Shatter seconded the motion and voting was
12 unanimous.

13
14 **TESCO-WILLIAMSEN AWARDED BID**
15 **FOR TILT TRAILER**

16 Mr. Balling said that bids were requested for a tilt-type
17 trailer for the Street Department which mounts on the back of a
18 truck to carry the roller, lay-down machine, loader, and other
19 equipment. He recommended that the low bid from
20 TESCO-Williamsen in the amount of \$10,780 be accepted.
21 Councilman Shafter made the motion that this recommendation be
22 upheld, Councilman Sharp seconded the motion, and voting was
23 unanimous.

24
25 **RES. NO. 85-13 RE: SEWER**
26 **CONNECTION FEES ADOPTED**

27 Mr. Forbes explained that prior to adoption of the 1985-86
28 budget, a resolution was adopted on a temporary basis to
29 implement a change in the sewer connection fees. Due to the
30 Council's concern regarding the commercial fee structure, the
31 staff was directed to study this matter and present an alter-
32 nate plan for assessing the fee. He reviewed Resolution
33 No. 85-13 which provides for the connection fees to be based on
34 living, building, and fixture units (defined in the Resolution
35 and consistent with the South Davis Sewer Improvement District)
36 and stated that the fee schedule is consistent with that of the
37 Sewer District. Mr. Balling pointed out that of the \$350 fee,
38 \$50 is used for expansion of the collection system in Bountiful
39 and \$300 goes to the Improvement District for their expansion.
40 Councilman Shatter made the motion that Res. No. 85-13 be
41 adopted and that the Mayor and City Recorder be authorized to
42 sign it. Councilman Lawrence seconded the motion and voting
43 was unanimous.

44
45 **LOST CREEK HYDROELECTRIC LICENSE**
46 **ACCEPTED**

47 Cliff Michaelis explained that following negotiations and
48 an agreement with the city of Morgan, the Federal Energy
49 Regulatory Commission (FERC) has awarded Bountiful the Lost
50 Creek Hydroelectric license. He recommended that this license
51 be accepted. Councilman Hill made a motion to this effect,
52 following which it was seconded by Councilman Sharp and
53 unanimously approved. This is the fourth of five licenses
54 applied for which Bountiful has been awarded.

1
2 **COUNCIL APPROVES PURCHASE OF**
3 **10-TON CRANE FOR POWER DEPT.**

4 Mr. Michaelis reported that the City has received an offer
5 to purchase a 10-ton crane from the repair facility (State
6 surplus) at 2100 South. Utah Casting is the owner of the crane
7 and Bountiful has negotiated with them to purchase the crane
8 for \$20,000 which is about half the value of a new crane. The
9 crane is a low profile and would be installed above the new 7
10 mw engine. Purchase and installation of the crane would be
11 about half the cost of remodeling the building to facilitate
12 use of the existing crane with the new engine. Councilman
13 Sharp made the motion that approval be given to purchase the
14 10-ton crane as proposed. Councilman Shafter seconded the
15 motion and voting was unanimous.
16

17 **LICENSE AGREEMENT FOR COMPUTER**
18 **SOFTWARE FOR POLICE DEPT. APPROVED.**

19 Mark McRae reviewed that purchase of a computer software
20 package for the Police Department was discussed in Committee
21 and during the budget hearing process and approval was given at
22 that time for this software. He said that installation of this
23 software will be done jointly with the city of Orem and
24 approval is required for the final agreement with Diversified
25 Computer Solutions for the Search 38 software. The amount
26 budgeted was \$38,000, plus installation and training. However,
27 in working jointly with Orem, a discount has been given and the
28 cost is \$28,500, plus \$1,000 for installation and \$350/day for
29 training. Councilman Shafter made a motion that the license
30 agreement with Diversified Computer Solutions be approved as
31 recommended, Councilman Hill seconded the motion and voting was
32 unanimous.
33

34 **AMENDED FINAL APPROVAL GRANTED TO BRIDLEWOOD**
35 **SUBDIVISION, PHASE I**

36 Mr. Balling explained that Bridlewood Subdivision, Phases
37 I, II, and III was recently granted final approval. Due to
38 some problems with the financing institution, as well as one of
39 the other developers in that area, it becomes necessary that
40 they do not record Phase I (approximately 25 lots) this year.
41 Under the present ordinance, the final plat must be recorded
42 within one year after granting of final approval. This
43 restriction has made their banking institution uneasy as it
44 relates to Phase I. Therefore, the developer of Bridlewood is
45 requesting permission from the City to be granted final
46 approval to Phase I as of tonight, with the understanding that
47 they will record the plat as of September 1, 1986 and that they
48 be allowed to proceed with installation of the improvements and
49 pay all of the fees for all three phases at this time. It is
50 the staff recommendation that the Council accept the plat under
51 these terms. After a brief discussion, Councilman Lawrence
52 made the motion that this recommendation be upheld, Councilman
53 Shatter seconded the motion and voting was unanimous.
54

**COUNCILWOMAN SOUTHWICK APPOINTED
TO SERVE ON CHAMBER OF COMMERCE COMMITTEE**

Mayor Stahle reported a desire on the part of Councilwoman Southwick to serve on the new Chamber of Commerce committee and he recommended that she be appointed to that committee. Councilman Sharp made a motion to this effect, Councilman Hill seconded the motion and voting was unanimous.

By official action the meeting adjourned at 8:50 p.m.


MAYOR


CITY RECORDER

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