

Minutes of the regular meeting of the City Council held December 21, 1983 at 7:00 p.m. in the City Hall of Bountiful, Utah.

Present: Mayor:	Dean S. Stahle
Council Members:	J. Dean Hill, H. Keith Barton, Phyllis C. Southwick, Paul B. Allen, and Bob Linnell
City Manager:	Tom Hardy
City Attorney:	Layne B. Forbes
City Engineer:	Jack P. Balling
City Recorder:	Arden F. Jenson
Planning Director:	Jon Reed Boothe
Deputy Recorder:	Vernile Hess
Rec. Secretary:	Nancy T. Lawrence

Mayor Stahle welcomed everyone in attendance and then led the pledge of allegiance to the flag. The invocation was then offered by Tom Hardy.

Mayor Stahle then verified with Mr. Hardy that official notice of this meeting had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Minutes of the regular City Council meeting held November 22, 1983 were presented and unanimously approved as written on a motion made by Councilman Barton and seconded by Councilman Allen.

**EXPENDITURES APPROVED FOR PERIOD NOVEMBER 1-30
AND SUMMARY FOR NOVEMBER**

Mr. Jenson presented the Expenditure and Expense Report for the Period November 1 to 30, 1983 in the amount of \$531,688.92 and the Summary of Expenditures for the month of November totaling \$1,420,929.94 and these reports were unanimously approved on a motion made by Councilman Linnell and seconded by Councilman Barton.

**BURNS AND MC DONNELL SELECTED TO PROVIDE ENGINEERING
SERVICES FOR HUNTER NO. 1 PROJECT**

Cliff Michaelis reported that it is the recommendation of the Power Commission that the firm of Burns and McDonnell provide engineering services for preparation of the Official Statement for the Hunter #1 Project. He said this selection was based on the fact that they were very thorough in their presentation, their costs were better defined, and it was felt theirs was the most cost-effective proposal. There was not a total dollar amount included in the proposal, but Mr. Hardy indicated that the cost could be anywhere from \$10,000 to \$30,000. Councilman Linnell made the motion that this recommendation be approved, Councilman Hill seconded the motion and voting was unanimous.

**GREAT AMERICAN NATURALS REQUESTS THAT SOLICITOR'S
LICENSE FEE BE WAIVED; REQUEST DENIED**

Mr. Hardy explained that a request has been received from Great American Naturals for the City to waive the solicitor's license fee. He reviewed that the purpose of the license is to regulate those who do soliciting, and discourage those who might solicit, with the concept that soliciting is an imposition on the sanctity of the home. Ron Hadley, president of the company and a resident of Bountiful, and Linda Farrer represented the request. After presenting the background and organization of the company, they explained that inasmuch as the soliciting is being done by local youth in their own neighborhoods, and due to the fee (\$10) being somewhat prohibitive for young people, they requested that this fee be reduced. They also indicated that it is discouraging to a young person to have to wait 10 days during the time the license is being processed and asked if this waiting period could be eliminated. This request was discussed at length, following which Councilman Linnell made the observation that it is important for the youth to be realistic in their business activities and he suggested that the fee remain as it is. He noted that this would not be a great amount of money over a one-year time period that the license covers. Other members of the Council concurred. It was determined that the 10-day waiting period is not a requirement, but allows the City that much time to process a license application and Mr. Hardy indicated that he felt this time period would not be needed for the young people who would be applying.

**PUBLIC HEARING TO CONSIDER AMENDING ZONE BOUNDARY
AT 2215 SOUTH 500 WEST**

At 7:41 p.m. Mayor Stahle opened the public hearing to consider amending the zone boundaries between Neighborhood Zoning Districts 6-10 and 6-12, 2215 South 500 West. Mr. Boothe presented a site plan of the property in question and stated that it is the recommendation of the Planning Commission that the parcel in question be rezoned and that the city acquire the 3-acre parcel contiguous to this property for future cemetery use as had previously been discussed. Eric Bryson expressed concern regarding the traffic flow if this property were zoned commercial and a Mr. Gibby asked why the request is being made. Mr. Hardy indicated that Haven's are interested in developing their property and approached the city regarding the property exchange. Definite plans for development have not been made. There being no comments from the Council, Councilman Linnell made the motion that the rezoning request be approved as presented, Councilman Allen seconded the motion and voting was unanimous.

HILLWEST ENGINEERING AWARDED ENGINEERING SERVICES CONTRACT

Mr. Balling reported that Hillwest Engineering has been asked to assist with the engineering plans for the project on Barton Creek from Main Street west to 200 West. He said that the service agreement is the same as has been entered into with the other engineering firms and he recommended that this agreement with Hillwest be approved. It was noted that Dean Hill is a principal in this firm and the Mayor stated that a disclosure statement was presented to him by Councilman Hill. Councilman Barton made the motion that this agreement be approved, Councilwoman Southwick seconded the motion and voting was in the majority; Councilman Hill abstained.

ELMER BARLOW APPOINTED TO SECOND TERM ON SOUTH DAVIS SEWER BOARD

Mayor Stahle reported that Elmer Barlow has been serving on the South Davis Sewer Board and that his term is up in December. He recommended that Mr. Barlow be approved for another 6-year term on this board and he requested that Mr. Barlow report on a quarterly basis to the Council. Councilwoman Southwick made the motion that this recommendation be approved, Councilman Allen seconded the motion and voting was unanimous.

BOUNTIFUL TO ACTIVATE SISTER CITY PROGRAM WITH BETHLEHEM, ISRAEL

Mayor Stahle expressed a desire to activate the sister city program with Bethlehem, Israel and related his conversations with that city's mayor. He brought out that Bethlehem has problems which he feels Bountiful could provide help for on a voluntary basis. Following a discussion of this matter, the Council expressed support subject to no public funds being involved. The Mayor suggested that a cultural exchange could initiate the activities. Councilman Hill made the motion that the Mayor proceed with the next step to establish a relationship with Bethlehem as a sister city. Councilman Barton seconded the motion and voting was unanimous.

RES. NO. 83_23 ADOPTED PROVIDING FOR IRB'S FOR GFI II LIMITED

Mayor Stahle opened the public hearing for the purpose of receiving public comment on the proposed issuance by the City of industrial revenue bonds not to exceed \$1,100,000 (GFI II Limited, represented by Walt Gasser). The Council was advised that proper notice had been given and all persons desiring to comment upon the issuance of the proposed industrial development revenue bonds were given an invitation to appear and voice comments or objection.

After the Council had heard each person who wished to be heard, the public hearing was closed. Res. No. 83-23, which provides for authorization of the Memorandum of Agreement, was then adopted on a motion made by Councilman Linnell and seconded by Councilwoman Southwick. Voting was as follows: AYE: H. Keith Barton, J. Dean Hill, Phyllis C. Southwick, Paul B. Allen, and Bob Linnell; NAY: none.

EMERGENCY PREPAREDNESS PLAN ADOPTED

Councilman Barton presented a video production regarding the community emergency preparedness plan which had previously been discussed by the Council. The role of the city as it works with the suggested emergency preparedness personnel was reviewed, following which Councilman Linnell made the motion that the informal plan be adopted endorsing the plan as is outlined in the South Davis Directory, page 35. It was emphasized that the Mayor is the person in charge of the City and this plan provides those personnel who can be of assistance if desired. Councilwoman Southwick seconded the motion. Jerry Lawrence, newly elected council member, stated that in attending the National League of Cities convention recently, it was brought to his attention that the most effective way to effectuate an emergency preparedness plan is by ordinance and he recommended that such an ordinance be put in place prior to adoption of the plan. It was the concensus of the Council, however, that adopting the informal plan would not pose a problem in following up with an ordinance and voting on the motion was unanimous.

APPRECIATION EXPRESSED FOR FLOOD RELATED WORK

Mayor Stahle thanked Mr. Balling and other staff members who have worked so hard for their efforts since the flood.

FINAL APPROVAL GRANTED TO CLASSIC ROLLER RINK

Mr. Boothe reported that it is the recommendation of the Planning Commission that final approval be granted to Classic Roller Skating Rink, 2775 South, 625 West, as requested, subject to the following conditions: (1) construction of a concrete curb and gutter along the west property line; (2) approval of the storm water detention details by the Engineering Dept.; (3) approval of construction plans by the Engineering Dept.; (4) that the construction plans be stamped by a licensed architect; (5) posting of a 2% bond to guarantee on-site improvements including refurbishing of the landscaping; and (6) that all of the above conditions be accomplished prior to issuance of the building permit. Councilman Allen made the motion that final approval be granted as recommended, Councilwoman Southwick seconded the motion and voting was unanimous.

PRELIMINARY & FINAL APPROVAL GRANTED TO TRIANGLE OIL HOTEL

Mr. Boothe presented the request of Triangle Oil Hotel, 500 South 500 West, for final and preliminary approval and stated that it is the recommendation of the Planning Commission that this approval be granted subject to: (1) working out the flood control problems with the Davis Co. Flood Control office; (2) construction plans to be submitted to ICB0 for plan check and plan check fee paid by Triangle Oil; (3) submission of more legible construction plans and plans stamped by a licensed architect; (4) posting of bond to guarantee on-site improvements including landscaping; (5) payment of costs incurred by the city in relocating power lines, and payment of other required fees; and (6) that all of the above be completed prior to issuance of the building permit. Councilman Linnell made a motion for approval as recommended, Councilwoman Southwick seconded the motion and voting was unanimous.

MOUNTAIN VIEW MEDICAL PLAZA GIVEN PRELIMINARY AND FINAL APPROVAL

Mr. Boothe presented the request of Mountain View Medical Plaza Complex, 469 East Medical Drive, for preliminary and final approval and stated that it is the recommendation of the Planning Commission that approval be granted as recommended subject to the following conditions: (1) payment of the required fees; (2) submission of construction plans for the Engineering Dept. approval; (3) posting of the bond to guarantee on-site improvements and landscaping; and (4) that the above be accomplished prior to issuance of the building permit. Councilwoman Southwick made the motion that approval be granted as recommended, Councilman Allen seconded the motion and voting was unanimous.

APPROVAL GIVEN FOR MAIN STREET PROFESSIONAL PLAZA CONVERSION TO CONDOS

Mr. Boothe presented the request of Main Street Professional Plaza, 845 South Main, conversion to condominium ownership and stated that the Planning Commission recommends approval and that the Mayor be authorized to sign the linen plat. This recommendation was unanimously approved by the Council on a motion made by Councilman Linnell and seconded by Councilwoman Southwick.

RAY JOHNSON GIVEN FINAL APPROVAL ON 4_PLEX

Mr. Boothe presented the request of Ray Johnson for final approval to a 4-plex at 156 East 100 South and reported that the Planning Commission recommends approval subject to the following conditions being met: (1) payment of all fees; (2) posting of a 2% landscape bond to guarantee on-site improvements; (3) construction of concrete curb and gutter around the perimeter of the project; (4) that the construction plans be completed and approved by the Engineering Dept.; (5) that the storm drain plans be approved by the City Engineer; (6) that a 6-foot fence be constructed around the property line; (7) that

proof of purchase be provided for the "L"-shaped property to be used for parking; and (8) that all of the above items be accomplished prior to issuance of the building permit. Councilman Allen made a motion for approval, Councilman Hill seconded the motion and voting was unanimous.

CLOSED MEETING SCHEDULED

Councilman Linnell made a motion for a closed meeting to discuss personnel, Councilman Hill seconded the motion and voting was unanimous. The Council then expressed appreciation for the opportunity of working with each other during the past year and Councilman Linnell suggested that an RDA meeting be scheduled with Woods Cross in the very near future to resolve seeming communication problems.

Mr. Jenson reminded the Council and those in attendance of the swearing in ceremonies on January 2, 1984 and the meeting adjourned at 9:40 p.m. on a motion made by Councilman Linnell and seconded by Councilman Hill.

Dean S. Stahle

MAYOR

Allen F. Jenson
CITY RECORDER

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