

Minutes of the regular meeting of the City Council held December 4, 1991 at 7:00 p.m. in the Planning Conference Room of the City Hall, Bountiful, Utah.

Present:	Mayor:	Bob Linnell
	Council Members:	C. Harold Shafter, Renee Coon, Bob Gramoll, Barbara Holt, and Leslie Foy
	City Manager:	Tom Hardy
	City Attorney:	Layne B. Forbes
	City Engineer:	Jack P. Balling
	City Recorder:	Arden F. Jenson
	City Treasurer:	Ira H. Todd
	Planning Director:	Jon Reed Boothe
	Rec. Secretary:	Nancy T. Lawrence
	Department Heads:	Jerry Lemon, Fire Cliff Michaelis, Power
	Councilman-elect:	John Cushing

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.

Mayor Linnell called the meeting to order, following which the invocation was given by Councilman Shafter.

Minutes of the regular meeting of the City Council held November 20, 1991 were presented and unanimously approved as corrected on a motion made by Councilwoman Holt and seconded by Councilman Shafter.

The Mayor then recognized the visiting Boy Scouts and reviewed the materials which they would need to know in preparing for their merit badge.

EXPENDITURES AND EXPENSES APPROVED FOR TWO PERIODS IN NOVEMBER

Mr. Jenson presented the Expenditure and Expense Report for the Period November 15-21, 1991 (\$539,994.23) and November 22-26, 1991 (\$73,635.25) He responded to questions from the Council and noted one correction to the November 22-26th report, following which these expenditures were unanimously approved on a motion made by Councilwoman Holt and seconded by Councilman Gramoll.

ORD. NO. 91-9 ADOPTED AMENDING PROPERTY ZONE BOUNDARY--DR. GLEN GOLD, 400 NO 400 EAST

Mr. Booth reviewed that the Council discussed the request of Dr. Glen Gold to amend the zoning ordinance for 400 North 400 East at the November 20, 1991 meeting. Pursuant to the action of the Council in that meeting, Ord. No. 91-1, entitled "AN ORDINANCE AMENDING TITLE 14, CHAPTER 4, SECTION 301 OF THE REVISED ORDINANCES OF BOUNTIFUL, UTAH 1965, AS AMENDED, BY AMENDING THE OFFICIAL NEIGHBORHOOD

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DISTRICT MAP AND REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT THEREWITH" is being presented for adoption. Councilman Gramoll made a motion for adoption of Ord. No. 91-9, with authorization for the Mayor and City Recorder to sign. Councilman Shafter seconded the motion and voting was unanimous.

FINAL APPROVAL GRANTED TO ADDITION FOR ANIMAL MEDICAL CLINIC--215 SO 500 WEST

Mr. Boothe presented the site plan for the proposed addition to the animal medical clinic at 215 South 500 West, which is being proposed by Dr. Joe Liljenquist. He said that this matter has been discussed by the Planning Commission and it is their recommendation that preliminary and final approval be granted to the site plan subject to the following conditions:

1. Construction plans to bear the stamp of approval of a licensed architect as required by state law;
2. Payment of the required fees;
3. Plan check by the Engineering Department to determine compliance to the Uniform Building Code.

He noted that the existing site development already meets the requirements of the zoning ordinance regarding setbacks, parking, and landscaping. Councilman Gramoll motioned for approval as recommended, Councilman Foy seconded the motion and voting was unanimous.

BREWER COMPANIES AWARDED BID FOR PULLER- TENSIONER FOR POWER DEPARTMENT

Brent Thomas reported that bids were opened on November 5, 1991 for a puller-tensioner for the Power Department. Bids were sent to seven companies; three responded to the bids. Following a thorough review of the bids, it is the recommendation of the staff and Power Commission that the bid be awarded to the low bidder, Brewer Companies, in the amount of \$24,294.00 (base bid) , plus options which bring the bid total to \$31,566.24. The amount budgeted was \$34,000.00. Councilman Shafter commented that it is in the best interest of the Power Department that this bid be approved, because the Brewer puller-tensioner is the same type that was purchased last year and the two pieces of equipment will function together with compatibility. He made a motion for approval of the Brewer bid, with the options included, as recommended by the staff and Power Commission. Councilman Gramoll seconded the motion which carried unanimously.

COUNCIL VOTES TO DENY REQUEST BY DAVIS COUNTY TO ASSUME BUILDING INSPECTION RESPONSIBILITIES FOR UNINCORPORATED AREA

Mr. Hardy explained that a request has come from the County for Bountiful to provide the building inspection responsibilities for the unincorporated area of the County (areas west of

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Woods Cross and West Bountiful and the Val Verda area) . He said that the City staff was not comfortable with the initial proposal from the County and has suggested a counter proposal. Mr. Balling explained the County's initial request was for the City to provide plan checking and inspection services on an hourly basis, with the County coordinating with the contractors (owners) and issuing and processing the building permits. Mr. Balling stated that this would be an unwieldy process and the counter proposal from the City staff would be for Bountiful to issue the permits and schedule the inspections as part of the normal work schedule. Then a portion of the fees would be reimbursed to the County. The fee schedule would be based on the Uniform Building Code.

Councilman Gramoll stated that he was opposed to the concept, and stated that the City is not in the business of sub-contracting inspections. He said that there is an abundance of private individuals who can and do provide this type of professional service. In response to a question from Councilwoman Coon, Mr. Balling stated that two inspectors are presently employed by the City and they are kept plenty busy in the summer. He said that the increased inspections from the County areas might require hiring additional personnel for the summer. Addressing a second question, Mr. Balling stated that the City would not incur any liability if they provided the inspection services. Following further discussion, Councilwoman Holt made a motion that the request from the County be denied. Councilman Gramoll seconded the motion and voting was unanimous.

REVIEW OF FIRE SAFETY ISSUES IN FOOTHILL AREA

Mr. Hardy reviewed that several weeks ago the Council had a discussion regarding fire safety in the foothill areas of the City. Pursuant to that discussion, a comprehensive study of fire and life safety issues in the foothill area has been made and he said that he was prepared to go over that study. He stated that an area is first analyzed as to whether or not it is a wild land area or an interface (with vegetation separated from the community by a street, etc.) or intermix (where the homes are entirely surrounded by vegetation) . He used two aerial photos to point out the development which has taken place since 1974 and noted that the basic vegetation has not changed substantially in the area east of Bountiful Boulevard. He showed that most of the homes in this area are surrounded by vegetation.

The specific areas of hazard from wild fires in this area were categorized in four groups: fuel, structure, slope, and "other" (steep canyons, history of fires, winds, fuel breaks, developed water systems, etc.). Mr. Hardy discussed these categories and addressed recommended remedies which included clearance of vegetation from around the immediate perimeter of the homes (30-ft. minimum in areas of mild slope; up to 100 feet on the shoulder of the slope). He stated that the slopes are already there and cannot be modified. Roofs were recommended to be at least a Class "C" roof by the National Fire Protection Association; however, Bountiful requires a Class "All or "B" roof which is a higher rating. He then reviewed the recommendations related to the "Other" items listed above, noting that Bountiful meets or exceeds the recommended standards in most areas.

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Recognizing that the reason people have chosen to live in the foothill area is to enjoy the

vegetation, Mr. Hardy stated that it is difficult to remedy the fire hazards. After study, it is the staff recommendation that the following criteria be adopted:

1. Adopt a minimum clearance standard for all new construction--15-ft. minimum vertical clearance for front and back yards and 10-ft. clearance for side yards.
2. Adopt a code amendment requiring non-combustible siding for all new construction.
3. Require a building permit for all re-roofing.
4. Encourage a voluntary program to clear out the fuel ladder.

Two videos were then presented--one reviewing the fire resistancy of pressure treated wood shake shingles (prepared by the industry), and the other produced by the California Department of Forestry regarding wild fires in the interface and the strategy followed when fighting these fires.

Shannon Miller, a Bountiful resident who brought this subject matter to the attention of the Council, pointed out that the wood shake shingles do not meet weather tests and are less than desirable for adequate fire protection. She referred to tests done by the Fire Department of Los Angeles and stated that there have been significant failures in the tests which have been performed. She petitioned the Council to consider amending the ordinance to provide for the most safe standards which are possible.

Mayor Linnell thanked those who had gathered information and contributed to this study and he suggested that further consideration needs to be given prior to taking any official action. Councilwoman Coon pointed out that sideyards can be a minimum of 8 feet and a required 10-ft. clearance area in sideyards would be inconsistent. She also expressed displeasure regarding required clearance of vegetation, especially when dealing with small lots. She suggested that developments in the foothills be required to have larger lot sizes.

Councilman Foy asked Chief Lemon if the staff recommendation regarding clearance of vegetation from around the home would be adequate. Mr. Barfuss responded that the concern is a need to have access to get next to the structure in order to fight the fire. Councilman Shafter pointed out that even if a clearance policy were adopted, it would be an ongoing situation which would need to be checked annually. Mr. Hardy indicated that the City does not have an affirmative obligation to assure compliance of every law. Councilman Gramoll stated that the City has a responsibility to educate the citizens about the fire hazards and means of minimizing them and compliance should be voluntary.

Councilwoman Coon mentioned that two major issues which have not been discussed are fires left by Boy Scouts when they are camping, and the possibility of fires being started by
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fireworks. Following further discussion, Mr. Hardy stated that he would compose a letter to be sent to citizens who live above Bountiful Blvd., advising them of potential fire hazards and

affirmative actions which they can take to minimize the dangers. Councilman Foy said that he doesn't feel comfortable with just a recommendation for voluntary compliance and he requested that an ordinance be drafted. Councilman Gramoll stated that he felt a letter sent to the homeowners would be prudent, and it would generate a response from other groups who will be interested and affected by this problem.

Councilwoman Coon made a motion that a letter be sent to the residents above Bountiful Blvd. advising them of the potential fire dangers and the actions which they can take to remediate these- problems. Councilwoman Holt said she felt the residents should have an opportunity to address the problems voluntarily before the City mandates compliance and she seconded the motion. Voting was in the majority with Councilman Foy voting nay, stating that the Council's action should be in the form of an ordinance.

MISCELLANEOUS FROM COUNCIL

Councilman Shafter referred to the recent vandalism at the golf course and asked if consideration has been given to offering a larger reward for information leading to apprehension of the vandals. Mr. Hardy stated that a \$200 reward has been offered. He said that a security system for the club house, the cart sheds, etc. is being considered. Councilman Shafter suggested that money could be taken from the Council contingency to add to the \$200 presently being offered as reward.

EXECUTIVE SESSION RE: PENDING LITIGATION

Mr. Hardy stated that it is not necessary to schedule an executive session this evening.

The meeting adjourned at 9:25 p.m. on a motion made by Councilwoman Holt and seconded by Councilwoman Coon.