

Minutes of the regular meeting of the City Council held March 20, 1991 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present:	Mayor:	Bob Linnell
	Council Members:	C. Harold Shafter, Renee Coon, Bob Gramoll, 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
	Dept. Heads:	Dick Duncan, Streets/Sanita.

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 Bob Gramoll led the pledge of allegiance to the flag. The invocation was given by Councilman Foy.

Minutes of the regular meeting of the City Council held March 13, 1991 were presented and unanimously approved as corrected on a motion made by Councilman Shafter and seconded by Councilman Foy.

EXPENDITURE AND EXPENSE REPORT APPROVED FOR PERIOD MARCH 1-14, 1991

Mr. Jenson presented the Expenditure and Expense Report for the Period March 1-14, 1991 in the amount of \$325,166.86. Following a brief discussion of this report, the expenditures were unanimously approved on a motion made by Councilman Foy and seconded by Councilman Shafter.

At this time Councilman Gramoll questioned when the Council would receive a report from Bountiful's representative on the South Davis Sewer Improvement District board and the Mayor indicated that he would schedule that for an upcoming Agenda.

GREAT BASIN TRUCK AWARDED BID FOR AUTOMATED GARBAGE TRUCKS

Mr. Duncan reported that bids were opened on March 5, 1991 for two new automated garbage packers, with four bidders responding. Following a review of the specifications and with consideration of the location of operating controls (as this relates to replacement personnel from the Street Department who are presently trained to back-up the Sanitation Department) and inventory replacement parts, it is the staff recommendation to award the bid to Great Basin Truck for two (2) Heil Curb-side Packers. The low bidder did not meet specifications. The bid price was \$234,343.00 (\$117,177.00 each); the budgeted amount was \$260,000.00. Councilman Gramoll emphasized the desirability of purchasing vehicles with similar operational controls as a

safety measure and he made a motion of approval of the Great Basin bid as recommended. Councilwoman Coon seconded the motion which carried unanimously.

JOINT DISCUSSION WITH PLANNING COMMISSION ON ROLES AND FUNCTIONS

Mayor Linnell stated that recent conversations with Cheryl Okubo (Planning Commission chairman), other Planning Commission members, and minutes from the Planning Commission alerted him to the fact that there may be poor communication between the Council and the Planning Commission, and for this purpose, he scheduled this Agenda item. He recognized Ms. Okubo and she introduced Planning Commission members Kathi Izatt, Mike Holmes, Berwyn Andrus, McRay (Mick) Johnson, Jeff Cretien, and Councilman Foy.

The Mayor then referred to the downtown project currently being considered by the Redevelopment Agency (Johansen-Thackery) and stated that it is his desire for the RDA, Council and Planning Commission to work together in accomplishing what is best for the City. He clarified the role of each of those groups, noting that the Planning Commission is an extension of the Council organized for the purpose of determining whether proposed projects fall within the ordinance. (The mayor referred to a handout which cited the Utah Code Annotated regarding the role, power, authority, and duties of the Planning Commission) . The RDA is the entity who will be working with the developer in a contractual capacity. He recognized that although the details of the project might not be exactly what the City would visualize, the developer works under the guidelines and requirements of the ordinance.

The Mayor reviewed that studies since 1980 have supported the position that Bountiful's downtown should be revitalized and it is the intent of the Council and RDA to work together to accomplish this objective. (A chapter/page reference to the Bountiful Economic Development Plan developed by Bonneville Research in 1990, was also used to illustrate the direction of the city with the downtown development. He substantiated the credibility of the developer and acknowledged that, at this point, the project may or may not come to fruition.

In response to a request from Chairman Okubo for an attorney to be in attendance at the Planning Commission meetings, the mayor stated that he did not think it would be in the best interest of the city to accommodate this request (giving consideration to the number of times in the past a legal opinion has been needed and the financial impact of providing counsel on a regular basis). He suggested that this might be handled better by the staff's careful review of the Agenda prior to the meeting and potential problems directed to the city attorney ahead of time. He also noted that approvals could be granted subject to approval by the city attorney.

With respect to the involvement of the Planning Commission with the downtown developers, Councilman Foy pointed out that he has felt the Commissioners have been anxious to be helpful to the developers. Councilman Gramoll concurred with the Mayor that legal representation at the Planning Commission meetings is probably not necessary. He also expressed deep appreciation to the Commission members for the time and research given by them on behalf of the city. Councilman Shafter suggested that in the future an attorney

might be considered for appointment to the Planning Commission to provide the legal expertise deemed necessary for the meetings.

Chairman Okubo thanked the Council for their input and to Mr. Boothe for the time and expertise which he has given as planning director. She noted a need for the Master Plan to be updated and respectfully requested that funding be considered as the budget is put together this year. Commissioner Izatt expressed further concern of the need for legal representation at the Planning commission meetings, as well as the contract presently being considered between the RDA and the developer. Mayor Linnell suggested that Commissioner Izatt go through the contract with Mr. Forbes to resolve the concerns which she has.

Commissioner Izatt also referred to recommended changes to the foothill ordinance which originated with the Planning Commission about one year ago (see CC minutes May 2, 1990) and asked if this matter could be considered. A handout of the proposed changes was given to each of the Council for their review and this item will be on the Planning Commission Agenda this coming Tuesday for consideration. Commissioner Izatt also expressed the need for update of the master plan (and the attached fiscal bill) and the attendance of an attorney at the Planning Commission meetings. As a member of the charettes which were held last year, she stated that the revitalization of the downtown area could be through a cultural center and does not necessarily need to be a commercial development.

Commissioner Andrus said he would appreciate a written definition of architectural standards when projects are being considered. Commissioner Holmes asked for clarification as to the role of the Planning Commission, specifically in the Johansen- Thackery project. Mr. Hardy stated that, as a courtesy to the Planning Commission, the RDA included the Commission early-on in this project and the developer was requested to provide "something on paper", basically for informational purposes. The true role of the Planning Commission is to wait until the developer presents an application for preliminary approval. The pre-involvement of the commission was an attempt to keep them informed of the direction the developer was headed.

Chairman Okubo summarized that the Planning Commission is desirous that the City be developed in the best possible way with the least cost to the taxpayers. She said that one downtown development will not accomplish all the objectives for the downtown area and again requested consideration for a budget appropriation to update the planning tools of the city.

Mayor Linnell expressed appreciation to the Planning Commission and again emphasized that he perceives the Council and Commission as being "on the same team, not adversarial". Councilwoman Coon also expressed appreciation for the Planning Commission members and, with regard to the request for an attorney, suggested that it might be tried for a short time. Jack Billings, citizen in attendance, asked if consideration had been given to the impact that downtown development will have on the Five Points shopping area.

At 8:30 p.m. Councilman Gramoll made a motion to adjourn to executive session for the purpose

of discussing personnel. Councilman Shafter seconded the motion.

Mr. Balling noted that the Weber Basin Conservancy District has adopted their water policies for the summer and it is necessary for the City to re-act to this matter. He said that the Water Committee will be meeting next Wednesday at 5:00 p.m. and invited the Council to attend.

Mr. Balling also reported that he has met with the property owners on 400 North above Davis Boulevard regarding the proposed improvement project at that location. He reviewed the proposal of the property owners (to agree to pay for their sidewalk and curb and gutter, if the City would consent to eliminate the four-foot planting strip) and asked for Council feedback. After a brief exchange, it was determined that this matter will be on next week's Agenda.

The meeting adjourned at 8:55 p.m.

Attendance at Executive Session:

Mayor Linnell and Councilmembers Shafter, Coon, Gramoll, and Foy

Mr. Hardy

Mr. Forbes