

Minutes of the regular meeting of the City Council held September 9, 1992 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present:	Mayor:	Bob Linnell
	Council Members:	Harold Shafter, John Cushing, Barbara Holt
	City Manager:	Tom Hardy
	City Attorney:	Layne Forbes
	City Engineer:	Jack Balling
	City Treasurer:	Ira Todd
	Dep. Recorder:	Kim Coleman
	Rec. Secretary:	Nancy Lawrence
	Dept. Head:	Clifford Michaelis, Power
Absent:	Councilwoman:	Renee Coon
	Councilman:	Leslie Foy
	City Recorder:	Arden Jenson

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 Councilman Cushing led the pledge of allegiance to the flag. The invocation was given by Councilwoman Holt.

Minutes of the regular meeting of the City Council held September 2, 1992 were presented and unanimously approved as corrected on a motion made by Councilman Shafter and seconded by Councilwoman Holt.

### **EXPENDITURES AND EXPENSES APPROVED FOR TWO AUGUST PERIODS**

Mr. Coleman presented the Expenditure and Expense Report for the Period August 28-31, 1992 in the amount of \$338,060.82, and the Summary of Expenditures for the Month of August totaling \$1,979,682.85. Both expenditure reports were unanimously approved on a motion made by Councilwoman Holt and seconded by Councilman Shafter.

### **APPROVAL GIVEN FOR ONE-LOT SUBDIVISION BLAIR FREDRICKSON, 20 WEST MONARCH DR.**

Mr. Balling presented a topographical map which showed the location of a parcel of land at 20 West Monarch Drive which has been purchased by Blair Fredrickson. Mr. Fredrickson has requested approval of a one-lot subdivision and it is the recommendation of the Planning Commission that approval be granted, subject to the following conditions:

1. Providing a 7-foot utility easement along the west and south property lines.
2. Payment of a storm detention fee of 0.55 acres x \$2,100.00 (\$1,155.00).
3. Payment of the following required utility fees: Power (to be determined by the

Power Department); Sewer (\$600. 00) ; Water (\$1,385.00).

4. Posting a cash deposit at the time a building permit is issued to guarantee repair and/or replacement of sidewalk/curb and gutter.
5. Payment of required subdivision fee \$30.00.
6. Payment for repair of road for utility installation.

Based on the recommendation of staff and the Planning Commission, Councilwoman Holt made a motion to grant approval to the one-lot subdivision as presented. Councilman Cushing seconded the motion and voting was unanimous.

**MAPLE HILLS SBDVN. NO. 4, PLATS B AND C**  
**GIVEN FINAL APPROVAL**

Mr. Balling presented the site plan for Maple Hills Subdivision No. 4, Plats B and C (John Clark, developer) and reviewed how these plats tie to Plat A which was given approval earlier this year. He stated that the staff has made a review of the final plats for compliance with the City ordinance and the findings are as follows:

1. The cul-de-sac on Plat B is 1,050 feet long and an exception should be granted as per the preliminary approval.
2. The cul-de-sac on Plat C is 900 feet long and the same exception as outlined in 1 above should be granted.
3. Lot 5-C is not a usable lot. The owners want to sell it with the adjacent Lot 21. A note should be placed on the lot, "This is not an approved building lot".
4. Lot 4-C does not have sufficient area for a usable building under the water reservoir and the boundary line should be changed to meet the building pad requirement.
5. A disclaimer note should be added to the Plat that "No building will be allowed above elevation 5810 mean sea level".
6. The final plats are still being reviewed and are subject to the engineering corrections.
7. The cul-de-sacs are located on property that slopes between 25% and 30%. We would recommend that the sidewalk be terminated at the beginning of the cul-de-sac to avoid the large cut and fill on the hillside. The sidewalk would still continue out of the circle; however, the cut and fill could be reduced from 16 feet to 11 feet and would lessen the impact on the hillside.

This matter was discussed by the Planning Commission and it is their recommendation, together with staff, that final approval be granted to Maple Hills No. 4, Plats B and C subject to the following conditions:

1. Completion of the review items outlined above.
2. Furnishing a guarantee bond for the improvements as outlined by the City Engineer.
3. Payment of all required fees.
4. Furnishing a landscape bond for the areas which will be impacted by grading along the side of the roadway.
5. Compliance with all requirements of the Foothill Ordinance except for the areas where a variance is granted.

Councilwoman Holt motioned for approval, as recommended. Councilman Shafter seconded the motion and voting was unanimous.

**PRELIMINARY APPROVAL GRANTED TO STONE RIDGE SBDVN., PLAT G  
1400 SOUTH 1900 EAST (JOB FEATHERSTONE AND KENT DERRICOTT,  
DEVELOPERS)**

Mr. Balling presented the site plan for Stone Ridge Subdivision, Plat F (1400 South 1900 East), and stated that preliminary approval is being requested by the developers. Two lots in the subdivision (704 and 706) are presently located in the County and are being considered for annexation by Bountiful. He said that this request has been reviewed by the staff, with findings as follows:

1. The lots proposed are very large and have useable space as required by ordinance.
2. The roads proposed are less than 12% grade and meet the required conditions.
3. The cut and fill for the proposed roads exceed the 10 feet maximum required by ordinance. A variance is requested for excessive cut of 300 feet and excessive fill of 300 feet.
4. The cul-de-sac is 350 feet long; it meets the requirements of the ordinance and serves three lots. To preserve the open space and to reduce the cuts and fills along the cul-de-sac, we would recommend sidewalk be placed only on one side of the culde-sac in front of the lots it serves and not around the circle.
5. The storm drainage will be picked up at the lower end of the street and conveyed in a pipe to the Stone Ridge detention basin.

Mr. Balling stated that it is the recommendation of the Planning Commission (and staff), that preliminary approval be granted subject to the conditions outlined above and compliance with the ordinances of Bountiful. Councilwoman Holt noted that the Planning Commission requested that the following conditions also be attached:

- a) On Item No. 3 above, that a requirement be made for the cuts and fills to be re-vegetated.
- b) That an additional condition be included requiring that the design of the access road to the water tank be approved by the City Engineer.

Councilwoman Holt motioned for preliminary approval as recommended, and including Items (a) and (b) above. Councilman Shafter questioned the requirement to re-vegetate and after discussion, it was the consensus of the Council that these areas should be required to be landscaped, which would allow for the use of plants, rocks, etc. as appropriate. He then seconded the motion which carried unanimously.

**ADOPTION OF RES. NO. 92-19 GIVES APPROVAL TO SUBMIT LETTER OF INTENT - PUBLIC SERVICE OF NEW MEXICO (PNM) SAN JUAN GENERATING UNIT NO. 4 (UAMPS)**

Mr. Michaelis reported that the Utah Associated Municipal Power Systems (UAMPS) is in the final stages of negotiations with Public Service of New Mexico (PNM) for a 40,000 kilowatt purchase of the San Juan Unit #4, which is located near Farmington, New Mexico. He reviewed the current energy and capacity resources of Bountiful City Light and Power (BCL&P) and used a colored bar graph to depict how the San Juan resource would fit into the resource schedule. One of the primary advantages of PNM is that it would be owned, and would increase our firm energy resources.

Mr. Michaelis reviewed the studies which have been done on the coal supplies for the San Juan Unit and noted that there are many areas of negotiation which are ongoing on this potential resource. He stated that it is the recommendation of the staff and Power Commission that Bountiful request an allocation of 5 MW as part of the total UAMPS purchase of 40 MW.

Councilman Cushing thanked Mr. Michaelis for his efforts to research new power resources. He then made a motion to adopt Resolution No. 92-19 and authorize the Mayor and City Recorder to sign it. This resolution provides that Bountiful will continue to negotiate in good faith to bring this project (PNM - San Juan Unit #4) to completion, but does not bind them (Bountiful) to any contractual commitments associated with the project. The resolution provides a request for Bountiful to have an allocation of 5,000 kW, which could be pro-rated downward if UAMPS receives requests for entitlement allocations greater than 40,000 kW. Mr. Michaelis stated that Bountiful has already incurred expenses of \$2,800 on this study, and an additional \$10,300 (approximate) will be allocated from the Future Power Fund. He also noted that this matter will come back to the Council for final action. Councilwoman Holt seconded the motion which carried unanimously.

**MISCELLANEOUS**

Councilwoman Holt referred to the letter from the Bountiful/Davis Art Center and she requested a financial accounting of the costs to the City, including in-kind, that were incurred for the Summerfest.

The meeting adjourned at 7:55 p.m. on a motion made by Councilwoman Holt and

seconded by Councilman Cushing.