

Minutes of the regular meeting of the City Council held June 15, 1994 at 7:15 p.m. in the Council Chambers of the City Hall, Bountiful, Utah, following a meeting of the Redevelopment Agency.

Present: Mayor: John Cushing
Council Members: Samuel Fowler, William Moore, and Harold Shafter
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Jack Balling
City Recorder: Arden Jenson
City Treasurer: Galen Rasmussen
Planning Director: Blaine Gehring
Dep. Recorder: Kim Coleman
Rec. Secretary: Nancy Lawrence

Absent: Councilwomen: Barbara Holt and Ann Wilcox

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 Cushing called the meeting to order and noted that the pledge and invocation had been given in the RDA meeting.

Minutes of the regular meeting of the City Council held June 8, 1994 will be presented for approval at the next regular meeting.

EXPENDITURES AND EXPENSES APPROVED FOR PERIOD JUNE 1-9, 1994

Mr. Jenson presented the Expenditure and Expense Report for the Period June 1-9, 1994 in the amount of \$366,636.16 and noted that there were no corrections. Councilman Shafter motioned for approval, Councilman Moore seconded the motion and voting was unanimous.

INSURANCE CONTRACTS AWARDED FOR WORKERS COMPENSATION PROPERTY INSURANCE, AND GENERAL LIABILITY

Mr. Mahan reported that he and the City Treasurer had worked on the insurance package for the City which provides for worker's compensation, property insurance and general liability. Moreton, Olympus, and Risk Managers agencies were invited to bid on the insurance and it is the staff recommendation that the following bids be accepted:

Workers Compensation	Olympus @ \$15,000 on a \$8.1 million payroll
Property Insurance	Olympus @ \$44,512 with \$1,000 deductible
General Liability	Olympus @ \$22,840 for law enforcement
	Olympus @ \$19,666 for public officials errors & omissions
	Olympus @ \$117,247 for excess general liability

Mr. Mahan stated that during the process of studying the insurance needs and putting the bid packages together, it came to the attention of himself and Mr. Hardy and Mr. Rasmussen that it would

be well to have an insurance consultant work with the City this fall in determining future insurance needs. A request to this effect will be forthcoming later in the year. Following discussion regarding the bidding process and the insurance needs of the city, Councilman Moore made a motion that the bids be accepted as presented and recommended. Councilman Fowler seconded the motion and voting was unanimous.

APPROVAL GRANTED FOR CHANGE OF DRIVEWAY
GENE PEAD, 3056 SOUTH ORCHARD DRIVE

Mr. Gehring explained that one of the conditions of approval for the building lot at 3056 South Orchard Drive was that it have a circular drive with accesses on Orchard Drive and 500 West. This condition was stipulated by the Planning Commission because of the concern that the busy streets would be difficult to access by backing out of a driveway and the ability to enter the street in a forward manner would be more safe. Due to changes in the house plans and the location of existing utilities, the Peads have requested that the circular drive requirement be changed. The matter was considered by the Planning Commission and it is their recommendation that a change be made from the circular driveway to a turnaround area next to the garage. This will permit cars to enter Orchard Drive in a forward manner. There will be no access to 500 West. Based on the recommendation of the Planning Commission and staff, Councilman Shafter made a motion that the change be approved. Councilman Fowler seconded the motion and voting was unanimous.

CONCEPTUAL AND PRELIMINARY APPROVAL GRANTED TO 3-LOT SUBDIVISION 335 EAST MILL STREET, DELMONT HAYES, DEVELOPER

Mr. Gehring reviewed the plat for a proposed 3-lot subdivision at 335 East Mill Street, Delmont Hayes, developer. He stated that it is the recommendation of staff and the Planning Commission that conceptual and preliminary approval be granted, subject to the following conditions:

1. Prepare and submit a final subdivision plat for approval and recording.
2. A 6-inch water line be extended back to the northwest corner of Lot 2 where a fire hydrant shall be located. A 15-ft. easement for the water line be granted to Bountiful City.
3. A 7-ft. utility easement be granted along the entire frontage of the subdivision.
4. Other utility easements as may be required by other utilities.
5. Provide for storm detention or pay a storm detention fee to be determined at the time of final subdivision approval.

He explained that two of the lots will be flag lots, with adjacent stems of 25 feet each. Following discussion, Councilman Fowler made a motion to grant conceptual and preliminary subdivision approval, as recommended. Councilman Moore seconded the motion and voting was unanimous.

FINAL APPROVAL GRANTED TO BRIDLEWOOD SOUTH SBDVN.
4100 SO MONARCH DRIVE

Mr. Balling reviewed that Bridlewood South Subdivision was granted preliminary approval by the City Council on May 11, 1994 subject to several conditions. The final subdivision drawings have now been received and it is the recommendation of staff and the Planning Commission that final approval be granted subject to the following conditions:

1. Meet the requirements of the preliminary approval (see minutes of May 11, 1994).
2. Complete the following requirements from the review letter of May 23, 1994
 1. Your owner's dedication will have to match the form laid out in the Bountiful City ordinance book.
 2. You must get Item #9 on the Title Report released.
 3. You must show the easement described in Item #10 on your plat.
 4. Must clear up undefined easement described in Item #11 of Title Report.
 5. You must establish your elevation data on your profile drawing to be the same that has been used throughout all of the Bridlewood plats. The 1.80 elevation difference isn't approved; we have too much of this kind of problem throughout the City now.
 6. It is recommended by the Davis County Recorder's office that something added to the title of the subdivision to more clearly set it apart from the other similar named subdivisions in this area (see check sheets).
 7. Show ties (or prove both line and grade) and grade to prove that we connecting to North Salt Lake's subdivision to the south with our 3900 So Street.
 8. The 1' angle break is confusing to other Surveyors that may follow your work in future years.
 9. Shoot the ends of the existing curb and gutter and at 25 ft. intervals as follows
 - a. Show station of each shot.
 - b. Show elevation of each shot.
 - c. Match as closely as possible (use Bridlewood No. 6 benchmark data) th grade of the existing curb and gutter.
 10. Shoot in the field at 50-ft. intervals in line with each curb and gutter or prop line, elevations and 300 ft. south of your proposed plat. Show on your profile drawings.
 11. There are other small corrections or additions to the plat and construct drawings as shown on the check sheet.
3. Payment of the required fees.
4. Posting of the required bond.

In addition to these four conditions, Mr. Balling stated that it will be necessary to vacate and release the easement on the temporary turn-around which was required for Phase 6 so that it does not encumber this subdivision.

Councilman Shafter motioned for final approval for Bridlewood South subdivision as outlined by Mr. Balling. Councilman Moore seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL APPROVAL GRANTED TO 4-PLEX BUILDINGS
393 WEST AND 399 WEST 200 NORTH**

Mr. Balling presented the site plan for two 4-plex buildings at 393 West and 399 West 200 North. He reported that the Planning Commission reviewed these plans and it is their recommendation that preliminary and final approval be granted, subject to the following conditions:

1. A fire hydrant and fire water line be required at the location recommended by the

Fir Marshall. The cost will be:	
215' main @ \$14.00 ...	\$3,010
Fire Hydrant	1,560
Tap and Valve	1,200
TOTAL	\$5,770

2. A storm detention fee of \$1,680.00 Is required for run-off water.

3. A 7-ft. wide utility easement is required along the front, east, and west property lines.
4. A utility easement is required along the power line.
5. The carport should be divided to provide direct fire access to the back building as shown on the plan.
6. The back building must be raised to elevation 104.5 to provide drainage as per UBC 2906 (5).
7. The parking lot along the walk needs to show the finished grade elevations.
8. The plans must be designed and stamped by a licensed architect in the state of Utah.
9. The buildings and carports must be designed for 100 m.p.h. wind load, and 30 lbs. live load. The structural calculations must be submitted with the final plans.
10. Payment of all required fees and posting of the bond.
11. Solid fence along east/west and north lot lines and slates in chain link along south lot line.
12. Landscaping plan to meet the ordinance.
13. Future development not approved as part of this plan. Additional approval required for any new development.

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 Councilman Shafter made a motion that preliminary and final approval be granted to the two 4-plex buildings as outlined. Councilman Fowler seconded the motion and voting was unanimous.

**FINAL APPROVAL GRANTED TO JOHNSON-MURRAY SUBDIVISION
 250 NORTH 1400 EAST**

Mr. Balling reviewed the site plan of the Johnson-Murray subdivision and stated that it is the recommendation of staff and the Planning Commission that final approval be granted, subject to the conditions set forth at preliminary approval (see City Council minutes, June 1, 1994) and the following conditions:

1. Completion of corrections on the final plat.
2. Submit an up-to-date title report.
3. Submit the deeds required for the road d d i t i
4. Posting of the bond and payment of fees.

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

**PRELIMINARY AND FINAL APPROVAL GIVEN TO COMMERCIAL BUILDING - 228 NORTH 500
 WEST, EARL LARRABEE**

Mr. Balling presented the site plan for the proposed commercial building at 228 North 500 West and stated that it is the recommendation of staff and the Planning Commission to grant final approval subject to the following conditions:

1. The red lines on the drawings showing the area tabulations and grading must be placed on the original drawings. (Red lines are not acceptable).
2. The parking lot areas should be edged with curb walls on commercial developments.
3. A storm drainage fee is required for the new addition (125'x 40') = 0.115 acres at \$2,100.00 per acre.
 Total fee = \$241.00.
4. Utility easements must be provided seven feet wide along both streets and at other locations as required by utility services.
5. Final plan review by Building Inspectors.
6. Payment of all required fees and bonds.

7. Extend existing chain link fence with slats along the east property line, to be approved by Planning Director.
8. Trees and buffering landscaping on east side as approved by Planning Director.

Mr. Balling noted that there will not be any sewer or water connections in this building; it will be used for storage of lumber, finished goods ready for delivery, etc. Councilman Shafter motioned for preliminary and final approval as recommended. Councilman Fowler seconded the motion and voting was unanimous.

**PRELIMINARY SITE PLAN APPROVAL GRANTED
FOR CHURCH AT 355 EAST 900 NORTH**

Mr. Gehring reviewed the site plan for the proposed Jehovah's Witness church at 355 East 900 North. He said that a public hearing was conducted by the Planning Commission and following that hearing, it was the recommendation of the Planning Commission that preliminary site plan approval be granted subject to the following conditions:

1. The plans show a recreation vehicle pad and hook-up behind the building. Inasmuch as this is not allowed in this zone, this item must be eliminated.
2. The building pad must be raised in elevation to 101 to meet the UBC, Section 2907 (5) and provide a 2% grade to the street.
3. They propose to contain all storm water run-off on their property. These facilities must be designed for a 10-year storm occurrence and the overflow piped to the street. (Mr. Gehring noted that they are currently trying to get an easement for that purpose).
4. The parking just meets the requirements if the seating is to be row benches. (50 required, 51 provided). (Mr. Gehring said that another 5 spaces have been added since the Planning Commission review).
5. The location of the screened dumpster needs to be defined. (This has been done on the revised plan).
6. Utility

easements must be provided as follows:

- (a) 7 ft. wide along 900 North Street
- (b) 15 ft. wide along the drainage overflow line
- (c) Other easements as required by the utility services
7. The final building plans must be prepared and stamped under the direction of a licensed architect as per State law.
8. Landscaping buffer of at least 5 ft. be required around the entire perimeter of the parking lot. Detailed landscape plan meeting all ordinance standards be submitted for final approval.
9. The applicant shall prevent commercial parking on the property.
10. Modify parking to increase landscaping.

Discussion followed regarding alternatives for the parking lot and landscaping. Councilman Fowler motioned for preliminary approval as recommended. Councilman Shafter seconded the motion and voting was unanimous.

**FRANK GEORGE AND SONS AWARDED BID FOR WATER SYSTEMS
CONSTRUCTION AND NEW WATER RATES SET BY ADOPTION
OF RES. NO. 94**

Mr. Balling reported that bids were opened yesterday for the installation of the water systems for developments in the new budget year. He reviewed the bid tabulation and said that it is the recommendation of staff that the bid be awarded to low bidder, Frank George and Sons, in the amount of \$454,677.40. He said this company has done the water construction for the City the past two years and they do an excellent job.

Mr. Balling noted that the bidding process revealed that the cost of materials and installation costs have gone up significantly and he recommended that the fees for all development in the future be set at the following rates:

1. Main line water fee to be \$20.00 per foot (based on an 8-inch line).
2. One-inch water connection be set at \$750.00 each to offset the increase in the costs of installation of the service lateral, plus the Water Development Fee of \$800.00, which is unchanged. (The total one-inch connection would be \$1,550.00).

Councilman Shafter made a motion to accept the bid from Frank George and Sons as presented. Councilman Moore seconded the motion and voting was unanimous.

Councilman Moore recommended approval of the water rates as reviewed and he motioned for adoption of Resolution No. 94-5, A RESOLUTION SETTING CITY FEES FOR MAIN WATER LINE CONSTRUCTION AND FOR ONE-INCH WATER LATERAL CONNECTIONS, AND SETTING THE WATER DEVELOPMENT FEE, with authorization for the Mayor and City Recorder to sign. Councilman Shafter seconded the motion and voting was unanimous.

STAKER PAVING AWARDED CONTRACT FOR ASPHALT PRODUCTS - 1994/95

Mr. Balling reported that bids were opened June 15, 1994 for furnishing the bituminous material for asphalt paving of the City streets. He reviewed the bid tabulation and stated that it is the recommendation of staff that the contract be awarded to Staker Paving Company, low bidder, with the following unit prices:

1-inch bituminous mix	\$12.10/ton
3/4-inch bituminous mix	12.10/ton
1/2-inch bituminous mix	12.70/ton
1/2-inch special mix ...	12.70/ton

Councilman Fowler motioned to approve the bid from Staker Paving as reviewed. Councilman Shafter seconded the motion and voting was unanimous.

ADOPTION OF RES. NO. 94-4 SETS PROPERTY TAX RATE

Based on the information presented to the City by Davis County, Mr. Jenson presented for approval a certified tax rate of .001596. He explained that this rate would not produce the property tax figure which was included in the budget adopted for fiscal year 1994-95. Therefore, it is the staff recommendation that a hearing be set to consider opening the 1994-95 budget for the purpose of amending the property tax revenue figure to reflect the amount of property taxes which the City is expected to receive (\$1,333,183).

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Following discussion and clarification on this matter, Councilman Shafter made a motion to adopt Resolution No. 94-4 entitled "RESOLUTION SEMNG THE TAX RATE AND LEVYING TAXES UPON ALL REAL AND PERSONAL PROPERTY IN THE CITY OF BOUNTIFUL, UTAH, MADE TAXABLE FOR THE YEAR 1994", and to set a public hearing on July 6, 1994 at 7:30 p.m. to consider amending the 1994-95 budget. Councilman Moore seconded the motion and voting was unanimous.

The meeting adjourned at 8:34 p.m. on a motion made by Councilman Moore and seconded by Councilman Shafter.