

Minutes of the regular meeting of the city Council held August 10, 1994 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present:	Mayor:	John Cushing	Council Members:	Samuel R. Fowler, Barbara Holt, William P. Moore, C. Harold Shafter and Ann Wilcox
	City Manager:	Tom Hardy		
	Assc. City Engineer:	Paul Rowland		
	City Recorder:	Arden F. Jenson		
	Planning Director:	Blaine Gehring		
	Dep. Recorder:	Kim Coleman		
	Rec. Secretary:	Nancy T. Lawrence		
Absent:	City Attorney:	Russell Mahan		
	City Engineer:	Jack Balling		

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, following which Councilman Shafter led the pledge of allegiance to the flag. The invocation was given by Councilman Fowler.

Minutes of the regular meeting of the City Council held August 3, 1994 were presented and unanimously approved as amended on a motion made by Councilman Moore and seconded by Councilwoman Wilcox.

#### **MAYOR WELCOMES VISITING BOY SCOUTS**

At this time Mayor Cushing welcomed the visiting Boy Scouts and reviewed information with them which will assist them in earning their citizenship merit badge.

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

Mr. Jenson presented the Expenditure and Expense Report for the Period July 29-31, 1994 in the amount of \$214,546.19 and the Summary of Expenditures and Expenses for the Month of July (\$1,632,974.69). He noted that the monthly expenditures are a little lower than usual because of the 1993 year-end closing.

Councilman Shafter asked how the funds allocated to the Youth City Council are being accounted for and this matter was discussed. Councilwoman Wilcox explained that Petty Cash expenditures are limited to a maximum of \$10/occurrence and she must approve them prior to disbursement. The checking account requires two signatures, one of them being Councilwoman Wilcox. Councilman Shafter motioned for approval of the expenditure reports as presented. Councilman Fowler seconded the motion and voting was unanimous.

#### **APPROVAL GIVEN TO BUILD BEYOND 200 FT FROM PUBLIC STREET - TODD BRIDGE, 2863 SOUTH COVE LANE**

Mr. Gehring explained that Monte Cassell and Todd Bridge are the owners of two flag lots which share a 20-ft. driveway. Mr. Cassell has received approval to build beyond 200 ft. from a public street (as required by Section 14-13-

105 E) and Mr. Bridge is now seeking approval. This matter was reviewed by the Planning Commission on August 2, 1994 and it is their recommendation that the request be approved, subject to meeting all of the requirements of Section 14-13-105 E of the Foothill Ordinance. Councilwoman Holt motioned for approval as requested and recommended by staff and the Planning Commission. Councilman Shafter seconded the motion and voting was unanimous.

FINAL APPROVAL GRANTED TO FRANKLIN  
FARMS SUBDIVISION PHASE 1, 2450 SOUTH 200 WEST

Mr. Gehring presented the plat for Franklin Farms Subdivision Phase 1 and stated that final approval is being requested by the developer. He reviewed changes which had been made on the preliminary plat (elimination of one cul-de-sac and shifting the location of another cul-de-sac) . He reviewed the storm drain plans (as had been discussed in Planning Commission) and stated that it is the recommendation of staff and the Commission that final approval be granted to Phase 1, subject to the following conditions:

1. Submission of a title report and proper signing of the plat by the owners.
2. Placing a utility block on the plat.
3. Correction of subdivision ties and notes.
4. Corrections on the construction drawings as noted.
5. Posting of a site improvement bond as determined by Bountiful City.
6. Payment of a storm detention fee of \$2,100 per acre or \$11,643.45 for the first phase.
7. Payment of all required development fees.

The Planning Commission also recommended that preliminary approval of the revised Franklin Farms Subdivision, and final approval of Phase 1 of the Franklin Farms subdivision be granted, subject to the above conditions and adding No. 8:

8. Add a temporary gravel surfaced turn-around to the northeast end of Penman Lane. This item may be waived if the extension of Penman Lane and future plats are approved and bonded to provide alternative access.

The Planning Commission also recommended that the storm drain system be reviewed prior to presenting to the City Council and this item has been completed. Councilwoman Holt motioned for preliminary approval of the revised Franklin Farms Subdivision and final approval to Franklin Farms Phase 1, as recommended by the Planning Commission. Councilman Moore seconded the motion which carried unanimously.

APPROVAL GIVEN TO CLOSE 470 NORTH STREET BETWEEN MAIN AND 200 EAST - CHARITY  
FUNDRAISER

Mr. Hardy explained that Mrs. Sherry White has submitted a request for 470 North Street to be closed between Main Street and 200 East on August 17 from 10 a.m. to 8:30 p.m. Mrs. White and her children are sponsoring a carnival to raise money for the Ronald McDonald Home. The

request was received too late to be placed on 2 this evening's Agenda; however, a decision needs to be made prior to 3 the next Council meeting.

Mrs. White explained that she has contacted the residents of her neighborhood and they have signed a paper indicating their approval. Following discussion, Councilwoman Holt complimented Mrs. White and her children for assuming this service project and she motioned that approval be given to close the street as requested. It was emphasized that the street would be barricaded and local residents would not be allowed to go past the barricades. Mrs. White stated that she would assume responsibility for making all residents aware of the restriction. Councilman Shafter seconded the motion and voting was unanimous.

#### COUNCIL COMMITTEE REPORTS

Councilman Moore commented that the new council members have had field trips on three different occasions for the purpose of becoming more familiar with various plant facilities, wells, parks, etc. owned by the City. He thanked Mr. Hardy for arranging the field trips and the department heads for their time. He said he was very impressed with the operation of the City and the high level of dedication and comradery of the key managers of the City. Councilman Fowler also expressed appreciation for the orientation process.

Councilwoman Wilcox referred to the copies of the Youth City Council minutes in the packets and welcomed comments from the Council on the activities of the Youth Council. She also extended an invitation for the council to visit the Youth Council meetings (Wednesday evenings prior to the regular City Council meeting).

#### FINAL APPROVAL GRANTED TO SUNSET HOLLOW PLAT C AND AMENDED PLAT OF LOT 18 OF AMENDED PLAT OF SUNSET HOLLOW PLAT B

Mr. Hardy reviewed that the Planning Commission recommended preliminary and final approval to Sunset Hollow Plat C on January 18, 1994, subject to the following conditions:

Conditions of Preliminary Approval for Sunset Hollow  
Subdivision, Plat C, City Council meeting 3/14/90:

1. The subdivision must be developed as a complete plat, no phases allowed;
2. The lots must be surveyed to assure there is buildable space to meet the Foothill Ordinance, especially lots 7, 8, and 9  
The cuts and fills be held to a minimum, however an exception was granted to cuts along lots 7, 8 and 9;
3. The cuts and fills be held to a minimum, however an exception was granted to cuts along lots 7 and 8;
4. A landscape plan be submitted for the plat at the time of final approval;
5. The water fees be paid for 9 lots before recording the plat. The remainder of the water fees are to be paid at the time the lots are sold.

Conditions recommended by staff and Planning Commission,  
January 18, 1994, final approval:

1. The centerline radius in front of lot 15 is 160 ft. For design speeds of 25 mph the radius should be 195 ft.
2. Lots 7, 8, 9, 10, and 11 need to be verified by a certified survey that they have buildable space which meets the Foothill ordinance;
3. Lot 11 is on unstable ground as per their soils report. The building space must be defined on the plat;
4. The reduction of lot 18 makes the lot unusable because of the unstable ground. This must be defined on the plat.

Staff and Planning Commission recommends preliminary and final approval subject to all conditions outlined above, also including:

1. The posting of a bond to guarantee the construction of the site improvements;
2. Payment of the required fees including the water connection for nine lots before the plat is recorded;
3. Submittal of a title report and clearance of title;
4. That concrete streets will not be used in this subdivision, and the developer must construct the street to the design based on soils report and design for this area;
5. That all conditions be completed as outlined prior to submittal to City Council for approval.

Mr. Hardy explained that all conditions have now been met, including the soil reports from two geotechnical engineers verifying the buildable areas where unstable soils were found. The bond has been posted, all fees have been paid and Ron Marshall, developer, is desirous of recording the plat tomorrow. Final approval is being requested from the Council. Following discussion, Councilwoman Holt motioned for final approval as recommended. Councilman Fowler seconded the motion and voting was unanimous.

On a motion made by Councilman Shafter and seconded by Councilwoman Holt, the meeting adjourned to a field trip at 7:47 p.m.