

Minutes of the regular meeting of the City Council held March 22, 1995 at 7:09 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, Barbara Holt, William Moore, Harold Shafter and Ann Wilcox
City Manager:	Tom Hardy		
	City Attorney:		Russell Mahan
	City Engineer:		Jack Balling
	City Recorder:		Arden Jenson
	Dep. City Recorder:		Kim Coleman
	Planning/RDA Director:		Blaine Gehring
	Recording Secretary:		Nancy Lawrence

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 Fowler led the pledge of allegiance to the flag. The invocation was offered by Mr. Hardy.

Minutes of the regular meeting of the City Council held March 15, 1995 will be presented at the next regular meeting for approval. .

EXPENSES AND EXPENDITURES APPROVED FOR PERIOD MARCH 1-16,1995

Mr. Jenson presented the Expenditure and Expense Report for the Period March 116, 1995 in the amount of \$136,029.90. The staff responded to questions regarding an insurance settlement and the impact road salt has had on the budget. He said that there should be enough salt on hand to carry over into next year's budget. Councilwoman Wilcox motioned for approval of the expenditures as presented. Councilman Shafter seconded the motion and voting was unanimous.

PUBLIC HEARING SCHEDULED TO CONSIDER RE-ZONE OF PROPERTY AT 2280 SOUTH ORCHARD DR. - KENT WINEGAR

Councilman Shafter emphasized the importance of all the Council being able to attend the public hearing to consider the request of Kent Winegar to rezone the property at 2280 South Orchard Drive. He then motioned to set the public hearing to consider this matter on April 19, 1995 at 7:30 p.m. Councilman Fowler seconded the motion and voting was unanimous.

PUBLIC HEARING SCHEDULED TO CONSIDER AMENDMENTS TO SIGN ORDINANCE - HOLIDAY AND GROUND SIGNS

Mr. Gehring explained that it is recommended that the language in the sign ordinance be "cleaned up" and he has prepared some recommended changes. These changes have been reviewed by the Planning Commission and come with their full recommendation. Mr. Gehring recommended that a public hearing be scheduled for April 12, 1995 at 7:30 p.m. to consider these changes. Councilwoman Holt motioned to set the hearing as recommended. Councilman Moore seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED TO DUPLEXES AT 57 NORTH 100 WEST AND 137 WEST 100 NORTH

Mr. Gehring presented the site plan for the proposed duplexes at 57 North 100 West and 137 West 100 North, Brian Knowlton, developer. He noted that the proposed development fits the property well and comes to

the Council with a favorable recommendation from the Planning Commission, subject to the following conditions:

1. The fence surrounding the site be wood.
2. Install a fire hydrant at the entrance on 100 North at a cost of \$2,810-00. (Fire hydrant at \$1,560.00 plus tap and valve at \$1,100.00 plus line and patch at \$150.00).
3. Install a separate sewer line to each building. Cost of a sewer connection is \$600.00 per unit for a total of \$2,400 (if the existing connections can be used).
4. Provide utility easements as required:
 - (a) 7 ft. along street frontages
 - (b) 7 ft. along south property line and west property line as per Bountiful Power.
5. Parking and access driveways to be designed with a minimum of 2 1/2 " of asphalt on 6' base with concrete or concrete curb and gutter around the perimeter.
6. Payment of storm detention fee for undeveloped west portion of property. (\$2,100.00 per acre x .3383 acres= \$710.00).
7. Final approval of building plans, payment of all fees and posting of bond for protection of city improvements.
8. Submit revised final site plan with finish grades and finish contours as per ordinance.

Councilwoman Holt motioned for preliminary and final site plan approval as recommended and presented. Councilman Shafter seconded the motion and voting was unanimous.

**FINAL SITE PLAN APPROVED FOR BOUNTIFUL
HIGH LDS SEMINARY - 645 SO 400 EAST**

Mr. Gehring reported that he and Mr. Balling have reviewed the final site plan for the Bountiful LDS Seminary, 645 South 400 East, and, together with the Planning Commission, recommend final site plan approval with the following conditions:

1. Any storm detention requirements be waived as the project is not changing run off. (The former building has been completed razed and the site plan has been revised).
2. Locate a sewer cleanout and protect existing sewer line for new building.
3. Pay a new 1 1/2" water meter connection fee of \$3,850.00.
4. Secure the easement for access, parking, and utilities from the Davis County School District before a building permit will be issued.

Councilman Shafter asked if the LDS church has purchased the necessary property for parking and Mr. Gehring noted that agreements have been approved for use of the property. Mr. Balling stated that there has been a common use of the ground since the building was constructed approximately 25 years ago. Mr. Mahan verified that inasmuch as the building is a replacement and there was a previous relationship between the District and the Church, it is not the position of the city to enforce that relationship. Councilman Shafter requested that the agreement between the two parties include the issue of parking.

Councilwoman Holt motioned that final site plan approval be granted as recommended and outlined by staff. Councilman Moore seconded the motion and voting was unanimous.

APPROVAL GIVEN TO RESCIND ORD, NO 95-5 AND ADOPT ORD, NO 95-7 RE: DAVIS SUBDIVISION PLAT B

Mr. Mahan explained that the Council previously adopted Ord. No. 95-5 regarding vacation of Lot 5 of Davis subdivision and Lot 7 of Block 3 of Val Verda subdivision. Since that time, problems have arisen regarding the proposed three-lot Davis Subdivision Plat B and it is necessary to omit one of the proposed lots. Since Ord. No. 95-5 has not yet been recorded, the city is in a position to rescind it and it is recommended that this action be taken, as per Ordinance No. 95-6. As a replacement ordinance, Ordinance No. 95-7 vacates Lot 5 of Davis Subdivision and only a portion of Lot 7, Block 3 of Val Verda Subdivision, thereby clearing the way for a two-lot Davis Subdivision, Plat B. He recommended that Ordinance No. 95-5 be rescinded through adoption of Ordinance No. 95-6 entitled AN ORDINANCE RESCINDING BOUNTIFUL CITY ORDINANCE NO. 95-5; and that Ordinance No. 95-7, entitled AN ORDINANCE VACATING LOT 5 FROM DAVIS SUBDIVISION AND PART OF LOT 7 FROM VAL VERDA SUBDIVISION, PLAT A, BLOCK 3, IN BOUNTIFUL, DAVIS COUNTY, UTAH be adopted. Councilwoman Holt made a motion to take this action as recommended. Councilwoman Wilcox seconded the motion and voting was unanimous.

APPROVAL GRANTED TO ADOPT TEAM TO DESIGN, FINANCE, AND CONSTRUCT NEW PUBLIC SAFETY/COURTS BUILDING

Mr. Hardy reported that he has met with the State Court officials regarding the final details to begin the design and construction of the Public Safety and Courts building. He referred the Council to the Memorandum of Agreement which is the product of his discussions and meetings with Court officials. In an effort to expedite this project and avoid the continuing escalation of construction costs, it is recommended that a team for design, financing, and construction of the public safety/courts building be approved.

Mr. Hardy reviewed the firms which have the expertise necessary and then presented his rationale for making the recommendation that the following firms be selected:

1. **Architects** - MHTN Architects, Fred Montmorency and Greg Allen, Principals This firm is familiar with the project and could expedite the project; architects fees are based on the project cost which would be a controlling factor.
2. **Financial Consultant and Advisor**--Zions Bank Public Finance, Larry Denham and John Bronson, Advisors. The City has worked previously with Larry Denham who has done an outstanding job.
3. **Building Authority and Bond Legal Counsel**--Ballard, Spahr, Andrews and Ingersol, Blake Wade, Law Partner. This firm has specialized in municipal bonding and is an authority in finance.

He noted that in each area a proposal could be called for. However, due to the timing of the project and the desire to expedite the project it is recommended that the above team be approved. Councilman Shafter motioned to approve the firms as recommended, Councilwoman Wilcox seconded the motion and voting was unanimous.

EXECUTIVE SESSION SCHEDULED

At the request of the Mayor, Councilman Moore motioned for approval of an executive session for the

purpose of discussing the acquisition of real property. Councilman Fowler seconded the motion which was favored unanimously and the meeting adjourned to executive session at 7:57 p.m.