

Minutes of the regular meeting of the City Council held March 13, 1996 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present: Mayor: John Cushing
Council Members: Alan Johnson, Barbara Holt, Harold Shafter and Ann Wilcox
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Jack Balling
City Recorder: Arden Jenson
City Treasurer: Galen Rasmussen
Planning/RDA Director: Blaine Gehring
Department Heads: Neal Jenkins, Parks/Recreation
Paul Rapp, Police
David Wilding, Water and Sewer
Recording Secretary: Nancy Lawrence

Excused: Sam Fowler, Councilman

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 Mr. Gehring led the pledge of allegiance to the flag. The invocation was offered by Councilman Shafter.

Minutes of the regular meeting of the City Council held March 6, 1996 will be presented for approval at a future meeting.

EXPENDITURES AND EXPENSES APPROVED
FOR TWO February PERIODS

Mr. Jenson presented the Expenditure and Expense Reports for the following periods:

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| February 28-29, 1996 | \$ 628,762.02 |
| Summary for February, 1996 | 3,150,248.48 |

Mr. Jenson explained that the Summary report was larger than normal because he had brought February expenditures totally up-to-date in preparation for the budget figures. Councilman Shafter made a motion to approve the two reports as presented. Councilwoman Holt seconded the motion and voting was unanimous.

TURF EQUIPMENT AWARDED BID
FOR RECYCLER MOWER

Mr. Jenkins reported that three bids were received for the purchase of a 62-inch recycler mower for the Parks department. It is the recommendation of staff to approve the bid from Turf Equipment Company for a Toro Grounds master in the amount of \$14,626.00. The capital account has a budget of \$15,000 for this purchase. Councilwoman Wilcox motioned to approved the bid as recommended by staff. Councilman Johnson seconded the motion and voting was unanimous.

ICM EQUIPMENT AWARDED BID FOR DIESEL

AIR COMPRESSOR - WATER DEPARTMENT

Mr. Wilding reported that bids were requested from five vendors for a portable diesel-powered air compressor to replace existing equipment. Staff recommends that the bid from ICM Equipment in the amount of \$11,316.00 be accepted. (It was noted that the bid from Cate Equipment is lower by \$36.00 [\$11,280.00]; however the delivery time was not as quick). Councilman Johnson made a motion to award the bid to ICM as recommended (unless CATE can match or better the delivery date quoted by ICM). Councilman Shafter seconded the motion and voting was unanimous.

RELEASE OF EASEMENT APPROVED FOR LOTS 114-115, MAPLE HILLS NO. 3, PLAT D

Mr. Balling reported that the owners of Lot 114 and 115 of Maple Hills No. 3, Plat D, have requested that an unused public utility easement between the two properties be vacated. It has been approved by the City Engineer, Bountiful Light & Power, Bountiful Subconservancy District, Mountain Fuel and U.S. West. It is the recommendation of staff that the request be approved. Councilman Johnson made a motion to release the easement as recommended, Councilman Shafter seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL APPROVAL GRANTED TO BURNINGHAM ESTATE SBDVN., 350 NO 1000 EAST

Mr. Gehrig explained that Ross Burningham and Mary Burningham, owners of property at 350 North 1000 East and frontage on 400 North, have been granted a conditional use permit by the Planning Commission to allow for two flag lots which will permit development of their property into three lots. They have requested preliminary and final subdivision approval and the Planning Commission recommends approval, subject to the following conditions:

1. The completion and correction of the plat to the requirements of the City Engineer.
2. Submission of a title report showing the exact description as shown on the subdivision plat.
3. Payment of the subdivision checking fee of \$90.00.
4. Payment of the recording fee as required by Davis County.
5. Payment of the water, sewer, power and other non-city fees at the time building permits are issued on the lots, including all costs for installation of the utilities.
6. Payment of a county storm detention fee of \$2,100.00 per acre.

Councilman Shafter made a motion to grant preliminary and final approval, as recommended. Councilwoman Wilcox seconded the motion and voting was unanimous.

SITE PLAN APPROVAL GRANTED TO LOT 101, HIGHLAND OAKS SBDVN. 828 EAST HIGHLAND OAKS DR.

Mr. Balling reviewed that Joe Luke, owner of Lot 101, Highland Oaks Subdivision, has requested approval to place his home 380 feet from the public street. As per the Ordinance 14-13-105(E), homes located further than 200 feet from the street must be granted an exception from the City Council prior to a building permit being

issued. Staff has reviewed the site plan and the Foothill Ordinance and recommends approval, subject to the following conditions:

1. The hammer head turn-around needs to be extended 20 feet beyond the fire hydrant and 26 feet wide.
2. The access road needs to be shown 20 feet wide with asphalt or concrete pavement as required.

3. Twenty feet each side of the fire hydrant needs to be posted and painted "No Parking Any Time".
4. Signs need to be posted at both sides of entrance "No Parking - Fire Department Access Road".
5. Fire system must be paid for as follows:
 1. Tap and valve.....\$1,100
 2. 360 feet of Main at \$20.00/ft. 7,200
 3. Fire Hydrant 1,560
- TOTAL FEE \$9,860
6. Fire lane easement must be provided to the City along the access way, fire hydrant and hammer head.
7. Occupancy will not be allowed until all improvements are complete.
8. The house must have a continuously maintained pressure interior fire sprinkling system.
9. Building must comply with the building code and the City Ordinances.

Councilman Johnson asked about the requirement for a concrete road and discussion followed regarding the problems which have occurred with the roads in the Sunset Hollow subdivision. Councilwoman Wilcox made a motion to grant approval for Lot 101 as recommended. Councilman Shafter seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED TO RILEY COURT APARTMENTS, 500 SO 100 EAST

Mr. Gehrig presented the elevations and site plan for the Riley Court Apartments, 500 South 100 East, Marv Blosch developer. He noted that a conditional use permit was granted which allows development of 13 units per acre, with the condition that the site plan conform to City ordinance. The Planning Commission has recommended preliminary and final approval, subject to the following conditions:

1. Provide a 15-foot wide power line easement as required by the Power Department.
2. Provide storm water detention pond design calculations.
3. Provide a 7-foot wide utility easement along 500 South Street and 100 East Street.
4. The existing unit shown as management office cannot be used as a dwelling unit and it cannot be used for an office building for business conducted off site.
5. Building plans must conform to all building codes of Bountiful City.
6. Payment of all required building and City fees.

Councilwoman Holt motioned to grant preliminary and final site plan approval as recommended by the Planning Commission and staff. Councilman Johnson seconded the motion and voting was unanimous.

PUBLIC HEARING TO CONSIDER VACATING LOT FROM THE RIDGE ESTATES OF MAPLE HILLS SBDVN.

At 7:30 p.m. Mayor Cushing opened the public hearing to consider the request of Alan Collier for Lot 5 of The Ridge Estates of Maple Hills to be vacated from the subdivision so that it can be developed as two lots in a new subdivision, the procedure required by ordinance. Mr. Mahan verified that notice had been properly given to an owners within the subdivision and that none of them had responded. The Mayor called for input from those in attendance; there was none. The hearing was closed at 7:34 p.m. Mr. Mahan then presented Ordinance No. 96-2 entitled "AN ORDINANCE VACATING LOT 5 FROM THE RIDGE ESTATES OF MAPLE HILLS SUBDIVISION IN BOUNTIFUL, DAVIS COUNTY, UTAH, AND RELEASING THE EASEMENTS THEREON", and recommended that it be adopted. Councilman Shafter made a motion to adopt Ord. No. 96-2, as presented. Councilman Johnson seconded the motion and voting was unanimous.

COUNCIL APPROVES READJUSTMENT IN WATER CONNECTION FEES FOR BOUNTIFUL RIDGE SUBDIVISION AND BRIDLEWOOD SOUTH SUBDIVISION

Mr. Balling reviewed that a preliminary subdivision plan has been submitted for 112 lots in the Bridlewood south area and the City is responsible for determining the size of the reservoir to serve the developer's needs. Previous discussion and arrangements outlined that when this area was developed, it would be the responsibility of the developer to participate with the City 50150 in the construction of the reservoir (Resolution No. 76-1).

Mr. Balling reported that a recent study of the Maple Hills and Bridlewood areas shows average maximum daily use at 3,812 gallons per day. Based on this figure, it is recommended that a 1.5 million gallon reservoir be required for the newly annexed area AND a 1.5 million gallon reservoir for the Glade property when it annexes. This will also allow for some storage use to the existing homes in the Bridlewood area. He reviewed the existing supply lines which will supply the new reservoir and recommended that the City try and secure another water source on the south end of Bountiful Boulevard, either by purchase of water or development of a well. This will present additional costs for development of a pump station to lift the water to the proposed reservoir. The total project estimated cost would be \$677,400, with the developers bearing 50 percent (\$338,700). The total estimated cost to the City would be

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| 50 percent of the new reservoir project . | \$338,700.00 |
| Bountiful Blvd. Transmission | 78,000.00 |
| Transmission to reservoir | <u>28,800.00</u> |
| Total City Estimate | \$445,500.00 |

Mr. Balling reviewed that the water connection fees, as set forth in Resolution No. 76-1, should cover the City expenses for the reservoir development. The present fee schedule (\$800.00/residential lot) will fall short of the anticipated development costs and he recommended that a study be made to readjust the water connection fees. Councilman Johnson made a motion that the Council concur with the presentation regarding the water supply and development project for the Bridlewood South and Bountiful Ridge Subdivision areas and that authorization be given to participate in that development, as presented. Councilman Shafter seconded the motion and voting was unanimous.

REVIEW OF TRAFFIC VOLUME AND TRAFFIC ACCIDENTS FOR THE 1995 CALENDAR YEAR

Mr. Balling reviewed the completed study of traffic volumes and traffic accidents for the 1995 calendar year and presented the following recommendations:

1. That U.D.O.T. complete their studies and install a signal at the 1000 North Main Street intersection.
2. That street improvements be completed on 200 West north of 1600 North and closely monitor this intersection for a traffic signal. We should include the cost of a signal at this location in the 1996/97 budget.
3. That 1800 South Davis Boulevard be monitored until either the volume or delay warrant is met, or until a combination of 80% is met on both warrants. When these conditions are recorded, we should then consider the installation of a traffic signal.
4. The City budget for a traffic signal at 2200 South Orchard Drive in the 1996/97 budget and plans be completed so the signal can be implemented as soon as the warrant is met. (Anticipating an increase in traffic volume when the new Dick's Market store is opened).

Studies of the 1800 south 200 West intersection indicate that it does not meet the warrant for a signal and the accidents have decreased, indicating the intersection is very much in control.

Mr. Balling reviewed traffic accidents for 1995, noting a 13 percent decrease from those reported in 1994. The only intersection which exceeded the high critical rate was 500 South 500 West. Based on the review of accidents, the following recommendations are made for the coming year:

1. The UDOT be given a copy of the study so that they can address the intersections for which they are responsible.
2. That UDOT be made aware of the need for a signal at the intersection of 1000 North Main.
3. That the State Traffic Engineer review the signal timing and coordination at 400 North Main.
4. That funds be budgeted in next year's budget for signals at 2200 South Orchard and 1600 North 200 West.
5. That the 200 West Street north of 1600 North be fully improved with curb/gutter and walk and a new road surface.
6. That the City complete the major school access routes with sidewalks where we can obtain owner participation in the cost.

There was no official action on this item.

COUNCIL APPROVES ACQUISITION OF PROPERTY FOR SOFTBALL PARK, 1050 NORTH 400 EAST

Mr. Hardy reviewed that the City has been negotiating to purchase the property at 1050 North 400 East contiguous to the Zessiger Well and an existing park. The property, which consists of a single family home and additional vacant property, is offered at \$108,500 and would be used for a Bonnet Ball Park. It is proposed that the home will be demolished and temporary parking will be made available to accommodate the beginning of the season, which starts April 9. When the season is over, permanent improvements will be constructed. Councilman Shafter made a motion to approve the purchase of the property as explained. Councilman Johnson seconded the motion and voting was unanimous.

CHIEF RAPP REVIEWS POLICE DEPARTMENT ANNUAL REPORT

Chief Rapp presented the Annual Police Department Review, using bar charts to show comparative statistics over the past five years. Requests for service increased modestly between 1994 and 1995, crimes against persons increased for adults, but decreased for juvenile youth. He attributed this decrease to the high school officer program. Crimes against property (burglary and theft) decreased from 1994 to 1995. The arrest rate has increased 30 percent since 1992, which indicates an increase in efficiency by the officers. The areas where increased arrests have occurred is graffiti and other gang-related activities, alcohol arrests, and drug arrests. Chief Rapp responded to questions from the Council, following which the Mayor requested that the Chief thank his department for the fine work they are doing.

COUNCIL COMMIME REPORTS

Mayor Cushing reviewed that registration for the transportation meeting is taking place now. Councilman Johnson commented on the recycling celebration on April 20th between 11:00 and 3:00 p.m.

The meeting adjourned at 8:50 p.m. on a motion made by Councilman Shafter and seconded by Councilwoman Holt.