

Minutes of the regular meeting of the City Council held March 27, 1996 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present:	Mayor:	John Cushing
	Council Members:	Samuel Fowler, Barbara Holt, Alan Johnson, Harold Shafter and Ann Wilcox
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Jack Balling
	City Recorder:	Arden Jensen
	Dep. City Recorder:	Kim Coleman
	Recording Secretary:	Nancy Lawrence
Absent:	Planning/RDA Director:	Blaine Gehring

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 welcomed those in attendance, noting specifically County Commissioner McConkie and county commission candidate Burke Larsen. The mayor then led the pledge of allegiance to the flag and the invocation was offered by Councilman Johnson.

Minutes of the regular meeting of the City Council held March 6, 1996 were presented and unanimously approved as corrected and the minutes of March 13, 1996 were presented and approved as written on a motion made by Councilman Shafter and seconded by Councilwoman Wilcox.

EXPENDITURES AND EXPENSES APPROVED FOR TWO MARCH PERIODS

Mr. Jenson presented the Expenditure and Expense Reports for the following periods and noted that there were no corrections:

March 1-14, 1996	\$162,098.25
March 15-21, 1996	613,467.49

The Mayor called for discussion; there was none. The expenditures were unanimously approved as presented on a motion made by Councilman Fowler and seconded by Councilman Johnson.

PRESENTATION OF CERTIFIED MUNICIPAL CLARK AWARD TO KIM COLEMAN

Marilyn Holje, representative for the Utah Municipal Clerks Association, recognized Kim Coleman on the completion of requirements to achieve the award of Certified Municipal Clerk and presented him with a plaque. This award is sponsored through the International Institute of Municipal Clerks and is earned through completion of over 100 hours of course work and work experience requirements. She also recognized Mr. Jenson and thanked him for his contributions to the Municipal Clerks Association. Diane Moss, president of the Davis Morgan-Weber Association of Municipal Clerks also presented Mr. Coleman with a plaque in honor of this achievement.

Mayor Cushing thanked Mr. Coleman for the effort he has gone to in accomplishing this milestone and for the work which he does for the City. Mr. Coleman responded with appreciation to the Mayor, Council, Mr. Hardy and Mr. Jenson for assisting him in making this possible and indicated his continued desire to serve the City well in his capacity as deputy recorder.

**CONTRACT WITH JMR CONSTRUCTION
FOR CONCRETE WORK EXTENDED THROUGH 1996**

Mr. Balling reviewed that JMR Construction Company had the contract for concrete work during 1995. Their bid was 15 % below the second low bid of Workman Construction and the City has been very pleased with their work. Mr. Balling said that he has met with Mr. John Eggett and asked if their company would be interested in extending the contract through 1996. Mr. Eggett would like to extend the contract if the price for the work items can be increased 6% of the bid values. Mr. Balling said that he has talked with Workman Construction and they indicate they could not compete with this arrangement; M.C. Green Company responded likewise. Mr. Balling pointed out that it would be beneficial to the City to extend the contract, as opposed to going through a bidding process, because the work-could be started sooner and it would save the department the time and cost for preparing plans, specifications and estimates for bidding the work. He presented last year's bid tabulation, with an additional column showing the 6% increase requested for the 1996 work. Following discussion, Councilwoman Holt made a motion to extend the contract with JMR Construction for concrete work through the 1996 season, as recommended by staff. Councilman Johnson seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL SITE PLAN APPROVAL
GRANTED TO APARTMENTS - 315 EAST MILL STREET**

Mr. Balling presented the plans for the proposed 10 apartment units at 315 East Mill Street, Renard Richter, developer. He reviewed that this property was previously presented by Delmont Hayes for a subdivision; however, Mr. Hayes has sold the property to Mr. Richter. The proposal was reviewed by the Planning Commission and it is their recommendation that preliminary and final site plan approval be given, subject to the following conditions:

1. The storm drain needs to be extended to a public street or permission granted by adjacent property owner for drainage, or double the required storm water detention provided on site.
2. The sanitary sewer grade be increased to 1 % grade.
3. Pay Bountiful City the cost for installing a 6-inch water line and fire hydrant as follows:

Tap and valve	\$1,100.00
165 ft. - 6-in pipe @ \$20.00	3,300.00
1-Fire hydrant complete	<u>1,560.00</u>
TOTAL	\$5,960.00

4. Show size of water line extension from main line to buildings.
5. Provide the City with the following utility easements:
 - (a) 30 ft. easement along access road and 70 ft. turnaround
 - (b) 7 ft. easement along front property line
 - (c) All easements as required by power, gas and telephone utilities
 - (d) 15 ft. easement along storm drain outfall line to the street (if necessary).
6. Provide a curb wall around entire parking area and drive areas.
7. All drives and parking areas to be a minimum of 3 inches of asphalt on a 6-inch road base.
8. No occupancy will be allowed in any building until all site improvements and landscaping are complete.
9. All building plans are to conform with the building code and the City ordinances.
10. Payment of all building fees and connections as required by City ordinance.

Councilwoman Holt expressed concern about the drainage water situation and Mr. Balling indicated that the developer is well aware of the City's concerns and has agreed to a proper resolution. Councilman Fowler also expressed concern about the drainage water, then 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.

**PRELIMINARY SITE PLAN APPROVAL GRANTED FOR
CONDOMINIUMS AT 1549 SOUTH MAIN STREET**

Mr. Balling reported that Brian Knowlton, developer, has requested preliminary site plan approval for a 19-unit

condominium project at 1549 South Main Street. The project will be completed in two phases. The Planning Commission reviewed this request and recommends preliminary site plan approval, subject to the following conditions:

1. The waterline is to be installed by the City at the developer's expense. The estimated cost of this system is \$20.00 per foot for 514 feet. Total fee equals \$10,280 plus tap and valve and water laterals.
2. Show section of proposed street defining the road base and asphalt thickness and the curb and gutter.
3. Provide a utility easement along the access road as shown. Provide a 7-foot wide easement along Main Street and 200 West Street.
4. Eliminate the three angle parking stalls in front of the maintenance garage and make two stalls in front of the garage.
5. Reduce the drive entrance to units 1F and 1G to a maximum of 25 feet for the two driveways and the extra stall.
6. Payment of all required utility fees and posting of bonds as required by the City at the final approval.
7. Provide covenants to be recorded with condominium plat.
8. Plan check fee and recording fees to be paid with final plat.

This project is located on approximately 1.3 acres. Councilman Fowler made a motion to grant preliminary site plan approval, as recommended. Councilwoman Wilcox seconded the motion and voting was unanimous.

PRELIMINARY SUBDIVISION APPROVAL GRANTED
TO BOUNTIFUL RIDGE SRDVN - 4300 SOUTH-BOUNTIFUL RD, VD

Mr. Balling presented the site plan for the Bountiful Ridge Subdivision, 4300 South Bountiful Boulevard, and noted that this property was recently annexed by the City and borders the unfinished portion of Bountiful Boulevard between Bountiful and North Salt Lake. The Planning Commission has reviewed the request for preliminary subdivision approval and recommends approval subject to the following conditions:

1. Provide a bond acceptable to the City on final approval to guarantee the following:
 - a. The 50% cost of the reservoir, as approved by the City Council March 13, 1996.
 - b. The offsite cost of the storm drainage.
 - c. All site improvements as required by the City.
2. Pay the required fees at time of final approval.
3. Provide the City a deed to the reservoir site at final approval.
4. Provide the City with a 30-foot wide construction easement and a 20-foot wide permanent easement along the center line of the water supply line and the storm drainage pipe lines.

Mr. Balling noted that this subdivision contains 112 lots with an average slope of 12.46%. This requires a minimum lot size of 12,000 sq. foot area and a minimum lot width of 80 feet. All of the lots exceed these minimum requirements. Councilman Shafter asked if completion of Bountiful Boulevard will be a requirement if the subdivision is developed in two phases. Mr. Balling explained that this will be addressed at the time final approval is given; however, it is a concern of staff and the City would prefer to have the road completed when the first phase is developed. Based on the recommendation of the Planning Commission and staff, Councilman Fowler made a motion to grant preliminary subdivision approval to Bountiful Ridge Subdivision. Councilman Shafter seconded the motion and voting was unanimous.

COUNCIL COMMITTEE REPORTS

Mayor Cushing reported that the Promised Valley Playhouse will be honoring the cities in Utah during the upcoming season with a production that will recognize each city. Bountiful will receive that distinction on June 22, 1996 and the elected officials are invited to be in attendance to be recognized on the stage before the

production. The Mayor encouraged the Council to calendar this event.

Councilwoman Wilcox reported that the swearing in ceremony for the new Youth City Council will be on May 23, 1996 at 7:00 p.m. in the Council Chambers. The Council is invited to attend.

Councilman Johnson reported that the Recycling Committee will be sponsoring Earth Day on April 20 from 11:00 a.m. to 3:00 p.m. at Five Points Mall. Everyone is invited to attend.

Mayor Cushing checked with Mr. Jenson to make sure that packets were available for the Boy Scouts in attendance. The meeting adjourned at 7:43 p.m. on a motion made by Councilman Shafter and seconded by Councilwoman Holt.