

1 Minutes of the regular meeting of the City Council held November 12, 1997 at 7:00  
2 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

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4 Present: Mayor: John R. Cushing  
5 Council Members: Samuel R. Fowler, Barbara Holt, Alan A.  
6 Johnson, C. Harold Shafter, and Ann  
7 Wilcox Hardy  
8 City Manager: Tom Hardy  
9 City Attorney: Russell Mahan  
10 City Engineer: Paul Rowland  
11 City Recorder: Arden F. Jenson  
12 Dep. City Recorder: Kim Coleman  
13 Planning/RDA Director: Blaine Gehring  
14 Recording Secretary: Nancy T. Lawrence  
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16 Official Notice of this meeting had been given by posting a written notice of same and  
17 an Agenda at the City Hall and providing copies to the following newspapers of general  
18 circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.  
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20 Mayor Cushing called the meeting to order, and gave a special welcome to the visiting  
21 Boy Scouts. Councilman Shafter led the pledge of allegiance to the flag. The invocation was  
22 offered by Mayor Cushing.  
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24 Minutes of the regular meeting of the City Council held November 5, 1997 will be  
25 presented for approval at next week's meeting.  
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27 **EXPENSES AND EXPENDITURES APPROVED**  
28 **FOR TWO OCTOBER PERIODS**

29 Mr. Jenson presented the Expense and Expenditure Report for the Period October 29-  
30 31, 1997 in the amount of \$679,703.51; and the Summary of Expenditures and Expenses for the  
31 Month of October 1997 which totaled \$2,550,032.40. He responded to questions from the  
32 Council and noted one correction on the supporting Budget Report. Councilman Fowler made a  
33 motion to approve the reports as presented, Councilman Johnson seconded the motion and voting  
34 was unanimous.  
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36 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**  
37 **GRANTED TO EXPANSION PROJECT - HERITAGE**  
38 **PLACE, 1150 SOUTH MAIN**

39 Mr. Gehring presented the site plan for the proposed expansion project of Heritage  
40 Place, 1150 South Main (Gary Taylor, owner). He said that this project has been considered by  
41 the Planning Commission and given a favorable recommendation for preliminary and final site  
42 plan approval subject to the following conditions:  
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- 44 1. Show grading at the existing sump in the southwest corner of property to handle water  
45 from the existing improvements, OR, pay storm drain impact fees based on the entire area  
46 of the existing plus new improvements. Storm drain fee *without existing improvements*  
47 would be \$2,100/acre x 1.43 acres = \$2,993.00. Storm drain fee *with existing*  
48 *improvements* would be \$2,100/acre x 3.13 acres = \$6,569.00.  
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- 50 2. Drainage swale or alternative protection from runoff must be provided along west property  
51 line to prevent impact on neighbors.

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- 3. Drive approaches must meet Bountiful City standard approaches.
- 4. Provide location for power transformers or other facilities as required by Bountiful Light and Power.

5. Pay the following fees for culinary water:

|    |                                  |                   |
|----|----------------------------------|-------------------|
| a. | 30 feet of 6"-line @ \$20.00/ft. | \$ 600.00         |
|    | Fire hydrant 1,628.00            |                   |
|    | 6" tap into existing main        | <u>1,438.00</u>   |
|    |                                  | <u>\$3,666.00</u> |

b. Water service lateral based on Bountiful City standard fee for size of meter required to serve the facility.

b. Fire sprinkler connection  
4" tap into existing main \$1,400.00

6. Pay the following fees for sanitary sewer:

Based on \$1,556.00 per equivalent residential unit as determined by count of the final number of plumbing fixtures.

7. In addition to the patches of the individual road cuts for the utilities, the developer will be required to pay for a 1" overlay of 1050 South Street along the entire affected frontage:

200 ft. x 28 ft. = 5,600 sq. ft. of 1" overlay x \$0.35/sq. ft. = \$1,960.00.

8. Provide a landscaping berm in the front park strip as per City ordinance.

Following a brief discussion, Councilman Fowler made a motion to grant preliminary and final site plan approval to the Heritage Place expansion project as presented by staff and recommended by the Planning Commission. Councilman Shafter seconded the motion which carried by a majority. Councilwoman Holt abstained from voting.

**COUNCIL CONSIDERS CHANGES TO WFRC AGREEMENT**

Mayor Cushing reviewed that several years ago consideration was given to increasing the number of votes that Davis County had on the Wasatch Front Regional Council. Other changes were also recommended which have been included in an Executive Summary by Jerry Hess of the Davis County Attorney's Office. The Mayor referred to these changes and recommended that if any of the Council had concerns or would like additional information, they could talk with Commissioner Page. Councilwoman Hardy motioned that this matter be tabled until the issues could be studied. Councilman Fowler seconded the motion and voting was unanimous.

**PUBLIC HEARING TO CONSIDER AMENDING ZONING  
ORDINANCE RE: RESIDENTIAL USES IN C-G, C-H AND H ZONES**

1 Mr. Gehring explained that his office has received a request from a property owner for a  
2 zone change to facilitate bank financing in order to remodel her home. It is the recommendation  
3 of the city attorney to consider a change in the ordinance regarding commercial zones which  
4 would allow existing residential uses to exist as legal uses but not allow new ones. The change  
5 would amend the C-G, C-H, and H zones to allow as permitted uses all residential uses from  
6 single family to multiple family, but with the notation that they are existing only. This would  
7 solve the problem of the property owner and any future problems with such uses in commercial  
8 areas. The proposed ordinance has been reviewed by the Planning Commission and comes to  
9 the Council with a favorable recommendation.

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11 At 7: 28 p.m. Mayor Cushing called for input from those in attendance; there was none  
12 and the hearing was closed. Councilman Fowler made a motion to adopt Ordinance No. 97-32  
13 entitled AN ORDINANCE AMENDING SECTIONS 14-8-102, 14-10-102, AND 14-11-102 TO  
14 ALLOW EXISTING RESIDENTIAL USES AS PERMITTED USES IN C-G, C-H AND H  
15 ZONES. Councilwoman Hardy seconded the motion and voting was unanimous.

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17 At this time Mayor Cushing welcomed Stewart Knowlton, councilman-elect, who was in  
18 attendance.

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20 **REVIEW OF COMPREHENSIVE ANNUAL FINANCIAL**  
21 **REPORT (CAFR) – GRANT THORNTON**

22 Ray Westergard , partner, and Mike Wilding, audit manager, were in attendance from  
23 Grant Thornton to review the 1996-97 Comprehensive Annual Financial Report. Mr.  
24 Westergard noted that the independent audit is a requirement of State law. Transactions where  
25 revenue was created or expenditures were made were tested for accuracy and completeness.  
26 Internal controls were also reviewed to determine if assets were adequately protected. Mr.  
27 Westergard explained the format of the CAFR and reported that the audit was given a clean  
28 opinion, the highest rating possible. He also noted that the City was awarded the Certificate of  
29 Achievement for Excellence in Financial Reporting for the Fiscal Year Ended June 30, 1996 (for  
30 the 16<sup>th</sup> year in a row).

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32 Mayor Cushing thanked Mr. Westergard for the cooperation which the City has enjoyed  
33 while working with the Grant Thornton team. He also expressed a special thanks to Mr. Hardy,  
34 Mr. Jenson, and Mr. Coleman for their efforts in preparing the CAFR. The Mayor asked about  
35 the Management Letter and Mr. Westergard stated that there were no items of non-compliance.  
36 Two recommendations were made: (1) that the City review all aspects of its computer systems as  
37 they relate to date sensitive computations which will be affected by the year 2000 (the last two  
38 digits reading "00"); and (2) that the City be aware of the new GASB Statement No. 31  
39 "Accounting and Financial Reporting for Certain Investments and for External Investment  
40 Pools." He noted that this Statement provides guidance for applying fair value to certain  
41 investment transactions related to benefit pension plans and IRC Section 457 deferred  
42 compensation plans.

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44 Councilman Shafter made a motion that the CAFR as presented by Mr. Westergard be  
45 accepted. Councilwoman Holt seconded the motion and voting was unanimous.

1 **COUNCIL COMMITTEE REPORTS**

2 Mayor Cushing thanked the Council and staff for the support and kindnesses which have  
3 been expressed this past week due to the passing of his wife, Marco.

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5 The meeting adjourned at 8:04 p.m. on a motion made by Councilman Johnson and  
6 seconded by Councilwoman Holt.

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11 JOHN R. CUSHING, Mayor

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16 ARDEN F. JENSON, City Recorder

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