

1 Minutes of the regular meeting of the City Council held September 17, 1997 at 7:05
2 p.m. in the Council Chambers of the City Hall, Bountiful, Utah, following a meeting of the
3 Redevelopment Agency.

4
5 Present: Mayor: John R. Cushing
6 Council Members: Samuel R. Fowler, Barbara Holt, Alan A.
7 Johnson, C. Harold Shafter, and Ann
8 Wilcox Hardy
9 City Manager: Tom Hardy
10 City Attorney: Russell Mahan
11 City Engineer: Paul Rowland
12 City Recorder: Arden F. Jenson
13 City Treasurer: Galen Rasmussen
14 Planning/RDA Director: Blaine Gehring
15 Department Head: Paul Rapp, Police
16 Recording Secretary: Nancy T. Lawrence
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18 Official Notice of this meeting had been given by posting a written notice of same and
19 an Agenda at the City Hall and providing copies to the following newspapers of general
20 circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

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22 Mayor Cushing called the meeting to order, following which Mr. Jenson led the pledge
23 of allegiance to the flag. The invocation was offered by Councilman Fowler.
24

25 Minutes of the regular meeting of the City Council held September 3, 1997 were
26 presented and unanimously approved as corrected on a motion made by Councilman Shafter and
27 seconded by Councilman Johnson.
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29 **EXPENDITURES AND EXPENSES APPROVED**
30 **FOR TWO PERIODS IN AUGUST**

31 Mr. Jenson presented the Expenditure and Expense Report for the Period August 29-31,
32 1997 (\$211,427.22) and the Summary of Expenditures and Expenses for the Month of August,
33 1997 in the amount of \$2,621,244.21. He noted that the August summary is larger than normal
34 because it includes three pay periods. Following a short discussion of the two reports, they were
35 both accepted unanimously on a motion made by Councilwoman Holt and seconded by
36 Councilman Shafter.
37

38 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
39 **GRANTED FOR OFFICE/WAREHOUSE BLDG. -**
40 **440 WEST 200 NO., ROBERT ARBUCKLE, OWNER**

41 Mr. Gehring presented the site plan of the proposed office/warehouse building at 440
42 West 200 North (Robert Arbuttle, owner), and reported that the Planning Commission has
43 reviewed this project and recommends preliminary and final site plan approval, subject to the
44 following conditions:

- 45 1. Provide plan and flow line elevations along existing 8" sewer line to 200 N. and new
46 6" lateral into building to show proper slope.
47
- 48 2. Provide 10' wide utility easement along south property line and along east property
49 line adjacent to the entrance drive and any easements and/or power line relocations as
50 may be required by the Power Department.
51

- 1 3. Provide 10' wide easement along the centerline of fire line pipe to the hydrant.
- 2
- 3 4. Provide easement across Freeway Heating and Air Conditioning to accommodate
- 4 excess run-off.
- 5
- 6 5. Payment of sewer connection and impact fees per South Davis Sewer.
- 7
- 8 6. Payment of water connection and impact fees for a 1½” meter and service and fees
- 9 for the installation of a fire line as follows:
- 10 190' of 6" D.I. pipe @ \$20.00/ft. \$3,800.00
- 11 6" tap and valve..... 1,438.00
- 12 6" fire hydrant 1,728.00
- 13 \$6,966.00
- 14 7. Submit complete plans per requirements of the U.B.C. and applicable section of the
- 15 A.D.A..
- 16 8. The interior finish construction on each unit will require a separate building permit
- 17 issued per the requirements of the Zoning Ordinance and the U.B.C..
- 18

19 Councilman Fowler made a motion to grant preliminary and final site plan approval, as
20 recommended. Councilman Shafter seconded the motion and voting was unanimous.

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22 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
23 **GRANTED FOR DAVIS DIALYSIS CENTER, 521 W 500 SO.**

24 Mr. Gehring explained that a special request was made by the developer of the Davis
25 Dialysis Center for permission to construct this facility at the given address, because the use was
26 not specified in that zone. The Council granted the use under Section 14-2-106 and this facility
27 will be used in conjunction with the University of Utah which will provide this needed service in
28 Davis County. The staff and Planning Commission have recommended favorably that
29 preliminary and final site plan approval be granted, subject to the following conditions:

- 30 1. Locate on the plans where the power company (UP&L or Bountiful City Power)
- 31 and US West intend to locate their box and pole.
- 32 2. Verify location and slope of existing sewer line to insure that a minimum 1%
- 33 grade can be maintained on sewer lateral.
- 34 3. The new 1" water lateral needs a minimum 10' wide easement if it is crossing
- 35 private property or is not in a common area.
- 36 4. The 6" sewer lateral needs a minimum 10' wide easement if it is crossing private
- 37 property or is not in a common area.
- 38 5. Location of building must comply with Davis County Flood Control permit
- 39 (i.e., building must be a minimum distance of 4 feet from the wall of the box culvert
- 40 provided that the wall of the building is extended downward to a footing elevation
- 41 approximately equal to the floor of the box culvert).
- 42 6. West parking lot needs to be 43' wide -- back of curb to back of curb.
- 43 7. Pay storm detention fee of \$2,100.00 per acre X 0.448 acres = \$940.00.
- 44 8. Pay water impact and connection fee -- \$1,838 + \$750.00 = \$2,588.00.
- 45 9. Pay sewer impact and connection fee to be determined by South Davis Sewer.
- 46 10. Building must meet all requirements of the U.B.C. and A.D.A..

1 Councilman Fowler remarked that he was flattered that this Center is being located in Bountiful
2 and he made a motion that preliminary and final site plan approval be granted as requested and
3 recommended. Councilman Johnson seconded the motion which carried unanimously.

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5 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
6 **GRANTED TO NEW OFFICE BUILDING - LOVELAND LANDSCAPING**

7 Mr. Gehring explained that Loveland Landscaping originally intended to remodel the
8 old saddle shop building at 299 North 200 West to be used for their business. They found that
9 what existed did not meet their needs and they have torn the old building down. The barn on the
10 west end of the property has been remodeled and is being used as a sales office and a new sign
11 has been erected. They are now desirous of building a new office building on the site to be
12 located along the north side of the property and back about 90 feet from the street to better take
13 advantage of the 200 West frontage for display purposes. It is the recommendation of staff and
14 the Planning Commission that preliminary and final site plan approval be given to this project,
15 subject to the following conditions:

- 16
17
- 18 1. Area tabulations required showing area of building, parking, landscaping, etc..
 - 19 2. Show finished floor elevation of existing barn structure.
 - 20 3. Provide 7' public utility easement along north and east property lines.
 - 21 4. Payment of water impact and connection fee based on size of required water
22 service per Bountiful City schedule.
 - 23 5. Payment of sewer impact and connection fee per South Davis Sewer.
24 (The existing sewer and water connections are to be used if at all possible to avoid
25 cutting into 200 West Street).
 - 26 6. Submit for approval building plans that meet all of the requirements of the
27 U.B.C. and the A.D.A..
- 28

29 Councilman Johnson asked if the plans include a storm detention basin, as was shown
30 on the original plans. Mr. Rowland explained that there is a storm drain area on the west side of
31 the property north of the church parking lot. The main part of detention is underground sumps
32 under the parking lot. The overflow will go to the west into the area where there is a large bowl.
33 Councilman Fowler made a motion to grant preliminary and final site plan approval, as
34 recommended. Councilwoman Hardy seconded the motion and voting was unanimous.

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36 **PRELIMINARY SUBDIVISION APPROVAL GRANTED FOR**
37 **PHASE 2, COUNTRY SPRINGS PUD - 100 WEST PAGES LANE**

38 Mr. Gehring reviewed that the first phase of Country Springs PUD was started about
39 two years ago. This phase is near completion and the developer is desirous of continuing with
40 Phase 2. The overall concept plan for Country springs PUD (which fronts on both 200 West and
41 Pages Lane) was given the first two required approvals in 1994. Phase 2 will bring access to
42 Pages Lane. One major change from the initial plan is that there will now be two accesses to
43 Pages lane, rather than just one, with a small cul-de-sac added. This provides for better access
44 and circulation and is supported by staff. It is the recommendation of staff and the Planning
45 Commission that preliminary subdivision approval be granted. Councilman Shafter asked if
46 there will be another phase, and Clark Jenkins, developer, indicated that this is the last phase in
47 Bountiful. Councilman Fowler made a motion to grant preliminary subdivision approval as

1 recommended. Councilman Shafter seconded the motion and voting was unanimous.

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3 **CHIEF RAPP REPORTS ON FBI ACADEMY**

4 Mr. Hardy reviewed that Chief Rapp has recently returned from a 3-month training
5 experience at the FBI Academy in Quantico, Virginia and he asked him to make a brief report to
6 the Council.

7
8 Chief Rapp said he was a member of the 190th session of peace officer training at the
9 FBI Academy and he noted that the instructors were outstanding, the program was academically
10 challenging, and physically stressful. As a graduate he anticipates that law enforcement officers
11 in Bountiful will benefit from his (Chief Rapp's) association with the Utah Chapter of National
12 Academy graduates and they will be able to take advantage of federal training programs. Chief
13 Rapp stated that he is glad to be home and is looking forward to the City receiving reciprocal
14 benefits through the Academy network of law enforcement officers across the nation. He
15 thanked the Mayor, Council and his staff for their support during his absence.

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17 **COUNCIL COMMITTEE REPORTS**

18 Councilman Shafter reported that the Power Department will hold its annual Public
19 Power Open House this next Tuesday, September 23, and he encouraged all to attend.

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21 Councilman Johnson noted that the Recycling Committee will meet on Thursday,
22 September 25, at 7:30 p.m. in the Planning Conference Room. The Council and public are
23 invited to attend.

24
25 Councilman Shafter reported that the Power Commission toured the new Southeast
26 Substation and he commented on how impressive this facility is. If any Council members would
27 like to have a tour, he offered to assist in scheduling it.

28
29 Mr. Gehring reviewed that a field trip has been scheduled for October 7 for the
30 Planning Commission to see the property owned by Ronn Marshall, Walter Plumb, and Mick
31 Johnson which is being considered for development. He invited the Council to join on this tour.
32 The group will meet at City Hall at 5:45 p.m.

33
34 Mr. Hardy said there will be a meeting Thursday between 5:30 and 7:30 in the No. Salt
35 Lake City Hall to consider land use and reclamation issues in the foothill/Beck Street area. He
36 invited all to attend who are interested.

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38 The meeting adjourned to executive session at 7:35 p.m. on a motion made by
39 Councilwoman Holt and seconded by Councilman Shafter. The purpose of the meeting is to
40 discuss personnel and the acquisition of real property.

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42 **Attendance at executive session:**

43 Mayor Cushing
44 Councilmembers Shafter, Johnson, Holt, Fowler, and Hardy
45 Mr. Hardy
46 Mr. Mahan

1 Mr. Rowland

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JOHN R. CUSHING, Mayor

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10 ARDEN F. JENSON, City Recorder

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