

1 Minutes of the regular meeting of the City Council held May 27, 1998 at 7:00 p.m. in
2 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, Alan A. Johnson, and
6 Stewart Knowlton
7 City Manager: Tom Hardy
8 City Attorney: Russell Mahan
9 City Engineer: Paul Rowland
10 Admin. Services Director: Galen Rasmussen
11 Planning/RDA Director: Blaine Gehring
12 Department Heads: Clifford Michaelis, Power
13 David Wilding, Water/Sewer
14 Recording Secretary: Nancy T. Lawrence
15 Excused: Councilpersons: Harold Shafter
16 Barbara Holt
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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 he led the pledge of
23 allegiance to the flag. The invocation was offered by Mr. Gehring.
24

25 Minutes of the regular meetings of the City Council held May 13, 1998 and May 20,
26 1998 were presented and unanimously approved as amended on a motion made by Councilman
27 Knowlton and seconded by Councilman Johnson.
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29 **EXPENDITURES, EXPENSES, AND TOTAL**
30 **DISBURSEMENTS APPROVED FOR PERIOD**
31 **MAY 15-21, 1998**

32 Mayor Cushing presented the report of Expenditures and Expenses greater than \$1,000,
33 and the total disbursements of \$385,367.63 for the period May 15-21, 1998. Mr. Rasmussen
34 noted that there were no corrections to the report and he asked for questions. The report was
35 approved as presented on a motion made by Councilman Fowler and seconded by Councilman
36 Johnson.
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38 **JIM BARTON RECOGNIZED ON**
39 **RETIREMENT FROM WATER/SEWER DEPT.**

40 Mr. Wilding stated that he had mixed emotions about the retirement of Jim Barton. He
41 said he was proud to present him on this occasion and stated that he valued his friendship,
42 wisdom, and the patience Jim showed in teaching him (Mr. Wilding) the duties about the water
43 business during the past 10½ years. However, he was very sad to see him go and will miss him
44 and the large amount of “institutional memory” that will go with him. He thanked Jim for his
45 dedication to the Water Department and the citizens of Bountiful. (Jim started working for the
46 City the summer of 1952, and went full-time in the Spring of 1956, with continuous employment
47 since 1963. Mayor Cushing and Mr. Hardy both praised Jim for his
48

49 contributions to the City, including his ability to train other workers, his congenial manner with
50 citizens and co-workers, and his loyalty to the City.
51

1 Jim shared a few remarks, following which Mayor Cushing presented him with a gift as
2 a token of appreciation from the City officials, staff, and citizens.

3
4 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
5 **GRANTED TO WILLEY USED CAR DEALERSHIP -**
6 **2175 SOUTH MAIN**

7 Mr. Gehring reported that Willey Motors has purchased the old Bountiful Arts Center site
8 from Bountiful City and would like to create a used car lot on it. This proposal has been
9 reviewed by the Planning Commission and staff and comes to the Council with a positive
10 recommendation, subject to the following conditions:

- 11
12 1. Storm water detention needs to be provided on site with the overflow
13 piped to the inlet box on Main Street north of the project.
- 14
15 2. No connection impact fees will be required *if* the existing water and
16 sewer laterals can be reused. If existing services are inadequate, impact fees will be
17 based on current fee schedule.
- 18
19 3. A revised landscaping plan may be resubmitted to the Planning
20 Commission for consideration. However, the street trees along the frontage of the
21 property must remain as per the Zoning Ordinance.

22
23 Following a short discussion, Councilman Fowler made a motion to grant preliminary and final
24 site plan approval, as recommended. Councilman Johnson seconded the motion and voting was
25 unanimous.

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27 **PUBLIC HEARING TO CONSIDER AMENDING ZONING**
28 **ORDINANCE TO ADD NEW PROFESSIONAL OFFICE ZONE**

29 Mr. Gehring reviewed that the Council made a site visit about one month ago to the
30 property for which a travel agency is proposed (southeast corner of 300 North and 200 West).
31 Inasmuch as the current ordinance does not provide for this type of office use in a residential
32 zone and the medical office uses which are permitted also do not permit this type of use, Mr.
33 Gehring suggested to the Council that a zone in-between the residential and general commercial
34 zones be included in the ordinance to provide for a step-down type of use. He said that the
35 Planning Commission has reviewed the proposed amendment, ORD. NO. 98-6, entitled AN
36 ORDINANCE AMENDING THE BOUNTIFUL CITY ZONING ORDINANCE BY ADDING
37 A NEW ZONE TO BE KNOWN AS THE PROFESSIONAL OFFICE (P-O) ZONE, and sends a
38 favorable recommendation to the Council.

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40 At 7:23 p.m. the Mayor opened the public hearing to consider adopting this ordinance.
41 Carolyn Bean asked for clarification as to whether or not existing properties would automatically
42 be included in the ordinance, and Mr. Gehring explained that it would be applied only at the
43 request of the owner and by proper approval. Greg Wassom asked about the buffer which would
44 be required between this zone and a residential zone. Mr. Gehring stated that the ordinance
45 requires a 6-foot high solid masonry wall. There were no further comments and the public
46 hearing concluded at 7:26 p.m. Councilman Fowler made a motion to adopt the ordinance as

1 presented. Councilman Knowlton seconded the motion and voting was unanimous.

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3 **PRELIMINARY SUBDIVISION APPROVAL GRANTED**
4 **TO THE KNOLL AT MOSS HILL SBDVN.; K. RASMUSSEN, DEVELOPER**

5 Mr. Rowland presented the preliminary subdivision plat for The Knoll at Moss Hill
6 subdivision (corner of Moss Hill Drive and 1300 East) and explained that this property has been
7 undeveloped for several years and has some unique problems. Kelly Rasmussen and Dave
8 Hansen are desirous of dividing the property into four lots, which would require the following
9 exceptions to the usual subdivision approval:

- 10 1. Allow three double fronting lots (Lots 1, 2 and 3) of this subdivision and one lot in
11 Moss Hill Subdivision No. 2 (Lot 7).
- 12 2. Allow an offset at the intersection of Moss Hill Drive and 1300 East of about 40 feet.
- 13 3. Allow sidewalk on only the west side of the cul-de-sac.

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15 He said that the Planning Commission reviewed the request and recommends preliminary
16 subdivision approval, subject to the following conditions:

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19 1. Require the repair of existing curb and gutter and installing new
20 sidewalk along Moss Hill Drive and Lakeview Drive.
- 21 2. Hydro pneumatic pressure systems should be installed in each home.
22 The water pressure for these lots will be about 30 PSI which is less than typical. The
23 owners need to be aware of this situation.
- 24 3. Add a vicinity map per ordinance.
- 25 4. Show finished contours with cuts and fills.
- 26 5. Revise the cross section of the road to reflect the 54 foot width required
27 for a subdivision.
- 28 6. Resolution of retaining wall along the east side of the road. It needs to
29 be taken out of the public right-of-way.

30
31 In response to a question regarding water pressure in the subdivision, Mr. Rasmussen
32 indicated that an exception will be placed on the recorded plat verifying that there is no more
33 than 30 pounds of pressure. Mr. Rowland stated that this does meet the plumbing codes.
34 Following further discussion, Councilman Fowler made a motion to grant preliminary
35 subdivision approval, as recommended and with the exceptions noted. Councilman Knowlton
36 seconded the motion and voting was unanimous.

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38 **BIDS APPROVED FOR 46 KV TRANSMISSION LINE REBUILD**

39 Mr. Michaelis reported that bids were received from five vendors for materials for the 46
40 KV transmission line rebuild (Phase 2). This phase will join on to Phase 1 and continue to the
41 138 substation in Centerville. He explained that the request for materials was broken into five
42 categories: wood poles, wire, insulators, miscellaneous parts, and laminated wood poles. The
43 bids were reviewed by the Power Commission, the staff and SSR Engineering and it is
44 recommended that bids be accepted from **Northern Power** for the laminated and wood poles for
45 the sum of \$52,527.10; and the bid from **Western** for the insulators, wire, and miscellaneous
46 parts for the sum of \$85,472.13. The poles and hardware to be used on the Echo transmission
47 line account for \$8,798 and the remaining \$129,201.23 is for the 46kV line rebuild. Following

1 discussion, Councilman Fowler made a motion to accept the bids as recommended. Councilman
2 Knowlton seconded the motion and voting was unanimous.

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4 **RITER ENGINEERING AWARDED BID**
5 **FOR RESIDENTIAL SINGLE-PHASE KWH METER**

6 Mr. Michaelis presented the bids that were received for 384 residential single-phase
7 meters, with an I-Tron Radio Remote unit installed. These meters will allow a meter reading on
8 each residence to be taken from the street in front of the house rather than going into the back
9 yard to make a visual reading. It is the recommendation of staff and the Power Commission that
10 the bid be awarded to the low bidder, Riter Engineering, in the amount of \$26,688.00 for a
11 Schlumberger Ind. meter. This bid meets all specifications and is below budget. Councilman
12 Fowler made a motion to accept the bid as presented. Councilman Johnson seconded the motion
13 and voting was unanimous.

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15 **CONSIDER AWARD OF CONTRACT**
16 **TO SUPPLY ASPHALT FOR 1998 SEASON**

17 This item canceled for one week.

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19 **FENCING CONTRACT AWARDED TO**
20 **MOUNTAIN STATES FENCING**

21 Mr. Rowland reported that bids were opened on May 26 for installation and repair of chain
22 link fence in various locations in the City. Three vendors responded and it is recommended that
23 the bid be awarded to low bidder, Mountain States Fencing, in the amount of \$22,803.60.
24 Councilman Johnson made a motion to this effect, Councilman Fowler seconded the motion and
25 voting was unanimous.

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27 **CONTRACT FOR SEWER REPAIRS AWARDED**
28 **TO Z.A.K. PIPELINE AND EXCAVATION**

29 Mr. Rowland reviewed that proposals were received from two contractors for the repair of
30 broken or damaged sewer mains at 12 separate locations throughout the city. These breaks were
31 discovered during the last year while conducting the normal video inspections of the mains. It is
32 recommended that the bid from Z.A.K. Pipeline, low bidder, in the amount of \$36,270.00 be
33 accepted. The 1997-98 budget has \$19,000 remaining in the repair account; however, it is most
34 likely that all of the work will be completed in this fiscal year which will necessitate opening the
35 budget at the end of the year to make up the difference. Councilman Knowlton made a motion to
36 award the bid as recommended. Councilman Fowler seconded the motion and voting was
37 unanimous.

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39 **PROPOSAL BY CONNIE MOYA**
40 **FOR FARMER'S MARKET**

41 Connie Moya presented a proposal to the Council that a Farmer's Market be implemented
42 in Bountiful. She recommended that home-grown products be sold on a regular weekly basis
43 (Saturday from 9 A.M. to 2 P.M. was suggested) from mid-July through October. She noted that
44 there is a need for this in our area and pointed out that it would help in getting shoppers into the
45 downtown area. She suggested that the Stoker School parking lot could be used and requested
46 approval from the Council for use of this facility. She reviewed her past entrepreneurial

1 experience and then responded to questions from the Council. Councilman Johnson asked if the
2 City would have any liability issues and Mr. Mahan stated that he would research this matter.
3 Following discussion, Councilman Johnson recommended that Ms. Moya be given preliminary
4 approval to move ahead with this project, subject to a positive recommendation from the City
5 Attorney. Councilman Fowler seconded the motion which carried unanimously.

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7 The meeting adjourned at 8:10 p.m. on a motion made and seconded by Councilmen
8 Johnson and Knowlton, respectively.

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JOHN R. CUSHING, Mayor

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KIM COLEMAN, City Recorder

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