

1 Minutes of the regular meeting of the City Council held February 25, 1998 at 7:00 p.m.  
2 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  
6 A. Johnson, Stewart Knowlton and C.  
7 Harold Shafter  
8 City Manager: Tom Hardy  
9 City Attorney: Russell Mahan  
10 Assist. City Engineer: Mark Franc  
11 Administrative Services Dir.: Galen Rasmussen  
12 Department Head: David Wilding, Water/Sewer  
13 Recording Secretary: Nancy T. Lawrence  
14

15 Official Notice of this meeting had been given by posting a written notice of same and  
16 an Agenda at the City Hall and providing copies to the following newspapers of general  
17 circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.  
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19 Mayor Cushing called the meeting to order, following which he led the pledge of  
20 allegiance to the flag. The invocation was offered by Councilman Knowlton.  
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22 Minutes of the regular meeting of the City Council held February 18, 1998 were  
23 presented and unanimously approved as written on a motion made by Councilman Johnson and  
24 seconded by Councilman Shafter.  
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26 **EXPENDITURES AND EXPENSES APPROVED**  
27 **FOR PERIOD FEBRUARY 13-19, 1998**

28 Mayor Cushing presented the Expenditure and Expense Report for the Period February  
29 13-19, 1998 in the amount of \$76,508.96. Mr. Rasmussen responded to several questions; there  
30 were no corrections to the report. Councilwoman Holt made a motion to approve the report as  
31 presented. Councilman Shafter seconded the motion and voting was unanimous.  
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33 **PURCHASE OF NEW TAPPING MACHINE**  
34 **APPROVED - WATER DEPARTMENT**

35 Mr. Wilding explained that the tapping machine is 35-40 years old and maintenance has  
36 become costly and troublesome. Therefore, a new machine was included in the budget and it is  
37 recommended that a quote from W. R. White in the amount of \$12,701.92 be approved. He also  
38 requested that an additional \$500.00 be approved to cover any unforeseen additional accessories,  
39 shipping, etc. He explained that the tapping machine is used to connect a new main line to an  
40 existing main line, while the lines are under pressure. Following a short discussion, Councilman  
41 Knowlton made a motion to authorize the purchase of the new tapping machine in the amount of  
42 \$13,201.92. Councilman Shafter seconded the motion and voting was unanimous. Mr. Wilding  
43 noted that the old machine will be kept in the department for manual use.  
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47 **JMR CONSTRUCTION CO. APPROVED FOR**  
48 **CONTRACT FOR 1998 CONCRETE WORK**

49 Mr. Franc reported that JMR Construction has been under contract with the City for the  
50 1997 construction contract to replace curb, gutter, sidewalk, and storm drain waterways and  
51 piping. This company has done an excellent job and they have agreed to extend their contract to

1 include the 1998 concrete construction season at an increase of seven (7) percent over the 1997  
2 contract. This company was nine (9) percent lower than the next lowest contractor when bids  
3 were opened in 1997. Mr. Franc stated that the seven (7) percent increase is reasonable,  
4 especially in light of the fact that materials are soon expected to increase upwards of 10 percent.  
5 Extending the contract results in less cost to the city for bidding the project out and the work can  
6 begin sooner this spring.

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8 Councilman Shafter asked if this was the second time JMR had been approved for a  
9 contract extension and Mr. Franc explained that they (JMR) were the low bidders in 1995 and  
10 their contract was extended for the 1996 season. They were awarded the low bid in 1997 and it  
11 is upon this bid that this extension is based. Mr. Mahan stated that there are no legal constraints  
12 on extending the bid. Councilman Shafter made a motion to accept the staff recommendation  
13 and extend the concrete contract to JMR Construction for the 1998 construction year in the  
14 amount of \$321,700.00. Councilman Johnson seconded the motion and voting was unanimous.

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16 **APPROVAL GIVEN TO ENGAGE DIXON AND**  
17 **ASSOCIATES FOR CITY HALL REMODEL**

18 Mr. Hardy reported that money has been budgeted to do both interior and exterior  
19 remodeling of the City Hall building. He noted that the building (over 20 years old) needs  
20 attention in several areas and he reviewed the proposed work. He said that three architectural  
21 firms were asked for a proposal to do the design work and it is recommended that the proposal  
22 from Dixon and Associates be approved. He reviewed that this recommendation is based on the  
23 fact that it is the low proposal, the firm has had considerable experience with interior remodels,  
24 they have worked with State bids, and they are familiar with contractors who deal primarily in  
25 smaller, remodel-type jobs.

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27 Following a short discussion, and based on the recommendation of staff, Councilman  
28 Fowler made a motion to retain Dixon and Associates as the design professional for the City Hall  
29 remodel, in an amount not to exceed \$7,000.00. Councilman Shafter seconded the motion and  
30 voting was unanimous.

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32 **PUBLIC HEARING TO CONSIDER AMENDING**  
33 **SIGN ORDINANCE; APPROVAL GRANTED**

34 At 7:20 p.m. Mr. Mahan reviewed that the Planning Commission has studied a request  
35 for a 4-foot-high sign at a local church to be replaced with a 6-foot high sign, currently not  
36 allowed by ordinance. The current sign ordinance defines the size of signs for multi-family and  
37 institutional uses in residential zones (including schools and churches). The Planning  
38 Commission expressed concern about combining both institutional and multi-family uses under  
39 the same amendment and recommended that the ordinance be amended to allow 6-ft. high signs  
40 for churches (as long as they are erected in such a manner as to not obstruct

41  
42 vision on a public street). Signs for multi-family buildings will be restricted to 4-ft. high. Signs  
43 for both uses would be restricted to a total of 32 sq. ft.

44 At 7:28 p.m. Mayor Cushing called for input from those in attendance; there was none.  
45 Following discussion by the Council regarding the rationale of the Planning Commission and  
46 based on the recommendation from that body, Councilwoman Holt made a motion to adopt

1 Ordinance No. 98-2, entitled AN ORDINANCE AMENDING SECTIONS 11-801, 11-9031  
2 AND 11-9032 OF CHAPTER 19 OF THE BOUNTIFUL CITY ZONING ORDINANCE  
3 REGARDING IDENTIFICATION SIGNS FOR INSTITUTIONAL AND MULTI-FAMILY  
4 USES IN RESIDENTIAL ZONES. Councilman Johnson seconded the motion which carried  
5 unanimously.

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7 **PRELIMINARY AND FINAL SITE PLAN APPROVED**  
8 **FOR NORTH POINT CONDOS - 360 NO 500 WEST**

9 Mr. Franc reported that North Point Condominiums, 360 North 500 West, has requested  
10 preliminary and final site plan approval (Brian Knowlton, developer). The site plan for this  
11 project was previously approved with the condition that a second access be provided out to 400  
12 North street. The developer was unable to provide this access and so has re-designed the project,  
13 with two accesses out to 500 West street. It is the recommendation of the Planning Commission  
14 that preliminary and final site plan approval be granted, subject to posting of the required bonds  
15 and the following conditions:

- 16
- 17 1. Provide a blanket public utilities easement over all common ground for the
- 18 installation and operation of all required utilities.
- 19 2. Planning Director to approve all new proposed fencing.
- 20 3. Drive approaches onto 500 West must be Bountiful standard approach.
- 21 4. Impact fees will be assessed for water and sewer based on current impact fee
- 22 ordinances. No storm drain impact fee will be assessed because storm water
- 23 detention is provided on site.
- 24 5. Provide draft of homeowners association organization and covenants with final
- 25 subdivision plan.
- 26 6. Dumpster enclosure to match the exterior materials of the condominiums.
- 27 7. Obtain State approval of curb cuts (condition added per Harold Shafter).
- 28

29 Councilman Johnson questioned whether or not left hand turns should be permitted on the access  
30 near the service station. It was noted that this street (500 West) is a State Highway and the curb  
31 cuts must be approved by the State. Councilman Shafter suggested that approval of the curb cuts  
32 by the State be added as a condition of site plan approval. Councilwoman Holt made a motion to  
33 grant preliminary and final approval, as recommended by the Planning Commission, and with  
34 curb cuts approved by the State. Councilman Shafter seconded the motion and voting was  
35 unanimous.

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37 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**  
38 **GRANTED TO PEREGRINE’S POINTE CONDOS - 300 W CENTER ST.**

39 Mr. Franc reported that the Planning Commission reviewed the request of Pentalon  
40 Construction for development of a 36-unit condominium complex at 300 West Center Street. It  
41 is the recommendation of staff and the Planning Commission that preliminary and final site plan  
42 approval be granted, subject to the following conditions:

- 43
- 44 1. Exterior materials on the buildings must have no more than 50% stucco as
- 45 required by the Zoning Ordinance.
- 46 2. All units on the west side of the project need to be regraded to eliminate runoff
- 47 onto the adjacent properties to the west.

- 1 3. Provide a blanket public utilities easement over all common ground for the
- 2 installation and operation of all required utilities.
- 3 4. Provide draft of homeowners association organization and covenants with final
- 4 subdivision plan.
- 5 5. Pay the following utility fees at the time the first building permits are issued:
- 6 6" culinary water line (765 ft. of 6" pipe @ \$20.00/ft.....\$15,300.00
- 7 1 - 6" fire hydrant.....1,728.00
- 8 2 - 6" tap & valve @ \$1,438.00/each.....2,876.00
- 9 TOTAL .....\$19,904.00
- 10 6. Pay water impact fees and lateral fees to be determined as meter and lateral sizes
- 11 are calculated for each building to be paid at time of construction.
- 12 7. Pay sanitary sewer impact fees of \$1,558.00 per dwelling unit to be paid at time
- 13 of construction.
- 14 8. Posting of the required bonds.
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16 Mr. Franc verified that this development meets the landscape and parking requirements.  
 17 Councilwoman Holt made a motion to grant preliminary and final approval to Peregrine’s Point  
 18 Condos, as recommended. Councilman Fowler seconded the motion and voting was unanimous.

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 20 **COUNCIL COMMITTEE REPORTS**

21 Mayor Cushing congratulated City employees on the excellent manner in which they  
 22 have provided services during the past 24-hour snowstorm. Councilman Johnson asked if  
 23 consideration has ever been given to using snow removal equipment (compared to equipment  
 24 used in Alaska) which allows for the blade to be adjusted at driveways and on corners so as not  
 25 to deposit snow on the sidewalk and in the drives. Discussion followed and Mr. Hardy indicated  
 26 that the staff is always willing to look at alternative ways of performing the snow removal  
 27 service. Mayor Cushing noted that the vital thing is to get the streets cleared; and with the  
 28 number of curb cuts there are along the city streets, allowing for a blade adjustment at each  
 29 driveway could slow the process down considerably. He said that the Street Department is  
 30 planning to go around the city tomorrow to assist with snow removal in the driveway openings.

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 32 **EXECUTIVE SESSION APPROVED**

33 At 7:50 p.m., Councilman Johnson made a motion to adjourn to executive session for  
 34 the purpose of discussing the acquisition of real property and pending litigation. Councilman  
 35 Shafter seconded the motion and voting was unanimous.

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 37 **Attendance at executive session:**

38 Mayor Cushing  
 39 Councilpersons Shafter, Johnson, Holt, Fowler, and Knowlton

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 41 (Continued to next page)

42 Mr. Hardy  
 43 Mr. Mahan  
 44 Clifford Michaelis, Power Department

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JOHN R. CUSHING, Mayor

KIM COLEMAN, City Recorder

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