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# Minutes of the Bountiful City Council Meeting

City Council Chambers  
November 9, 1999 - 7:00 p.m.

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Present:	Mayor:	John R. Cushing
	Council Members:	Samuel R. Fowler, Barbara Holt, Alan A. Johnson, and Stewart Knowlton
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Admin. Services Director:	Galen Rasmussen
	City Recorder:	Kim J. Coleman
	Planning/RDA Director:	Blaine Gehring
	City Treasurer:	Mark McRae
	Recording Secretary:	Nancy T. Lawrence
Excused:	Councilman:	C. Harold Shafter

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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 at 7:00 p.m. and welcomed those in attendance. Mr. Coleman led the pledge of allegiance to the flag, following which the invocation was offered by Councilman Johnson.

### **APPROVAL OF MINUTES**

Minutes of the regular City Council meetings held October 20, 1999 and October 27, 1999 were presented and unanimously approved, with amendments made to the October 20<sup>th</sup> minutes. Councilman Fowler made the motion to approve and Councilwoman Holt seconded it. Councilpersons Fowler, Holt, Johnson, and Knowlton all voted "Aye".

### **EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS APPROVED FOR PERIODS OCTOBER 22-28, 1999 AND OCTOBER 29-NOVEMBER 5, 1999**

Mayor Cushing presented the report of Expenditures and Expenses Greater than \$1,000 for the periods October 22-28, 1999 in the amount of \$933,929.75 and October 29-November 5, 1999 in the amount of \$210,792.86. The staff responded to questions from the Council, following which both reports were unanimously approved on a motion made by Councilman Johnson and seconded by Councilman Knowlton. Councilpersons Johnson, Holt, Fowler, and Knowlton voted "aye".

### **PRELIMINARY AND FINAL APPROVAL GRANTED TO HANSEN SUBDIVISION, 2450 SOUTH 150 EAST**

Mr. Rowland presented the plat for the three-lot Hansen Subdivision located at 2450 South 150 East and stated that it is the recommendation of the Planning Commission and staff that preliminary and final approval be granted to this subdivision, subject to the following conditions;

1 1. The sidewalk be completed across all three lots.

2 2. Payment of the following fees:

3 Storm water impact fee: \$2,041.00  
4 Subdivision fee 9.72  
5 Subdivision checking fee: 180.00  
6 Subdivision recording fee: 35.00  
7 Total \$2,265.72

8 3. Complete final minor corrections to the plat.

9 4. Submit a current title report.

10 5. Submit tax clearance certificate indicating all taxes, interest and penalties have  
11 been paid.

12 Mr. Rowland noted that items 3-5 have since been completed. Following a brief discussion,  
13 Councilwoman Holt motioned for preliminary and final approval, as recommended. Councilman  
14 Johnson seconded the motion. Councilpersons Johnson, Holt, Fowler, and Knowlton voted  
15 “aye”.

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17 **PRELIMINARY AND FINAL APPROVAL GRANTED TO**  
18 **BRITTON SUBDIVISION, 188 EAST NO. CANYON RD.**

19 Mr. Rowland explained that Larry Britton owns a large parcel of property which has been  
20 an unofficial flag lot for many years. His property was landlocked, but he has had a long  
21 standing agreement to cross the Lewis property for access. With the development of Lewis Park  
22 Subdivision, Mr. Britton wanted to have a legal access so there would be no questions as to  
23 ownership of the street frontage. As part of that, he is desirous of creating a second flag lot,  
24 which was recognized as being in progress when the ordinance regarding flag lots was amended  
25 one year ago. The Planning Commission and staff recommend preliminary and final approval be  
26 granted to the Britton Subdivision (two flag lots, each with a 25-ft. stem) with the following  
27 conditions:

28  
29 1. The sidewalk be completed across both lots.

30 2. Payment of the following fees:

31 Storm water impact fee \$2,163.00  
32 Subdivision fee 10.30  
33 Subdivision checking fee 120.00  
34 Subdivision recording fee 35.00  
35 Total \$2,328.30

36 3. Complete final minor corrections to the plat.

37 4. Submit a current title report.

38 5. Submit tax clearance certificate indicating all taxes, interest and penalties have  
39 been paid.

40 Councilwoman Holt made a motion to grant preliminary and final approval, as recommended.  
41 Councilman Fowler seconded the motion and voting was unanimous. Councilpersons Johnson,  
42 Holt, Fowler, and Knowlton voted “aye”.

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44 **PRELIMINARY APPROVAL GRANTED TO DUNN-ROWE**  
45 **SUBDIVISION, CANYON CREEK DRIVE AND INDIAN**  
46 **SPRINGS ROAD**

47 Mr. Rowland explained that a small piece of property at the intersection of Canyon Creek  
48 Drive and Indian Springs Road has been excluded from three subdivisions that surround it  
49 because the ground has been occupied by a horse barn and stable ground. Mr. Dunn is  
50 requesting a three lot subdivision that will not require any road work; however, because of the  
51 creek and grade of the property, it will require extensive grading and storm drain work. The  
52 Planning Commission and staff have extensively reviewed the proposed development and  
53 recommend that preliminary approval be granted, subject to the following conditions;

1. A complete hydrologic study is conducted on the property and creek showing the extent of the 100-year flood plain, and that building pads are available on all lots that do not interfere with the flood zone.
2. The Developer submit all proposed changes to FEMA and obtain a LOMA (letter of map amendment) stating the buildings will be outside of the 100-year flood zone.
3. Obtain a permit from Davis County Flood Control for all stream alteration work and the bridge.
4. Provide completed bridge design showing final grading and structural details. The bridge must be designed to support an HS-20 loading standard.
5. Provide drawings showing how utilities will be installed across the creek to serve all three lots.

Councilwoman Holt motioned for preliminary approval as recommended, Councilman Johnson seconded the motion and voting was unanimous. Councilpersons Johnson, Holt, Fowler, and Knowlton voted "aye".

**PRELIMINARY AND FINAL SITE PLAN APPROVAL GRANTED TO SURGICAL CENTER AND EXPANDED PARKING AT 475 E 500 SO; SOUTH DAVIS COMMUNITY HOSPITAL, APPLICANT**

Mr. Gehring presented the plat for the proposed surgical center and expanded parking at South Davis Community Hospital. He noted that a great deal of review and planning have been involved, particularly regarding parking requirements. The Planning Commission and staff recommend preliminary and final site plan approval, subject to the following conditions:

Grading and Drainage

1. The 12" pipe draining the northwest corner of the parking lot may not work. The main storm drain is in the west side of 400 East and there may be too many utilities blocking the way to prevent the pipe from going through. If blocked, the pipe must go directly to the creek. If allowed, full panel concrete replacement is required for trenching and repair to 400 East.
2. New drive approaches need to meet Bountiful standards for drive approaches.
3. No detention will be required with payment of the storm drain fee.

Utilities

4. The new utilities require multiple road cuts into 500 South. The developer will be required to pay for a 2" overlay of 500 South Street between the driveways.

Easements

5. A 15 ft. wide easement is required along the centerline of the new fire hydrant line.
6. A 7 ft. wide utility easement is required along the 500 South frontage.
7. The existing easement for the water line must be abandoned.

Permits and Fees

8. Demolition permits required for all demolished buildings with permit fees as per the Uniform Building Code schedules.
9. The new building must meet all zoning ordinances and the requirements of the



1 the Bountiful City Youth Council Charter, as presented with the revisions made on November  
2 5<sup>th</sup>. Councilman Knowlton seconded the motion. Councilpersons Johnson, Holt, Fowler, and  
3 Knowlton voted "aye".  
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5 **COUNCIL APPROVES RECOMMENDATION**  
6 **FOR BANKING SERVICES**

7 Mr. Rasmussen reviewed the City has used the banking services of First Security Bank  
8 since 1991. However, during the 1999-2000 budget meetings, the Public Safety and Finance  
9 Committee recommended that staff pursue an analysis and potential re-bid for City and RDA  
10 banking services. This analysis and re-bid was to be made with the intent of assessing the  
11 market, including available services and associated costs, since the City's and RDA's banking  
12 arrangements have not changed since 1991.  
13

14 In the process of analyzing banking services, one significant process improvement  
15 surfaced, which will be implemented with the change in banking contracts, and this is to utilize  
16 the bank to directly receive and process mailed-in customer utility bill payments. Requests for  
17 Proposals were sent to seven local banks, both for banking services and for City credit card  
18 services. Based on the results of this request, it is the recommendation of staff and the  
19 committee that the following institutions be awarded contracts:

- 20  
21 (1) Key Bank (second lowest bid) for banking services and  
22 (2) The low bid from First Security Merchant Services (First Security Bank) for  
23 credit card processing of Visa and MasterCard transactions.

24 He noted that the recommendation for Key Bank is based on a mix of services available, a  
25 strength in national resources, and demonstrated commitment to ongoing customer relations.  
26 Following discussion, Councilman Johnson made a motion to approve the banking contracts, as  
27 recommended and presented. Councilwoman Holt seconded the motion and voting was  
28 unanimous. Councilpersons Johnson, Holt, Fowler, and Knowlton voted "aye".  
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30 **CONSIDER REPLACEMENT OF DEFECTIVE AIR**  
31 **CONDITIONING UNIT - PUBLIC SAFETY BUILDING**

32 Mr. Hardy explained that additional information is forthcoming regarding a decision on  
33 replacement of the defective air conditioning unit at the Public Safety Building and this item will  
34 be tabled to a future meeting.  
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36 **CANVASS AND APPROVAL OF ELECTION RESULTS**

37 Mayor Cushing reviewed the election results verification and official canvass, noting that  
38 the three candidates with the highest number of votes were Barbara Holt, John S. Pitt, and J.  
39 Gordon Thomas. These candidates will begin their term at noon on Monday, January 3, 2000, or  
40 as soon thereafter as possible. Councilman Fowler made a motion to accept the canvass and  
41 declare the winners as reported. Councilwoman Holt seconded the motion. Councilpersons  
42 Johnson, Holt, Fowler, and Knowlton voted "aye".  
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44 **MISCELLANEOUS ITEM - CITY MANAGER**

45 Mr. Hardy indicated that he would appreciate the go-ahead from the Council regarding  
46 the upcoming change of staff in the Fire Department. No action will be necessary this evening.  
47 In past actions, the Deputy Fire Chief has been assigned the responsibility of being a fire fighter,  
48 in addition to covering for the Chief as necessary. Inasmuch as the fire fighter position is on a

1 shift basis working three of nine days, and serving as Deputy Chief requires a 40-hours Monday-  
2 Friday working period, these two responsibilities are not compatible. Mr. Hardy requested  
3 permission from the Council to draft a proposal which will correct this incompatibility and  
4 provide for proper coverage of both job descriptions, to become effective January 1, 2000 and to  
5 be funded for this budget year through the Council Contingency fund.

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7 **COUNCIL COMMITTEE REPORTS**

8 None

9 The meeting adjourned at 8:04 p.m. on a motion made by Councilman Fowler and  
10 seconded by Councilman Knowlton. Councilpersons Johnson, Holt, Fowler, and Knowlton  
11 voted "aye".  
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16 JOHN R. CUSHING, Mayor  
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21 KIM J. COLEMAN, City Recorder  
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