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Minutes of the Bountiful City Council Meeting Wednesday, February 17, 1999

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Regular meeting of the City Council was held Wednesday, February 17, 1999 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

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| Present: | Mayor | John R. Cushing |
| | Council Members | Samuel R. Fowler, Barbara Holt, Alan A. Johnson, Stewart Knowlton, and C. Harold Shafter |
| | City Manager | Tom Hardy |
| | City Attorney | Russell L. Mahan |
| | City Engineer | Paul Rowland |
| | Admin. Services Director | Galen Rasmussen |
| | City Planner | Blaine Gehring |
| | Recording Secretary | Ellen H. Call |
| | Department Head | Neal Jenkins, Parks and Recreation |

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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.

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Mayor Cushing called the meeting to order and welcomed the many scouts in attendance. He invited Councilman Knowlton to lead the pledge of allegiance to the flag, and Councilman Fowler to offer the invocation.

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Minutes of the regular meeting of the City Council held February 10, 1999 will be presented for approval at the next meeting.

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EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS
APPROVED FOR PERIOD FEBRUARY 5-11, 1999, AND
JANUARY, 1999 SUMMARY

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Mayor Cushing presented the report of Expenditures and Expenses Greater than \$1,000 with total disbursements for the period February 5-11 of \$256,048.37, and the Summary of Expenditures and Expenses for the month of January, 1999 (\$2,352,490.51). Galen Rasmussen offered a minor clarification of an expenditure. Councilman Johnson questioned whether there would be insurance coverage for the replacement of the burned police vehicle (\$25,324.35). Mr. Mahan explained that the city is self-insured and payment was made from a fund established for this purpose. The court has ordered the person responsible to pay restitution, but he is presently in jail and it appears unlikely that repayment will be made any time soon. If and when that does occur, the funds will be placed back into the insurance fund. Councilman Johnson made a motion to approve the two reports as prepared, Councilman Shafter seconded the motion and voting was unanimous.

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FINAL APPROVAL GIVEN FOR
SUMMERWOOD SUBDIVISION PHASE 3

Mr. Rowland explained that the Summerwood Subdivision was granted preliminary

1 approval in July of 1998, along with Phases 1 and 2. Ronn Marshall, the developer who was in
2 attendance, is now requesting approval of Phase 3, which consists of 13 lots on the northwest
3 end of the development. The plan has been reviewed by the staff and the Planning Commission,
4 and they recommend approval be given subject to the following conditions:

- 5
- 6 1. Post the site improvement bond as required
- 7 2. Payment of subdivision fees
- 8 3. Payment of underground power fees as determined by Power Department
- 9 4. Allow access to Lot 305 across ground that is over 30% slope

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11 (Lot 305 sits on a knoll, and the bottom part of the lot is subject to an extensive road cut on one
12 side and road fill on the other side. The only way to gain access to this lot is from the uphill side
13 across some ground that is over 30%. While we have typically granted access to lots over
14 ground that is under 30%, in this case where road fill is involved, it would be detrimental to the
15 road cut. The Planning Commission recommended that the City Council grant the exception of
16 going over the 30% ground and allow the access to be longer than 200 feet.)

- 17
- 18 5. Complete all corrections on the construction drawings and plats
- 19 6. Compliance with all city ordinances and building codes
- 20 7. Revise the lot line between Lots 309 and 310 to allow for access across
21 ground that has a slope less than 30% on Lot 310 (this is already changed on the
22 plans).
- 23

24 In answer to Councilman Johnson’s question, Mr. Rowland assured him that a fire
25 hydrant would be required because of the long driveway, and the home will be equipped with a
26 fire sprinkling system as well. The City Council unanimously voted to grant final approval for
27 Summerwood Subdivision Phase 3 as reviewed above on a motion by Councilmember Holt,
28 seconded by Councilman Fowler.

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30 **FINAL APPROVAL GIVEN FOR**
31 **SUMMERWOOD SUBDIVISION PHASE 4**

32 Mr. Rowland stated that this nine-lot phase of the subdivision is on the south side of the
33 development, and was given preliminary approval in December, 1998. Several exceptions were
34 granted to this phase because it had several double-fronting lots, steep roads, and some fills
35 which were in excess of ten feet. One of the conditions placed on Lots 401 and 402 was that the
36 fill be completed on the lots so that an impoundment was not created behind the road fill. The
37 developer was not totally satisfied with the idea of having a home built on fill material because
38 of the possibility of settling. It was therefore decided to reconfigure the two lots to provide
39 building pads which would not be on fill material. This change also eliminated some of the
40 double-fronting lots.

41
42 The Planning Commission has reviewed the final plat and recommends approval subject
43 to the following conditions:

- 44
- 45
- 46 1. Posting the site improvement bond

- 1 2. Payment of subdivision fees
- 2 3. Payment of underground power fees as determined by Power Department
- 3 4. Grading of Lots 401 and 402 to prevent water impoundment from being
- 4 formed by the road fill
- 5 5. Provisions be made on the construction drawings for necessary slope
- 6 stabilization of the large cut on the upper loop road. The cut area is outside the
- 7 boundary of the subdivision and needs consideration as part of this plat.
- 8 6. Complete all corrections on the construction drawings and plats
- 9 7. Compliance with all city ordinances and building codes
- 10 8. Review of all areas throughout the Summerwood project where park strips
- 11 would pose a perpetual maintenance problem. (This has been done, and in a few
- 12 cases the sidewalk has been placed directly adjacent to the back of the curb to
- 13 eliminate the possible growth of weeds. In those areas, the sidewalk is wider, and
- 14 there is a four-foot right-of-way behind the walk in addition to a seven-foot
- 15 easement .)

16
 17 Councilmember Holt made a motion to give final approval for Summerwood Subdivision
 18 Phase 4 with the conditions as outlined. Councilman Johnson seconded the motion and voting
 19 was unanimous.

20
 21 **APPROVAL OF ORDINANCE 99-6 VACATING LOTS IN**
 22 **TEMPLE RIDGE SUBDIVISION AND APPROVAL OF THE**
 23 **NEW TEMPLE RIDGE SUBDIVISION PHASE 2**

24 Mr. Rowland reviewed the slope stability problems experienced in the Temple Ridge
 25 Subdivision and stated that in order to rectify the problem the developer was required to make
 26 several changes to his original plan. He has now re-designed the subdivision and eliminated one
 27 building lot in the area where the slide occurred. He has also worked out an arrangement to
 28 incorporate one of the lots from the adjacent Maple Hills Subdivision into the amended Temple
 29 Ridge Subdivision and re-configure the layout of the original plan. A public hearing is required
 30 to vacate the existing lots by ordinance in order to establish the new subdivision.

31
 32 At 7:22 p.m. Mayor Cushing opened the public hearing for comment. **Karl Silvester** of
 33 2392 South 200 East asked about the slippage that had occurred and Mr. Rowland explained
 34 what had happened and assured him that measures have been taken to correct the problem. The
 35 public hearing was closed at 7:29 p.m. Councilmember Holt made a motion to (1) adopt
 36 ORDINANCE 99-6, AN ORDINANCE VACATING LOT 1 FROM MAPLE HILLS NO. 5
 37 SUBDIVISION, AND VACATING LOTS 7, 8, 9, 10 AND 18 FROM TEMPLE RIDGE
 38 SUBDIVISION, IN BOUNTIFUL, DAVIS COUNTY, UTAH, AND RELEASING THE
 39 EASEMENTS THEREON, FOR THE PURPOSE OF BEING INCORPORATED INTO A NEW
 40 SUBDIVISION, and (2) grant preliminary and final approval for Temple Ridge Subdivision
 41 Phase 2. Councilman Shafter seconded the motion, and voting was unanimous.

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 44 **APPROVAL GIVEN TO RESTRUCTURE**
 45 **RESERVATION POLICY AND FEES AT GOLF COURSE**

1 Neal Jenkins referred to the written proposal given to the Council members for their
2 review. He asked that they consider a 50-cent increase on green fees and a \$1.00 increase on
3 golf cart rental for this golfing season, and a 50-cent increase on green fees for the next golfing
4 season, the year 2000. New competition of additional golf courses in Davis County and the Salt
5 Lake area has taken its toll on total rounds at the golf course. Although we are still one of the
6 preferred golf facilities in the area, it is felt that a fee increase is necessary to be competitive with
7 the other golf courses along the Wasatch Front. It will also help balance the budget for the next
8 two years.

9
10 Mr. Jenkins also expressed the desire to make the golf course more accessible to more
11 golfers by changing the reservation policy for weekends from Thursday to the previous Monday
12 so people can come to the golf course at 6:30 a.m. and make a tee-time for the following
13 weekend. Approval is also requested to change the weekday policy from the previous day to the
14 sixth day out (from a Tuesday to the following Monday). This will accommodate those who
15 desire to plan their activities a week or two in advance, and should also increase the rounds at the
16 golf course to meet the city expectations.

17
18 Councilman Johnson asked if more promotional work is planned, and Mr. Jenkins said
19 that it is already being done through the local motels, and with flyers, handouts, etc. The
20 Council then unanimously voted to approve the fee increase of 50-cents for green fees for 1999
21 and 2000 and \$1.00 on golf cart rental (for nine holes), and to change the reservation policy as
22 explained, on a motion by Councilman Johnson, seconded by Councilman Fowler.

23
24 **APPROVAL GIVEN FOR RECLASSIFICATION AND**
25 **COMPENSATION CHANGE – GOLF COURSE PERSONNEL**

26 Mr. Hardy passed on the recommendation recently made by the Parks and Recreation
27 Committee that the city take over the operation of the pro shop at the golf course, which is
28 currently managed and profits taken by the golf professionals. Under the new arrangement, the
29 city would buy the existing inventory and then purchase the new inventory in the future. That
30 process would have to begin immediately to stock the shop before the golf season begins.

31
32 Mr. Hardy also proposed a change in the revenue to be received from the restaurant at the
33 golf course. The city currently takes 10% of the gross revenue, and the proposal is to increase
34 that to 20%. The proposal on the golf shop is that the city take it over, do the ordering and
35 managing, with Scott Whittaker acting as agent for the city. The city would then take the first
36 5% of revenue over the inventory cost, with the remainder of the revenue over that 5% to be split
37 50/50 between the city and the golf pro.

38
39 He explained the reasons for this proposed change are: (1) The golf business has
40 changed substantially and the competition has increased; (2) The pro shop used to be the only
41 place one could buy higher quality golf equipment and supplies. The private sector is now very
42 competitive in this market and equipment can be ordered through the internet, by mail, etc. The
43 profit margin that we used to be able to get on the sales of goods has shrunk as availability has
44 increased. (3) Both the pro and assistant pro have been with the city for 24 and 23 years,
45 respectively, and are looking at the possibility of retiring when they reach 30 years. It will be

1 more advantageous to them to get compensation in salary as opposed to the business operations.
2 Therefore, the business revenue will be turned over to the city in exchange for the
3 reclassifications.
4

5 The golf pro has been receiving 10% of the cart revenue. This new proposal would take
6 that away and 100% of the golf cart revenue would go to the city.

7 The proposed title changes are Director of Golf and Golf Professional, which reflect the
8 way the industry as a whole is headed and are more consistent with the responsibilities of the
9 two individuals involved.
10

11 Councilman Johnson made a motion to approve the change in compensation proposal as
12 described as well as the title changes, Councilman Shafter seconded the motion and voting was
13 unanimous.
14

15 Regarding the change in golf course fees as discussed in the previous agenda item,
16 Councilman Shafter reported that it was the decision of the Parks and Recreation Committee to
17 monitor the golf course operation with the increased fees during this coming year to see if it is
18 workable. If not, it can be changed again.
19

20 **APPROVAL GIVEN TO REVISE THE LEFT-TURN**
21 **SIGNALS AT 200 WEST AND 2600 SOUTH**

22 Mr. Rowland reported that there had been many requests for a “left-turn protective
23 permissive” movement at the intersection of 2600 South and 200 West. This is the type of
24 movement presently in place at most of the intersections in Bountiful with left-turn signals. He
25 explained that when the road was rebuilt about 13 years ago, the Federal Highways
26 Administration (FHWA) would not approve that type of signal because it was just being
27 introduced. A few years later when the next section of Orchard Drive was rebuilt, all of the
28 signals were put in with the left-turn protective permissive type movement. In fact, the only
29 places that the regular left-turn signal is now used are those where it is particularly dangerous or
30 where there is an extreme amount of traffic.
31

32 Mr. Rowland described the left-turn protective permissive signal as a five-head signal
33 which allows a protected left turn when enough cars line up in the left-turn lane and when the
34 arrow directs, and regular passage through the intersection as well as left turn on yield when the
35 light turns green.
36

37 Bids were received from two companies to install this signal at 2600 South 200 West,
38 and it is recommended that the low bid from CVE Construction in the amount of \$11,575 be
39 accepted. The Council unanimously voted to award the bid as presented on a motion by
40 Councilman Shafter, seconded by Councilman Fowler. Mr. Rowland stated that it will possibly
41 take about 12 weeks to make this installation.
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43 **COUNCIL COMMITTEE REPORTS**

44 Councilman Johnson reported on a situation that had been brought to his attention, that
45 there is a need for more handicap parking spaces at the Golden Years Senior Citizen Center.

