

**Minutes of the
Bountiful City Council Meeting
City Council Chambers
November 26, 2002 - 7:00 p.m.**

Present:	Mayor:	Joe L. Johnson
	Council Members:	Barbara Holt, R. Fred Moss, John S. Pitt, J. Gordon Thomas, and Thomas Tolman
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	Assist. City Engineer:	Mark Franc
	Admin. Services Director:	Galen Rasmussen
	City Recorder:	Kim J. Coleman
	City Treasurer:	Mark McRae
	Planning/RDA Dir.:	Blaine Gehring
	Department Reps:	Clifford Michaelis, Power
	Recording Secretary:	Nancy T. Lawrence

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 Johnson called the meeting to order at 7:00 p.m., following which Councilman Tolman offered the invocation. Brandon Barfuss from Boy Scout Troop 403, led the pledge of allegiance to the flag. The Mayor noted that Bountiful High School won the State championship in football. He congratulated the coaches and players on this outstanding accomplishment.

Mayor Johnson reported that the City crews did a remarkable job in getting Christmas lights installed and he expressed appreciation on behalf of the Council and himself.

The Mayor reviewed a letter which he had received from the State Department of Natural Resources - Division of Wildlife Resources, regarding the Bountiful Pond Community Fishery. This project was recognized as a "spectacular success and an outstanding model for other communities throughout the State". The project was cited as a "textbook example of cooperation between federal, state and city governments."

The Mayor pointed out that Bountiful City has the lowest property tax rate of the 30 other cities of similar size in the State.

MINUTES OF NOVEMBER 12, 2002 TO BE APPROVED AT NEXT MEETING

Minutes of the regular City Council meeting held November 12, 2002 will be presented for approval at the next regular meeting.

**EXPENDITURES AND EXPENSES APPROVED FOR
TWO PERIODS - OCTOBER AND NOVEMBER**

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the following periods: October 31 - November 6, 2002 in the amount of \$422,386.34 and November 7 - 13, 2002 totaling \$115,471.39. The staff responded to questions from the Council, following which Councilman Pitt motioned for approval. The motion was seconded by Councilwoman Holt. Voting was unanimous with Councilmembers Holt, Moss, Pitt, Thomas and Tolman voting "aye".

UAMPS INTEGRATED RESOURCE PLAN APPROVED

Mr. Michaelis reviewed that the Council previously reviewed the draft of the UAMPS Integrated Resource Plan in a public hearing and the plan is before the Council this evening for final approval. The plan outlines proposed energy resources, demand side activities, and distribution. It comes to the City Council with a recommendation for approval from the Power Commission and staff. Following a short discussion, Councilman Moss motioned to accept the Plan as presented. Councilman Thomas seconded the motion and voting was unanimous with Councilpersons Holt, Moss, Pitt, Thomas, and Tolman voting “aye”.

REVISED INVESTMENT POLICY ADOPTED

Mr. McRae presented a proposed revised Investment Policy for the Council’s consideration. He explained that the revisions include the current organizational structure and meet the certification standards of the Association of Public Treasurers of the United States and Canada. He briefly reviewed significant changes to the Policy and indicated that it needs to be adopted by the City Council. Mr. McRae responded to questions from the Council, following which the Revised Investment Policy was adopted on a motion made by Councilman Thomas and seconded by Councilman Pitt. Voting was unanimous with Councilpersons Holt, Moss, Pitt, Thomas and Tolman voting “aye”.

**PUBLIC HEARING TO CONSIDER ADOPTING ORD. NO. 2002-20
RE: BOUNDARY BETWEEN BOUNTIFUL AND CENTERVILLE**

Mr. Mahan reviewed that the Council has previously discussed the issue of adjusting the boundary between Bountiful and Centerville as it relates to a development at approximately 200 West Pages Lane. This matter has been presented to both Centerville and Bountiful cities and will require approval by both cities before it is official. The Mayor opened a public hearing at 7:25 to consider the proposed boundary adjustment. There were no public comments and the hearing was closed.

Following discussion by the Council, Councilman Pitt motioned to adopt Ord. No. 2002-20 entitled, AN ORDINANCE ADJUSTING THE BOUNDARY WITH CENTERVILLE AS TO A CERTAIN PROPERTY CONTAINING APPROXIMATELY 0.5 ACRES LOCATED WEST OF 200 WEST STREET IN BOUNTIFUL (400 WEST STREET IN CENTERVILLE) AT THE BOUNDARY BETWEEN THE TWO CITIES, BY BRINGING IT WITHIN THE CITY LIMITS OF BOUNTIFUL. Councilwoman Holt seconded the motion which carried unanimously. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

**FINAL SITE PLAN APPROVED FOR REVISED PAGES PLACE
APARTMENTS - 1900 NORTH 200 WEST**

Mr. Franc presented the site plan for the revised Pages Place Apartments at 1900 North 200 West and stated that the developer, Chad Salmon, is requesting final site plan approval. He explained that preliminary site plan approval was given by the City Council in October and specific conditions were required. He said that the Planning Commission has reviewed the request for final site plan approval, and together with staff, send a favorable recommendation for final site plan approval, with the conditions approved for the preliminary plan amended as follows:

1. The storm drain impact fee for this project will be paid to Centerville City per the agreement between the Developers, Bountiful City and Centerville.

2. Provide the additional easements:
 - a. Full road along Pages Place Drive north of 1900 North.
3. Payment of the following fees:
 - a. One additional culinary meter per size req'd. Per size
 - b. Storm drain impact fee: 0.5 acres @ \$2,100/acre 1,050.00
 - c. Site plan review fee 100.00
4. Submit a revised Construction Site Storm Water Pollution Prevention Plan.
5. All new patios for units 30-39 must be 8'x12' minimum and no privacy fences between units may come any closer than 8' from a property line.
6. All conditions of the original approval remain in effect.
7. All approvals are conditional on the finalization of the Disconnect/Annexation process.

Councilwoman Holt made a motion to grant final site plan approval, as recommended. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PRESENTATION ON CREATING A FAMILY-FRIENDLY ENVIRONMENT

JoAnn Hamilton and members of the Executive Board of the Citizens for Families/Bountiful Coalition for Community Standards were in attendance to give a presentation on creating a family-friendly environment. Ms. Hamilton explained that the purpose of their action is to develop a community standard that reflects a wholesome environment for children and to promote a model city where material, inappropriate for children, is out of their sight and everything illegal is removed. The approach is to educate parents, children, teachers, business owners and all members of the community regarding inappropriate material and its impact on children. Ann Christensen read a proposed resolution promoting a child-safe community standard and the Council and Mayor were asked to support it.

Discussion followed regarding this cause and, although the Council supported the concepts of the child-safe community standard, semantics were questioned. It was suggested that the wording be further reviewed and this matter be brought back to the Council for further consideration. The Mayor and Council thanked the group for their efforts on behalf of the welfare of the community.

COUNCIL ADOPTS RESOLUTION 2002-10 RE: SPECIAL IMPROVEMENT DISTRICT

Mr. Hardy reviewed Resolution No. 2002-10 entitled, A RESOLUTION DECLARING THE INTENTION OF THE CITY COUNCIL OF BOUNTIFUL CITY, DAVIS COUNTY, UTAH, TO CONSTRUCT IMPROVEMENTS WITHIN THE CITY CONSISTING OF ROAD IMPROVEMENTS, WATER IMPROVEMENTS, WASTEWATER IMPROVEMENTS, SEWER IMPROVEMENTS, LIGHTING IMPROVEMENTS, PUBLIC PARKING IMPROVEMENTS AND ALL OTHER MISCELLANEOUS WORK NECESSARY TO COMPLETE THE IMPROVEMENTS IN A PROPER WORKMANLIKE MANNER; TO CREATE THE BOUNTIFUL CITY SPECIAL IMPROVEMENT DISTRICT, No. 2002-1 (THE "DISTRICT"); TO PAY THE COST AND EXPENSES OF SAID IMPROVEMENTS BY SPECIAL ASSESSMENTS TO BE LEVIED AGAINST THE PROPERTY BENEFITTED BY SUCH IMPROVEMENTS; TO PROVIDE NOTICE OF INTENTION TO AUTHORIZE SUCH IMPROVEMENTS AND TO FIX A TIME AND PLACE FOR PROTESTS AGAINST SUCH IMPROVEMENTS OR THE CREATION OF THE

DISTRICT; TO DECLARE ITS OFFICIAL INTENT TO REIMBURSE ITSELF FOR EXPENDITURES PAID BY IT PRIOR TO THE SALE OF BONDS; TO DECLARE ITS INTENTION TO FUND A RESERVE FUND IN LIEU OF A GUARANTY FUND; AND RELATED MATTERS. This District is in the general area of 1500-1800 South Highway 106. Councilman Thomas motioned to adopt Res. No. 2002-10 as presented. Councilman Moss seconded the motion and voting was unanimous with Councilperson Holt, Moss, Pitt, Thomas and Tolman voting “aye”.

PRELIMINARY AND FINAL APPROVAL GRANTED TO SOUTH POINTE CONDOMINIUM CONVERSION - 1875 SO MAIN

Mr. Gehring reviewed that in July of this year, the Planning Commission reviewed and approved a condominium conversion for the South Pointe Apartments. Due to revisions to the plat, that recommendation never came to the City Council. The developer (Marv Blosch) has gone back and modified the plans which provide for 11 units with a single car garage for each unit, parking in front of the garages on most units, and 15 additional stalls which meets the ordinance. It is the recommendation of the Planning Commission that preliminary and final condominium plat approval be granted for South Pointe Condominiums with the following conditions:

1. Payment of fees as follows:

Checking fee	11 units @\$100/unit	=	\$1,100.00
Recording fee	2 sheets @\$50/sheet=		100.00

Councilwoman Holt made a motion to grant preliminary and final condominium plat approval. Councilman Pitt seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

PRELIMINARY APPROVAL GRANTED TO BECKMAN SUBDIVISION - 275 NO 700 EAST

Mr. Gehring reviewed that the 5-lot Eckman Subdivision (Randy and Larry Eckman, developers) at 275 North 700 East has been created by taking three existing lots with houses and combining them with the vacant ground at the end of 700 East Street. He noted that 700 East (at this point) is a dead end stub road with no cul-de-sac at the end and has created maintenance problems for years. He explained that due to the proximity of Stone Creek and flooding considerations, it was determined that a small cul-de-sac with no sidewalk required would be a workable developmental compromise.

Following considerable discussion, the Planning Commission and staff recommends a favorable recommendation for preliminary approval of the Eckman Subdivision, with the following exceptions and conditions:

Exceptions:

1. No sidewalk be required along 700 East.
2. The cul-de-sac be allowed to have a 70' diameter rather than the standard 84' diameter.

Conditions:

1. Posting the site improvement bond and payment of subdivision fees as required in City Ordinance.
2. Signing a Development Agreement with the City.
3. Payment of underground power fees as determined by Power Department.
4. Submit a final title report for the entire property.
5. Complete a hydraulic study of the creek to determine the extent of the 100 year flood

- plain to insure that the proposed building sites are outside of the flood way.
6. Complete all required construction drawings and the plat as required prior to consideration for final approval.
 7. A resolution be reached with the property line issue at the back of the cul-de-sac with the box culvert.

Discussion focused briefly on the exceptions recommended, following which Councilman Tolman motioned to grant preliminary subdivision approval, as recommended. Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

COUNCIL COMMITTEE REPORTS

Councilman Thomas reported that last week the Bountiful Community Service Council was reorganized and Ron Gardner was named chairman.

Councilwoman Holt recognized responsible leaders in government and credited the efforts of the Utah Taxpayers Association. She then expressed disappointment with local county officials and stated that the proposed 138 percent property tax increase is horrendous.

EXECUTIVE SESSION APPROVED

On a motion made by Councilman Moss and seconded by Councilman Pitt, the meeting adjourned at 8:17 p.m. to executive session for the purpose of discussing property acquisition and personnel.

Attendance at Executive Session:

Mayor Johnson
Councilpersons Holt, Moss, Pitt, Thomas and Tolman
Mr. Hardy
Mr. Mahan

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

* * * * *