

**Minutes of the
Bountiful City Council Meeting
City Council Chambers
March 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
	City Engineer:	Paul Rowland
	Dir. of Admin. Services	Galen Rasmussen
	Planning/RDA Director:	Blaine Gehring
	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 the pledge of allegiance was led by Councilman Tolman and Mr. Rasmussen offered the invocation.

Mayor Johnson expressed appreciation to Councilman Pitt for the invitation extended to him to attend the Youth Council event in Logan, noting that it was very worthwhile. He also encouraged the Council members to attend the upcoming Leadership Conference.

MINUTES OF FEBRUARY 26 AND MARCH 12, 2002 APPROVED

Minutes of the regular meeting of the City Council held February 26, 2002 and March 12, 2002 were presented and unanimously approved as amended on a motion made by Councilman Thomas and seconded by Councilwoman Holt. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS
APPROVED FOR TWO PERIODS**

Mayor Johnson presented the report of Expenditures and Expenses Greater than \$1,000 for the periods February 28 - March 6, 2002 in the amount of \$218,393.82, and March 7-13, 2002 totaling \$291,152.51. The staff responded to questions from the Council, following which Councilman Pitt motioned to approve both reports, as presented. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**PRELIMINARY AND FINAL APPROVAL GRANTED TO
FARNES 2-LOT SUBDIVISION, 3840 SO BRIDLEWOOD**

Mr. Rowland reviewed the request of Tim Farnes to create a two-lot subdivision on the southwest side of Bridlewood Drive at 3840 South, 3860 South. The proposed subdivision is 3.56 acres which is completely surrounded by existing subdivisions and was originally held out of development because it was intended to be an LDS church site. In the meantime, the church has decided to sell this piece for residential development. Mr. Rowland briefed the Council on the discussion earlier this evening with the Planning Commission. It is the recommendation of staff

and the Planning Commission that preliminary and final subdivision approval be granted, and at the same time, that the final site plan include an approval for the residence to be built more than 200 feet from the street on Lot 2, with the following conditions:

1. Payment of the following fees:

Storm Water Impact fee: 3.56 ac @ \$2,100.00/ac.	\$ 7,476.00
Subdivision Checking fee:	200.00
Subdivision Recording fee:	50.00
Hydrant line and water services	8,130.00
Total	\$15,856.00

2. *It was noted that since the stub for a road will not be needed, it needs to be vacated and included back into the lot and this process will take place by ordinance in the April 9th meeting. As part of the vacation of the stub road, remove the existing asphalt and reconfigure the curb and gutter to match the new road alignment. Install sidewalk in the frontage which has not had walk in the past.*

3. Construct, identify and mark a fire department approved fire access with a proper turn-around and a 6" fire hydrant into Lot 2 as per Section 14-13-105 E. of the zoning ordinance.

4. Provide an in-house fire protection sprinkling system as approved by the fire department.

5. Provide an easement along the full width and distance of the driveway permitting access to City emergency and service vehicles and inspection personnel and a minimum 20 ft. wide utility easement to the fire hydrant from the public street.

6. Finalize the plat for recording by making minor corrections.

7. Grade around the building site to prevent excess runoff water from impacting the lots in Bridlewood South below.

Councilwoman Holt motioned to grant preliminary and final subdivision approval, subject to the above conditions, and with the condition that the stub road be vacated by ordinance at the April 9th meeting. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**PRELIMINARY AND FINAL SITE PLAN APPROVED
FOR SEVEN APARTMENTS, 680 SOUTH ORCHARD DR.**

Mr. Gehring presented the request of Kim Dunn, developer, for approval to develop two duplexes and one tri-plex at 680 South Orchard Drive. He said that the Planning Commission discussed the request in February and it was tabled due to parking and access concerns. The developer has worked with the staff and it is the recommendation of staff and the Planning Commission that preliminary and final site plan approval be granted, subject to the following conditions:

1. Re-grade the building so the basements of the west tri-plex will drain to the sewer.
2. Roof water from all units must be directed to the driveway and out to Orchard Drive.
3. A guard rail is required on the retaining wall between the west building and the center building.
4. Design of detention basin sump required with pump specifications and check valve indicated.
5. Grade detention basin so that overflow goes to Orchard Drive.
6. A 6" fire hydrant line required from Orchard Drive, as shown.
7. An 8" sanitary sewer line with manholes required, as shown.
8. Provide a 25' wide easement along the south property line to cover the fire hydrant line and sewer main.
9. Provide a 7' wide easement along the Orchard Drive frontage.
10. The garbage can pads need to be enclosures constructed of a material to match the exteriors of the buildings.
11. Not more than 50% of the exterior of the buildings may be in stucco.
12. The developer will be required to pay the following fees:

a. Fire hydrant line (150 feet of 6" line @ \$25.00/ft.)	\$ 3,750.00
b. 1 - tapping valve and sleeve	1,500.00
c. 1 - 6" hydrant w/valve	2,030.00
d. 7 - 1" tap and meter sets @ \$775.00	5,425.00
e. 7 - Water impact fees @ \$1,838.00	<u>12,866.00</u>
Total Water fees	\$25,571.00

Sewer Impact Fee - 7 units @ \$1,556.00	10,892.00
Storm Drain Fee (waived for on-site detention)	
Building permit fees as per IBC	
Power fees - as determined by the Power Department	
Site plan review fee -	100.00
13. All building shall meet the requirements of the International Building Code
14. Developer required to post a subdivision bond and complete a development with the City.
15. Complete and receive approval of a condominium plat as required by City Ordinance and State law.

Following discussion, Councilman Moss made a motion to grant preliminarily and final site plan approval, as recommended and reviewed, to the seven apartment development. Councilman Pitt seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**PUBLIC HEARING TO CONSIDER REZONING
PROPERTIES ALONG SOUTH HIGHWAY 89**

FROM C-G TO C-H

At 7:35 p.m., Mayor Johnson opened the public hearing to consider rezoning the properties along South Highway 89 from C-G to C-H. Lynn Rasmussen, property owner at 2893 South 625 West asked why the change was being requested. Mr. Gehring explained that the sign ordinance is based on zones. The C-G zone has more restrictive conditions than does the C-H and in order for the businesses along the east side of Highway 89 to be competitive with their north Salt Lake counterparts on the west side of Highway 89, this recommendation has been made by the staff and Planning Commission. He noted that it will not change any of the uses that are there now or will be in the future. There were no other public comments and the public hearing was closed at 7:40 p.m.

Councilman Pitt asked for clarification of the different uses in C-G and C-H and Mr. Gehring responded. He noted that the uses presently in the subject area are exceptions to the C-G zone, as permitted by ordinance. Following further discussion, Councilwoman Holt made a motion to approve the recommendation to change the zoning, as provided in Ordinance No. 2002-05, entitled AN ORDINANCE AMENDING SECTION 14-2-102 OF THE BOUNTIFUL CITY ZONING ORDINANCE BY AMENDING THE OFFICIAL ZONING MAP OF BOUNTIFUL CITY TO REZONE VARIOUS PROPERTIES LOCATED ALONG SOUTH HIGHWAY 89 FROM C-G TO C-H. Councilman Thomas seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

At 7:42 p.m. the meeting adjourned for five minutes and then reconvened in the Planning Conference room.

STUDY SESSION TO REVIEW BUDGET PRIORITIES

Mayor Johnson advised that it would be helpful in preparing this year’s budget to first establish priorities that each Councilperson had envisioned for the City of Bountiful. He called on each Councilperson and the following list was developed:

1. Build a new Recreation Center, with consideration of it being a Regional feature, and extending recreation facilities to include a skate park, and developing the fish pond with biking and hiking areas, and continued fish pond development.
2. Plant additional trees in the cemetery.
3. Work with the Bountiful Community Service Council to provide signage for the City parks. It was noted that signage for five parks is planned for this coming year, with another five the following year.
4. Continued sidewalk repair and replacement with 50/50 homeowner participation.
5. Replace aging generators at the power Plant.
6. Construct walking trails and bike paths.
7. Support Main Street historical appreciation project (Clipper building; theater/museum complex; and extension of the Recreation Center into a “whole” complex by adding a skate park.
8. Providing more green space in the downtown area. (Stahle property

- developed into a park).
9. Encouragement of e-commerce (e-mail, e-government - with specific mention for an e-directory for the cemetery).
 10. Improvement of the area around the "B".
 11. Acquire additional cemetery space.
 12. Build a new headquarters fire station. (Possible sites were discussed and it was noted that the existing site is an excellent location).
 13. Creation of a Bountiful City paramedic program.

The process of funding these projects was discussed, as well as a possible order of priority. Councilwoman Holt suggested that the 10-year capital improvement plan be reviewed, as any of these projects are included in that plan. Then it could be determined if existing priorities should be modified. Mr. Hardy suggested that the staff put costs with the suggestions and a future work session can be held in May or June. It was suggested that the Main Street merchants be asked for input and participation in the planning process.

COUNCIL COMMITTEE REPORTS

Councilwoman Holt suggested that Maren Jensen be contacted (295-5887) for suggestions of those who could be contacted to serve on the historical committee. Ms. Jensen is over the Daughters of Utah Pioneers for our area and would be a good resource.

Councilman Pitt reported on the youth Council experience at the Youth Leadership Development Program in Logan. He also noted that the annual Bunny Hop held at North Canyon Park was a great success. He said that the Youth Council would like to make a donation to fund one of the park signs that the BCSC is planning.

Mayor Johnson requested that activities of the youth Council be reported at a State level to give additional recognition to that group.

The meeting adjourned at 8:48 p.m. on a motion made by Councilman Thomas and seconded by Councilman Moss. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

* * * * *