

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52

Minutes of the Bountiful City Council Meeting City Council Chambers April 27, 2004 - 7:00 p.m.

Present: Mayor: Joe L. Johnson
Council Members: Richard Higginson, Barbara Holt, R. Fred Moss, John S. Pitt, and Thomas Tolman
City Manager: Tom Hardy
City Attorney: Russell Mahan
Administrative Director: Galen Rasmussen
City Engineer: Paul Rowland
Planning Director: Aric Jensen
Department Representatives: David Wilding, Water and Sewer
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. and welcomed those in attendance. Charlie Olsen, Boy Scout from Troop 322, led the pledge of allegiance to the flag, following which Councilman Tolman offered the prayer/thought.

MINUTES OF MARCH 23, 2004 APPROVED

Minutes of the regular meeting of the City Council held March 23, 2004 were presented and unanimously approved as written on a motion made by Councilman Higginson and seconded by Councilwoman Holt. Voting was unanimous with Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voting "aye".

WEEKLY EXPENDITURES APPROVED FOR PERIOD APRIL 1 - 14, 2004

Mayor Johnson referred to the Weekly Expenditure and Expense Report for the Period April 1 - 14, 2004 and called for discussion. Staff responded to several questions, following which Councilman Pitt motioned to approve the report with expenditures totaling \$779,301.49. Councilman Higginson seconded the motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voted "aye".

PRESENTATION BY ARTS GROUPS

A large group of Arts supporters were in attendance to support Arley Curtz, Bountiful Davis Art Center, and Phil Wright, Bountiful Performing Art Center, as they narrated a PowerPoint presentation of historical highlights of the arts groups in Bountiful. The Bountiful Davis Art Center is celebrating 30 years of activity and the Performing Arts Group has been organized for 28 years. In addition to the Art Center exhibits and activities and performances and educational activities of the Performing Arts group, Summerfest International was started in 1988 and has been an on-going event every summer. Both groups have used various locations to operate from until 1997 when, in conjunction with Bountiful City, the former court/police/city hall building at 745 South Main was designated as the home for the arts.

Working together, it is the goal of the two Arts groups to build a professional art center to serve the south end of Davis County. Fund raising, facilities development, promotion and marketing and enhanced program development are key goals for the arts groups. They indicated

1 that, on behalf of the performing arts and the Art Center, there is a commitment to playing a major
2 role in passage of the RAP referendum and anticipated funds from that source would be allocated
3 for operations, capital expenditures/maintenance, access for the handicapped, as required by the
4 504 law, program development and growth, and increased public relations and marketing.
5

6 Mr. Wright thanked the City for their support of the arts and noted that Bountiful City
7 provides more support for the arts than does any other Davis County city. Mr. Curtz also
8 expressed appreciation to those currently involved in City government, as well as those who have
9 served over the past 30 years. Mayor Johnson acknowledged the great support of the audience and
10 he affirmed his support of the RAP tax (although he admitted that he was opposed to how it was
11 proposed to the mayors).
12

13 **REPORT ON ACTIVITIES OF SO. DAVIS SEWER**
14 **DISTRICT - ARNELL HEAPS**

15 Arnell Heaps reported from the South Davis Sewer District that Bountiful has transferred
16 its sewer collection system over to the South Davis Sewer District, and the transition has gone
17 well. Bountiful will continue to receive the monthly sewer fee of \$2.00 until July 1, 2004. The
18 Sewer District will use additional revenues to offset costs for collection and maintenance of the
19 Bountiful system. In addition to infrastructure improvements, South Davis Sewer will enter the
20 location of the collection system into a GIS and an additional employee will be hired.
21

22 Mr. Heaps reported on maintenance activities performed by South Davis Sewer the first
23 quarter of 2004, as well as responses to sewer back-ups. The District has hired five temporary
24 employees for the summer. He stated that the District has appreciated working with Bountiful
25 personnel and he commented on the professionalism and courtesy demonstrated by the Bountiful
26 staff. Mr. Hardy said that the newsletter will explain the transition of the sewer collection service
27 to citizens, making them aware that their bill in the future will be from South Davis Sewer District.
28 The current collection fee of \$3.00/month is guaranteed for five years. Councilwoman Holt
29 shared that she experienced a sewer backup and she was extremely appreciative of the quick,
30 responsive services of the Sewer District.
31

32 **DAVID IRVINE RE-APPOINTED TO POWER COMMISSION**

33 Mayor Johnson stated that it is his recommendation that David Irvine be re-appointed to
34 serve another four-year term on the Bountiful Power Commission. Mr. Irvine is willing to serve
35 again on the Power Commission and contributes a great deal through his professional background.
36 Councilman Pitt nominated David Irvine to continue his service on the Power Commission for
37 another four-year term. Councilman Tolman seconded the motion and voting was unanimous with
38 Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voting "aye".
39

40 **ORCHARD DRIVE DESIGNATED "BRAVE BOULEVARD"**
41 **BETWEEN 500 SOUTH AND MILL STREET**

42 Mayor Johnson reported that a request has been received from Bountiful High School to
43 designate the street in front of the school (Orchard Drive between 500 South and Mill Street) as
44 "Brave Boulevard". Julie McGary and Whitney Williams, student representatives in attendance,
45 stated that it is the desire of this year's senior class to pay for the street signs as their gift to the
46 school. Two signs will be required at approximately \$150 each. It was clarified that the name of
47 the street is not being changed as it relates to the official address, but merely another designation is

1 being given. Councilman Pitt made a motion to approve this request, Councilman Higginson
2 seconded the motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt, and
3 Tolman voted “aye”.

4
5 **APPROVAL GIVEN TO PURCHASE REPLACEMENT**
6 **PICKUP TRUCK FOR WATER DEPARTMENT**

7 Mr. Wilding reported that the current year budget for the Water Department includes the
8 purchase of a replacement ½ ton, 4 WD pickup truck for the department manager. It is
9 recommended that approval be given to purchase a Ford on the State contract for \$23,500.00. The
10 truck that is being replaced will be passed down in the department. Councilman Tolman made a
11 motion to approve purchase of the new truck for the Water Department as recommended.
12 Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Higginson,
13 Holt, Moss, Pitt, and Tolman voted “aye”.

14
15 **RELEASE OF EASEMENTS APPROVED AT**
16 **2812 SO. SOUTHVIEW CIRCLE; 523 NORTH MAIN**

17 Mr. Rowland presented the request of Michelle Wise for release of easement between Lots
18 2 and 3 of South View Circle PUD, 2812 South South View Circle. He said the request has been
19 reviewed by staff and comes with a recommendation for approval. Since none of the utilities
20 signed the original plat, they don’t have any special standing with respect to the easements in this
21 area (recorded in Davis County, not Bountiful City, and later annexed); however, they have all
22 reviewed the proposal and do not have any problem with it. Councilman Higginson motioned to
23 release the easement as presented. Councilman Moss seconded the motion and voting was
24 unanimous. Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voted “aye”.

25
26 Mr. Rowland explained that the addition and remodel of the Bountiful House Nursing
27 Home (renamed Avalon Care Center) has resulted in five separate easements which are no longer
28 needed. He reviewed a drawing showing the old easements which have either been abandoned or
29 relocated and stated that it is the recommendation of staff to release these easements. Councilman
30 Higginson made a motion to this effect, Councilman Pitt seconded the motion and voting was
31 unanimous. Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voted “aye”.

32
33 **REQUEST TO CONVERT APARTMENTS TO**
34 **CONDOS APPROVED - 182 WEST 300 NORTH**

35 Mr. Jensen explained that the owner of the apartments located at 182 West 300 North is
36 proposing to change the status of those units to condominiums. He explained that apartments and
37 condominiums are reviewed under the exact same site plan criteria, and so the condominium
38 subdivision process is simply a mechanism to allow ownership of individual units. This request
39 has been reviewed by the staff and comes with a favorable recommendation to the City Council,
40 subject to the following conditions:

- 41 1) Any outstanding issues be resolved to staff’s satisfaction (if any are found
42 on the mylar).
43 2) The applicant provide a recordable mylar plat.
44 3) Any outstanding fees be paid.
45

46 Councilwoman Holt made a motion to approve the conversion to condominiums, as
47 reviewed. Councilman Higginson seconded the motion and voting was unanimous.

1 Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voted “aye”.

2
3 **APPROVAL GRANTED TO AMENDED PRELIMINARY SBDVN PLAT -**
4 **HIDDEN LAKE AT SUMMERWOOD ESTATES; FINAL APPROVAL GRANTED**
5 **TO HIDDEN HOLLOW AT HIDDEN LAKES PUD SBDVN. PLAT**

6 Mr. Jensen presented the request for amended preliminary subdivision plat approval of
7 Hidden Lake at Summerwood Estates Phase 6 Amended Subdivision. He explained that when the
8 applicant received final subdivision approval, the City Council granted approval for the plat to be
9 recorded as *either* a two- or three-lot subdivision. The owner recorded it as two lots. Since that
10 time and in conjunction with development on an adjoining parcel of land, it was apparent that there
11 was land that could be better used as part of Phase 6 and the owner is desirous of amending the
12 plat back to a three-lot subdivision. A complicating factor is that the subdivision ordinance has
13 been changed in the meantime and the three lots do not meet the new minimum size requirement.
14 It is the recommendation of staff to approve the project as it reasonably conforms to the City
15 Council’s original approval of either two or three lots.

16
17 Councilwoman Holt noted that it was the opinion of the Planning Commission that three
18 lots would make a better development; however, she expressed concern about setting a precedent.
19 Mr. Mahan clarified that we can look at things on an individual basis and the subsequent decisions
20 are not considered precedents. Following further discussion, Councilwoman Holt made a motion
21 to approve amending the preliminary subdivision plat of Hidden Lake at Summerwood Estates
22 Phase 6 Amended, and that final subdivision approval be granted to Hidden Hollow at Hidden
23 Lakes PUD subdivision as recommended by the staff and Planning Commission as follows:

- 24
25 1) All previous conditions be met
26 2) A homeowner’s association be formed as per City and State Code to
27 maintain common areas.
28 3) A bond be posted as per the bond letter and all fees be paid.
29 4) A development Agreement be signed between the petitioner and the City.
30 Councilman Higginson seconded the motion and voting was unanimous. Councilpersons
31 Higginson, Holt, Moss, Pitt, and Tolman voted “aye”.

32
33 **COUNCIL COMMITTEE REPORTS**

34 Councilman Pitt reminded the group of the swearing in ceremony for the Bountiful City
35 Youth Council on May 11th at 6:30 p.m.

36
37 Councilman Tolman said that the Historical Society is moving ahead with their Grand
38 Opening scheduled for May 15th in conjunction with the Coats for Kids car show.

39
40 Janet Wortley, Downtown Merchants, commented on the great working relationship
41 between the arts groups and the downtown merchants and the strength that comes from working
42 together.

43
44 The meeting adjourned at 8:43 p.m. on a motion made by Councilman Higginson and
45 seconded by Councilman Tolman. Councilpersons Higginson, Holt, Moss, Pitt, and Tolman voted
46 “aye”.

1
2
3
4
5
6
7

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

* * * * *