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Minutes of the Bountiful City Council Meeting City Council Chambers April 26, 2005 - 7:18 p.m.

6 Present: Mayor: Joe L. Johnson
7 Council Members: Richard Higginson, Barbara Holt, R. Fred
8 Moss, and Thomas Tolman
9 City Manager: Tom Hardy
10 City Attorney: Russell Mahan
11 City Engineer: Paul Rowland
12 City Recorder: Kim J. Coleman
13 Planning/RDA Director: Aric Jensen
14 Department Representative: Paul Rapp, Police
15 Recording Secretary: Nancy T. Lawrence
16
17 Excused: Councilman: John S. Pitt
18

19 Official Notice of this meeting had been given by posting a written notice of same and an
20 Agenda at the City Hall and providing copies to the following newspapers of general circulation:
21 Davis County Clipper, Deseret News, and Salt Lake Tribune.
22

23 Mayor Johnson called the meeting to order at 7:18 p.m. following a joint meeting with the
24 Bountiful City Power Commission and welcomed those in attendance. Councilwoman Holt led
25 the pledge of allegiance to the flag, following which Mr. Hardy offered the prayer/thought.
26

27 **MINUTES APPROVED FOR APRIL 12, 2005**

28 Minutes of the regular City Council meeting held April 12, 2005 were presented and
29 approved as written on a motion made by Councilman Higginson and seconded by Councilwoman
30 Holt. Voting was unanimous with Councilpersons Higginson, Holt, Moss, and Tolman voting
31 "aye".
32

33 **WEEKLY EXPENDITURES APPROVED FOR APRIL AND**
34 **MARCH PERIODS**

35 Mayor Johnson presented the Weekly Expenditure and Expense Report for the Period April
36 7 - 20, 2005 in the amount of \$957,096.84, and the Summary of Expenditures for the Month of
37 March, 2005 totaling \$3,085,500.45. The Mayor called for questions, following which these
38 expenditures were unanimously approved on a motion made by Councilman Moss and seconded by
39 Councilman Tolman. Councilpersons Higginson, Holt, Moss and Tolman voted "aye".
40

41 **BID AWARDED FOR JANITORIAL SERVICES AT**
42 **POLICE DEPARTMENT/COURTS BUILDING**

43 Chief Rapp reported that due to problems with the provider of the janitorial service for the
44 Police/Courts building, the janitorial services were re-bid, to become effective June 1, 2005. Five
45 vendors responded and it is the recommendation of staff to award the bid to low bidder, Executive
46 Janitorial Services in the amount of \$44,260.00. Discussion followed regarding the proposed
47 service provider, as well as the problem encountered with the current provider. Chief Rapp
48 reported that references were contacted for Executive Janitorial Services and their ratings were
49 excellent. This company presently cleans 130 different buildings, including the Matheson Court
50 Building in Salt Lake City and the Murray office of the Highway Patrol. Councilwoman Holt made

1 a motion to approve the bid from Executive Janitorial Services, as recommended by staff.
2 Councilman Higginson seconded the motion and voting was unanimous. Councilpersons
3 Higginson, Holt, Moss, and Tolman voted “aye”.

4
5 **PRELIMINARY AND FINAL SITE PLAN APPROVED**
6 **FOR GAS STATION AT SMITH’S MARKET PLACE**

7 Mr. Jensen reviewed that Smith’s Marketplace, 555 South 200 West, is requesting
8 preliminary and final site plan approval for a Fuel Center at the west end of the existing Smith’s
9 parking lot (C-G zone). The Planning Commission has reviewed this request and sends a favorable
10 recommendation to the Council, subject to the following conditions:

- 11 1. Any outstanding fees be paid.
- 12 2. The applicant obtain and maintain current any required Federal, State, or City permits
13 related to the operation of a fuel center.
- 14 3. Staff verify that the installation of the new landscaped island meets the City planting
15 criteria.

16
17 In response to a concern voiced regarding possible pollution of nearby Mill Creek, Mr. Jensen
18 stated that a trench drain (connected to an oil/water separator and a 510 gallon sand/oil separator)
19 will be located on the downhill side of the fuel center to reduce the risk of runoff into the storm
20 drain system. Following discussion, Councilwoman Holt made a motion to grant preliminary and
21 final site plan approval to the Smith’s Marketplace gas station as presented. Councilman Moss
22 seconded the motion which carried by a majority. Councilpersons Higginson, Holt and Moss voted
23 “aye”; Councilman Tolman abstained from voting.

24
25 **FINAL APPROVAL GRANTED TO SILVER MEADOW**
26 **SBDVN, 3600 SO DAVIS BLVD. - KEVIN O’CONNELL, APPLICANT**

27 Mr. Rowland presented the request of Kevin O’Connell for a proposed 2-lot subdivision
28 located on the northwest side of Davis Boulevard at 248 West (about 3600 South). This request has
29 been reviewed by the staff and Planning Commission and comes to the Council with a positive
30 recommendation, subject to the following conditions:

- 31 1. Provide a current title report.
- 32 2. The developer sign a Development Agreement with the City.
- 33 3. Post the proper bonds and pay the required fees, as follows;
34 Sewer Fee to South Davis Sewer
35 Water Fees to South Davis Water
36 Storm Impact Fee \$1,806.00
37 Checking Fee 200.00
38 Recording Fee 50.00

39
40 Councilman Higginson made a motion to grant final subdivision approval to Silver Meadow
41 Subdivision, as recommended. Councilman Tolman seconded the motion and voting was
42 unanimous. Councilpersons Higginson, Holt, Moss, and Tolman voted “aye”.

43
44 **RESIDENTIAL SITE PLAN APPROVED - BUILDING**
45 **200+ FEET FROM THE STREET; RANDY LEWIS**

46 Mr. Jensen reported that Randy Lewis, applicant (951 East Highland Oaks Drive) is
47 proposing a residential dwelling that is located approximately 410 feet from a public street. The

1 proposed driveway is shared with Lot 211 of Highland Oaks Plat B subdivision and this dwelling is
2 located at the terminus of the driveway. The plans have been reviewed by staff and the Planning
3 Commission and a positive recommendation is sent to the Council, subject to the following
4 conditions:

- 5 1. Any outstanding fees be paid.
- 6 2. A fire hydrant and fire truck turnaround be located as drawn on the site plan.
- 7 3. A residential sprinkler system meeting the requirements of the Fire Marshall be
8 installed.
- 9 4. The grading be modified to eliminate any fills greater than 10 feet.
- 10 5. A copy of the recorded shared driveway agreement be provided to the City.

11
12 Councilwoman Holt motioned to grant approval for the residential dwelling located 410 feet from
13 the public street, as recommended. Councilman Higginson seconded the motion and voting was
14 unanimous. Councilpersons Higginson, Holt, Moss, and Tolman voted “aye”.

15
16 **CONSIDER BID AWARD FOR WATER LINE CONSTRUCTION**

17 This Agenda item was postponed for two weeks.

18
19 **COUNCIL COMMITTEE REPORTS**

20 Councilman Tolman distributed a pictorial handout which depicted the process of
21 relocating the historical Willey cabin from the 400 North park to it’s new location west of the City
22 Hall building.

23
24 **DISCUSSION ON ZONING CODE OVERHAUL**

25 At 7:52 p.m., Councilman Higginson made a motion to adjourn the City Council to (1) a
26 study session to review the proposed overhaul of the zoning code; and (2) to move from the study
27 session into executive session for the purpose of discussing personnel. Councilman Moss seconded
28 the motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, and Tolman voted
29 “aye”.

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31 **Attendance at Executive Session**

32 Mayor Johnson
33 Councilpersons Higginson, Holt, Moss and Tolman
34 Mr. Hardy
35 Mr. Mahan
36 Mr. Rowland

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42 JOE L. JOHNSON, Mayor
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47 KIM J. COLEMAN, City Recorder

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