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# Minutes of the Bountiful City Council Meeting City Council Chambers June 28, 2005 - 7:00 p.m.

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Present:	Mayor	Joe L. Johnson
	Council Members:	Barbara Holt, R. Fred Moss, John S. Pitt, and Thomas Tolman
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Treasurer:	Mark McRae
	Planning Director:	Aric Jensen
	Admin. Intern:	Joel Jenks
	Dept. Representatives:	Mark Franc, Engineering David Wilding, Water/Sewer
Excused:	Councilman:	Richard Higginson
	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. David Wilding led the pledge of allegiance to the flag, following which Councilman Pitt offered the prayer/thought.

### **MINUTES OF JUNE 14, 2005 APPROVED**

Minutes of the regular meeting of the City Council held June 14, 2005 were presented and unanimously approved as written on a motion made and seconded by Councilmen Tolman and Moss, respectively. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

### **WEEKLY EXPENDITURES APPROVED FOR PERIOD JUNE 9 - 21, 2005**

Mayor Johnson presented the Weekly Expenditure and Expense Report for the Period June 9-21, 2005 in the amount of \$490,498.95. The staff responded to questions, following which Councilman Pitt made a motion to approve the report as presented. Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt and Tolman voted "aye".

### **UPDATE ON ACTIVITIES OF SOUTH DAVIS SEWER DISTRICT - ARNELL HEAPS**

Arnell Heaps, Bountiful's representative on the South Davis Sewer District Board, was in attendance and gave an update of recent activities of the South Davis Sewer District. He said that South Davis Sewer is presently serving approximately 84,000 people and has the capacity to serve 100,000, with allowances for industrial and commercial users as well. In the past, the Board has consisted of two standing committees: one dealing with personnel-related issues and the other with the engineering/technical aspects of the system. In response to a recommendation from the

1 State Auditor's Office, an audit committee has also been implemented. Impact and User Fees are  
2 currently adequate to sustain debt service, capital projects, and operation and maintenance. He  
3 noted that the Sewer District should be totally out of debt by 2008.  
4

5 Mr. Heaps reported that the plant facilities are all working well and management of the  
6 District under the direction of Dal Wayment is excellent. The 2004 budget included the purchase  
7 of a computer network system to facilitate use of the GIS locating system. Facilities acquired  
8 from the City of Bountiful on January 1, 2005 have been entered into the GIS. He praised the City  
9 staff for the excellent working relationship which the District has experienced in making the  
10 transition. All significant problems associated with the former Bountiful system have been  
11 corrected and approximately 50 percent of the lines have been inspected using the TV monitoring  
12 system. He said that the overall condition of Bountiful's system was within the expectation of the  
13 District.  
14

15 He noted that if the State mandates more stringent discharge limits, it could dramatically  
16 affect the operation of the sewer plant. And, additional maintenance and upgrades will be  
17 necessary as the system ages. Mr. Hardy stated that he felt the Council made a wise decision to  
18 turn the sewer system over to South Davis and he expressed appreciation for the working  
19 relationship with this group. In response to a question from the Council, Mr. Heaps indicated that  
20 the water re-use project will probably not be pursued in the near future.  
21

22 **PURCHASE OF SERVICE TRUCKS AND UTILITY**  
23 **BED APPROVED FOR WATER DEPARTMENT**

24 Mr. Wilding reported that there is a need to replace two 1997 1/2-ton pickup trucks in the  
25 Water Department. It is proposed to replace one with a 2006 Chevrolet Colorado extended cab  
26 pickup (\$17,212.70) and the other with a 2-ton Ford F-550 cab/chassis (\$28,500.00) and Stahl  
27 utility bed (\$11,000.00). Funding will come from the 2006 Fiscal Year Water Department Capital  
28 Account. He noted that both of the replaced pickups will be disposed of at the auction.  
29 Councilman Tolman motioned to approve the purchase of the two service trucks, as presented and  
30 recommended by staff. Councilwoman Holt seconded the motion and voting was unanimous.  
31 Councilpersons Holt, Moss, Pitt and Tolman voted "aye".  
32

33 Mayor Johnson asked about the status of shut-off valves which have been covered. Mr.  
34 Wilding stated that there is an on-going project of identifying these valves and making them  
35 readily accessible.  
36

37 **APPROVAL GIVEN TO ADJUST LOT LINE -**  
38 **3161 AND 3185 SO BOUNTIFUL BLVD; FOLKERSON REQUEST**

39 Mr. Jensen reported that Richard and Jennifer Folkerson have submitted a request to make  
40 a lot line adjustment between their property and the adjoining property to the south for the purpose  
41 of accommodating the existing sports court located on 3161 South Bountiful Boulevard. It is the  
42 recommendation of staff to approve the adjustment, recognizing that the property was not surveyed  
43 properly when the sports court was built. The subject adjustment will affect approximately 181 sq.  
44 ft. and will not affect the conformity of the lots. Councilwoman Holt made a motion to approve  
45 the request, Councilman Pitt seconded the motion and voting was unanimous. Councilpersons  
46 Holt, Moss, Pitt and Tolman voted "aye".  
47

**PRELIMINARY AND FINAL SITE PLAN APPROVAL**

1 **AND FINAL SUBDIVISION PLAT APPROVAL GRANTED**  
2 **TO PAGES PLACE PUD PHASE 3**

3 Mr. Jensen reported that Brian Knowlton, applicant, is requesting preliminary and final  
4 site plan approval for Phase 3 of the Pages Place PUD, as well as final subdivision approval. He  
5 said that the plat meets or exceeds parking, density, and landscape requirements. Mr. Rowland  
6 indicated that the final plat meets all requirements, except one added by the Planning Commission  
7 to move one of the buildings about five feet south to improve the driveway access. Following  
8 discussion, Councilwoman Holt made a motion to grant preliminary and final site plan approval  
9 and final subdivision plat approval to Pages Place PUD Phase 3, with the following conditions:

- 10 1. Physically verify the location of the Air Products water line and confirm that it is at  
11 least 10 feet from the foundation wall of Building 10, prior to final approval.
- 12 2. No construction may begin on this phase until the connecting road between Pages Place  
13 and Call Meadows is completed.
- 14 3. Post a bond for any remaining improvements.
- 15 4. Pay any required fees.
- 16 5. The location of Building Nine shifted five feet to the south.

17 Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss,  
18 Pitt and Tolman voted “aye”.

19  
20 **AMENDMENTS TO STORM WATER MANAGEMENT**  
21 **ORDINANCE ADOPTED**

22 Mark Franc reported that in order for the City to comply with the conditions of our Storm  
23 Water Discharge Permit, Bountiful City is required to prepare and implement a plan to limit, to the  
24 “maximum extent practicable”, the discharge of pollutants from the City’s storm drain system.  
25 The proposed amendments will meet the requirements of our Permit and will allow the City to  
26 oversee construction activities and control the pollution that flows into our storm drain system.

27  
28 Mr. Franc reviewed the proposed amendments and stated that it is the recommendation of  
29 staff to adopt Ord. No. 2005-09 entitled AN ORDINANCE AMENDING THE BOUNTIFUL  
30 CITY CODE TO ESTABLISH A COMPREHENSIVE STORM WATER MANAGEMENT  
31 ORDINANCE. He explained that while compiling the proposed amendments, the EPA’s model  
32 ordinance was followed, as well as working closely with the Davis County Storm Water Coalition.  
33 He noted that we are 18 months into the five-year storm drain plan and that the permit is renewed  
34 every five years. Following discussion, Councilwoman Holt motioned to accept the amendments,  
35 as presented, via adoption of Ordinance No. 2005-09. Councilman Pitt seconded the motion which  
36 carried unanimously. Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

37  
38 **10-YEAR CAPITAL BUDGET PLAN ADOPTED**

39 Mr. Hardy reviewed that as the City matures, there is a need to repair and replace capital  
40 improvements and he presented a 10-year plan which addresses those needs. He emphasized that  
41 the \$52,085,047 10-year budget is a guide and that some of the projects may not happen and others  
42 may come up that are not foreseen at this time. He then briefly reviewed the major projects,  
43 including consolidation of the Police dispatch, housing for the Storm Water department, and a new  
44 Power Department office building. The average yearly capital improvements budget is \$5 million.  
45 Following discussion, Councilman Tolman motioned to adopt the proposed 10-year capital  
46 improvements budget. Councilman Moss seconded the motion and voting was unanimous.  
47 Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

1 **COUNCIL APPROVES AGREEMENT BETWEEN CITY**  
2 **AND RDA RE: REPAYMENT OF LOAN, RECREATION CENTER**  
3 **CONSTRUCTION**

4 Mr. Hardy presented the *Loan and Repayment Agreement between Bountiful City and the*  
5 *Bountiful Redevelopment Agency* which provides for the City (via the RDA) to receive 100 percent  
6 of the tax increment from the 1983 RDA Project Area which is collected by the School District, to  
7 be used for construction of the gymnasium, parking lot and other improvements used jointly and  
8 cooperatively by the City and the School District. He reviewed the Agreement and stated that it is  
9 the recommendation of the staff to approve this Agreement. Councilman Moss made a motion to  
10 this effect, Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons  
11 Holt, Moss, Pitt and Tolman voted “aye”.

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13 **COOPERATIVE AGREEMENT WITH UDOT APPROVED -**  
14 **EXPANSION OF STORM DRAIN CAPACITY, COSTCO DEVELOPMENT**

15 Mr. Rowland reported that the Department of Transportation has completed the formal  
16 Cooperative Agreement dealing with the construction of the new storm drain system around  
17 Costco (development under construction). He noted that the Council approved the expenditure of  
18 \$50,000.00 as outlined in the agreement in the June 14, 2005 meeting, pending the completion of  
19 the formal document. Mr. Mahan has reviewed the Agreement and it is the recommendation of  
20 staff that it be approved. Councilman Pitt motioned to accept the Agreement as presented and  
21 recommended. Councilman Tolman seconded the motion and voting was unanimous.  
22 Councilpersons Holt, Moss, Pitt and Tolman voted “aye”.

23  
24 **RESPONSIBILITIES AND DUTIES OF PLANNING COMMISSION,**  
25 **CITY COUNCIL, BOARD OF ADJUSTMENT AND OTHER LAND**  
26 **USE AUTHORITIES DISCUSSED**

27 Mr. Jensen reviewed that earlier this year the changes to the Utah Land-Use Management  
28 and Development Act (LUDMA) went into effect changing substantially the way that land-use  
29 proposals are reviewed as it relates to the body doing the review and approval of land-use  
30 applications. He said that in the new LUDMA language, approval powers that were previously  
31 delegated to the Planning Commission, Board of Adjustment, and/or City Council, are now simply  
32 delegated to whichever body, person, or land-use authority the *City Council deems appropriate*.  
33 However, the City Council must make those assignments by ordinance. The purpose of this work  
34 session discussion is to review the proposed ordinance and the attached Land Use Administration  
35 Process matrix.

36  
37 Mr. Jensen noted that one major change will be to eliminate the Board of Adjustment and  
38 add an Administrative Committee. He also pointed out that every application has one approval  
39 body and one appeal body. The Planning Commission reviewed the matrix on June 7<sup>th</sup> and made  
40 recommendations. Following a lengthy discussion by the Council, Mr. Jensen indicated that he  
41 would incorporate the Council’s suggestions in to the proposed ordinance and matrix and will  
42 come before the Council for final review and approval at a future meeting. There was no official  
43 action on this item.

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45 **COUNCIL COMMITTEE REPORTS**

46 Mr. Rowland reported that bids for the Recreation Center pool will be opened on Thursday.  
47 He said there will most likely be extra work (not included in the bid documents) because there

1 appears to be a farmer's dump at the end of the existing ice arena. Included in the acceptance of  
2 the bid will be consideration of enlarging the size of the pool and the related costs.

3 Councilman Tolman shared pictures of Downtown Bountiful in the late 1930's as a matter  
4 of interest.

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6 The meeting adjourned at 9:13 p.m. on a motion by Councilman Moss and seconded by  
7 Councilman Tolman. Voting was unanimous with Councilpersons Holt, Moss, Pitt and Tolman  
8 voting "aye".

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13 \_\_\_\_\_JOE L. JOHNSON, Mayor  
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18 KIM J. COLEMAN, City Recorder  
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