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**Minutes of the Joint
Bountiful City Council/Power Commission Meeting
Planning Conference Room
February 22, 2005 - 7:00 p.m.**

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Present:	Mayor:	Joe L. Johnson
	Council Members:	Richard Higginson, Barbara Holt, R. Fred Moss, John S. Pitt and Thomas Tolman
	Power Commissioners:	Richard Foster, Dave Irvine, Jed Pitcher, Paul Summers
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	City Recorder:	Kim J. Coleman
	Planning/RDA Director:	Aric Jensen
	Department Representatives:	Clifford Michaelis, Power Mark Athay, Power Jay Christensen, Power Allen Johnson, Power Brent Thomas, Power
	Recording Secretary:	Nancy T. Lawrence
Excused:	Lowell Leishman	Power Commissioner
	Ralph Mabey	Power Commissioner

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, noting that the first item of business would be a presentation by the Power Department on future power resources. Parker Holzer, visiting Boy Scout from Troop 767, led the pledge of allegiance to the flag, following which Councilman Higginson offered the prayer/thought.

APPROVAL OF MINUTES DELAYED TO NEXT MEETING

Minutes of the regular City Council meeting held February 8, 2005 will be presented for approval at the next regular City Council meeting.

PRESENTATION BY POWER DEPARTMENT

Mr. Michaelis reviewed that the mission statement of the Power Department incorporates the desire to provide (1) the lowest cost resource, with (2) exceptional customer service, and (3) outstanding reliability. He explained that power resource contracts are based on high-load and low-load hours and can be for firm or non-firm power. Current firm power contracts are in place with Idaho Power and CRSP and the City has non-firm contracts with San Juan, IPP, and Deseret G & T. UAMPS and the City's generating plant on 200 West also cover non-firm needs. Sixty percent of the power used by the City is generated via hydro-electric resources, which is the cleanest renewable most reliable power. Wind generation is also a clean renewable resource; however, it is not reliable and can be used only as a supplemental resource. The City does not have any wind resources at this time. He referenced a chart which showed the loads needed on a daily basis, with base load resources (the least expensive) being the main resource and other

1 resources acquired as needed.

2
3 Power supply concerns were discussed, with the drought in the Northwest being a major
4 concern at this time. Other issues are increasing prices for natural gas, the Idaho Power contract
5 will expire in 2007, and the DG&T contract expires in 2011. Future power supply options include
6 (1) purchasing from the market, (2) purchasing a share of the IPP No.3 generating unit, (3)
7 purchasing shares in the DG&T 86 mW plant, and (4) participating in the proposed Jordanelle
8 hydro.

9
10 Mr. Hardy reviewed how the lifestyle of Bountiful citizens relates to the use of power, with
11 a high demand as people return to their homes at the end of the day and continuing until they retire
12 for the evening. He also noted that the City has been losing money over the past five years due to
13 the cost of power being higher than the established City rates can offset, noting that Bountiful has
14 some of the lowest power rates in the state. Discussion followed regarding the user mix
15 (residential, commercial and industrial) and related rates.

16
17 At 7:50 p.m. the meeting adjourned for a brief recess and then reconvened at 7:55 p.m. in
18 executive session to consider the purchase of real property and potential power resources. The
19 executive session concluded at 9:40 p.m. and the Council immediately reconvened in the Council
20 Chambers for the remainder of the City Council Agenda.

21
22 **WEEKLY EXPENDITURES APPROVED FOR**
23 **FOUR PERIODS**

24 Mayor Johnson presented the following expenditure and expense reports, with respective
25 totals: January 27 - February 2, 2005 (\$74,734.04), February 3 - 9, 2005 (\$354,538.96), February
26 10-16, 2005 (\$314,221.53), and the Summary of Expenditures for the Month of January totaling
27 \$3,425,466.34. The staff responded to questions, following which all reports were unanimously
28 approved on a motion made by Councilman Higginson and seconded by Councilman Tolman.
29 Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted "aye".

30
31 **ORD. NO. 2005-02 ADOPTED RE: VACATING LOTS FROM**
32 **STONE CREEK SUBDIVISION TO INCORPORATE INTO**
33 **TOM WOOD SUBDIVISION**

34 Mr. Mahan explained that a request has come from the owners of Lots 11 and 12 of Stone
35 Creek Subdivision so they can be included in the Tom Wood Subdivision. He said this is basically
36 reorganizing the lots. He reviewed Ordinance No. 2005-02 entitled AN ORDINANCE VACATING LOT
37 11 AND A PORTION OF LOT 12 FROM STONE CREEK SUBDIVISION IN BOUNTIFUL, DAVIS COUNTY,
38 UTAH, AND RELEASING THE EASEMENTS THEREON, FOR THE PURPOSE OF BEING INCORPORATED INTO
39 THE NEW TOM WOOD SUBDIVISION, and recommended that it be approved. Councilman Higginson
40 made a motion to this effect, Councilwoman Holt seconded the motion and voting was unanimous.
41 Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted "aye".

42
43 **ORD. NO. 2005-03 ADOPTED RE: VACATING 50 NORTH STREET**

44 Mr. Mahan explained that Bountiful City and West Bountiful City Redevelopment
45 Agencies are jointly developing a large new shopping center on the border of the two cities. As a
46 result, 50 North Street will become part of the parking lot. He reviewed Ordinance No. 2005-03,
47 entitled AN ORDINANCE VACATING 50 NORTH STREET WEST OF 500 WEST STREET IN BOUNTIFUL,

1 DAVIS COUNTY, UTAH which provides for vacating 50 North Street and recommended that this
2 ordinance be adopted. Councilman Moss made a motion this effect, Councilman Tolman seconded
3 the motion and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt and Tolman
4 voted "aye".

5
6 **PRELIMINARY AND FINAL RESIDENTIAL**
7 **SITE PLAN APPROVED FOR 4020 MOUNTAIN OAKS DR.**

8 Mr. Rowland reviewed that Kelly Passey is proposing a residential dwelling at 4020
9 Mountain Oaks Drive which will be beyond the approved distance from a public street. His
10 request for preliminary and final residential site plan approval has been before the Planning
11 Commission and comes to the City Council with a favorable recommendation, subject to the
12 following conditions:

- 13 1. Any outstanding fees be paid.
- 14 2. Applicant install a fire sprinkling system.
- 15 3. No occupancy until the private road and fire turn around are complete.
- 16 4. Applicant provide engineered drawings of all retaining walls.

17 Councilman Pitt made a motion to grant preliminary and final site plan approval, as presented.
18 Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Higginson,
19 Holt, Moss, Pitt and Tolman voted "aye".

20
21 **FINAL SITE PLAN APPROVAL GRANTED TO**
22 **WILSON PROPERTIES, SHARMAN SMOOT APPLICANT**

23 Mr. Jensen reviewed that the State Health and Human Services department is proposing an
24 office building at 57 West 200 North (Sharman Smoot, applicant). (There is an existing building
25 on the site that will need to be removed prior to construction). The Planning Commission has
26 reviewed the site plan and recommends final approval, subject to the following conditions:

- 27
28
- 29 1. Finalize the storm water system as per the City Engineer
 - 30 2. Any other non-substantive changes be made to the satisfaction of the City
31 Engineer or Planning Director
 - 32 3. Any and all required fees be paid.
- 33

34 Councilman Higginson motioned to grant final site plan approval, as presented.
35 Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Higginson,
36 Holt, Moss, Pitt and Tolman voted "aye".

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38 **FINAL SITE PLAN APPROVAL GRANTED TO**
39 **PAGES PLACE PUD PHASE 2 - BRIAN KNOWLTON**

40 Mr. Jensen presented the request of Brian Knowlton for final site plan approval for Phase 2
41 of the Pages Place PUD. The project has been reviewed by the Planning Commission and comes
42 to the City Council with a favorable recommendation, subject to the following conditions:

- 44 1. Pay any and all outstanding fees
- 45 2. Post a bond for any remaining improvements
- 46 3. Make minor drainage, driveway, and other adjustments as recommended by
47 staff.

48 Councilwoman Holt made a motion to grant final site plan approval as recommended and
49 Councilman Higginson seconded the motion. Voting was unanimous with Councilpersons

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

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3 **COUNCIL COMMITTEE REPORTS**

4 None

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6 **EXECUTIVE SESSION TO DISCUSS THE**
7 **ACQUISITION OF REAL PROPERTY**

8 At 10:00 p.m. Councilman Higginson made a motion to adjourn to executive session for
9 the purpose of discussing the acquisition of real property. Councilman Pitt seconded the motion
10 and voting was unanimous. Councilpersons Higginson, Holt, Moss, Pitt and Tolman voted “aye”.

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12 **Attendance at Executive Session**

13 Mayor Johnson

14 Councilpersons Higginson, Holt, Moss, Pitt and Tolman

15 Mr. Hardy

16 Mr. Mahan

17 Mr. Rowland

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22 JOE J. JOHNSON, Mayor

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27 KIM J. COLEMAN, City Recorder

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