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**Minutes of the
Bountiful City Council Meeting
City Council Chambers
September 25, 2007 - 7:10 p.m.**

Present: Mayor: Joe L. Johnson
Council Members: Richard Higginson, R. Fred Moss, Scott
Myers and Thomas Tolman
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Paul Rowland
City Recorder: Kim J. Coleman
Planning Director: Aric Jensen
Department Repre: Allen Johnson, Power
Jerry Wilson, Parks
Recording Secretary: Nancy T. Lawrence
Excused: Councilwoman: Barbara Holt

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 7:10 p.m., following which Aric Jensen led the pledge of allegiance to the flag. Councilman Higginson offered the prayer/thought.

MINUTES APPROVED FOR ONE PERIOD

Minutes of the regular City Council meeting held August 28, 2007 were presented for approval and unanimously approved as written on a motion made by Councilman Higginson and seconded by Councilman Moss. Councilmen Higginson, Moss, Myers and Tolman voted "aye". *Minutes of the regular City Council meeting held September 11, 2007 will be presented for approval at the next regular meeting.*

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the period August 30 - September 5, 2007 in the amount of \$489,822.59 and the Comparison of Year-to-Date percentages (17 percent) as of the end of August, 2007. Following discussion, Councilman Higginson made a motion to approve the Report for the Period August 30 - September 5, 2007, as presented. Councilman Myers seconded the motion and voting was unanimous with Councilmen Higginson, Moss, Myers and Tolman voting "aye".

The following Agenda items were taken out of order to accommodate citizens in attendance.

**PRELIMINARY APPROVAL GRANTED FOR ONE-LOT
SUBDIVISION AT 1216 SO. LORIEN COURT - R. WOLFLEY**

Mr. Rowland reviewed that Stone Ridge Subdivision Plat J, 1216 South Lorien Court, is a one-lot subdivision located on the north end of Lorien Court. It also fronts on Lorien Drive. The lot is just under 20.5 acres; however, there is only one area on the lot that provides a building pad that is within 500 ft. of a dedicated street (as required by the Foothill Ordinance). He explained

1 the unique access to the lot, which is shared with the adjacent lot to the southeast and to the City's
2 Stone Ridge culinary reservoir. Although the grade of the driveway will be very flat, it crosses
3 ground with a slope greater than 30% that provides access to the building pad. Development of
4 this lot was discussed by the Planning Commission and comes to the Council with a unanimous
5 recommendation from staff and the Planning Commission for approval, subject to the following
6 exceptions and conditions:

7
8 **Exceptions**

- 9 a. Allow a house to be built up to 500 ft. from the street with the conditions below.
10 b. Allow the access to the building pad to cross ground over 30% with the conditions
11 below.
12 c. Allow the lot to be double fronting, with the primary frontage on Lorien Court and
13 secondary frontage on Lorien Drive.

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15 **Conditions**

- 16 1. A 6" fire line and fire hydrant be installed.
17 2. The home constructed on the lot be constructed with a full fire suppression/sprinkler
18 system.
19 3. The driveway be constructed to the proper width per the Foothill Ordinance and have
20 hydrant access and turn-around that meet the requirements of the Ordinance and the
21 Fire Marshall.
22 4. A disclaimer be included on the final plat stating that no further subdivision of this
23 property will be allowed.
24 5. A note on the plat stating that no vehicle access to the lot will be allowed from Lorien
25 Drive.
26 6. (This item added by the Council) A cross-access easement to be worked out between
27 the owners of the proposed one-lot subdivision and the owners of the adjacent lot
28 (Derricott's) and recorded with the plat.

29
30 Barbara Derricott, owner of the adjoining lot, was in attendance and affirmed the need to have the
31 access easement clarified. She also asked if the City would provide maintenance for the access
32 road to the reservoir to assist with control of debris that washes onto their driveway when it rains.
33 Following discussion, Councilman Higginson made a motion to grant preliminary approval of
34 Stone Ridge Sbdvn Plat J, as presented and recommended. Councilman Tolman seconded the
35 motion which carried unanimously. Councilmen Higginson, Moss, Myers and Tolman voted
36 "aye".

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38 **PRELIMINARY AND FINAL CONDOMINIUM PLAT APPROVAL**
39 **GRANTED TO AEGIR TOWNHOMES, 2767 SOUTH 625 WEST**

40 Mr. Rowland reported that Steven Davis has requested preliminary and final approval of
41 the Aegir Townhomes condominium plat. This development received site plan approval in March
42 as a four-unit multi-family townhome project which would be either apartments or condominiums.
43 Mr. Davis is now requesting condominium approval. The project has been reviewed by staff and
44 the Planning Commission and comes to the Council with a positive recommendation, subject to the
45 following conditions:

- 46 1. Any outstanding redline corrections be made;

- 1 2. Pay the required fees:
2 a) Subdivision checking fee \$400.00
3 b) Storm water impact fee 1,208.20
4 c) Recording fee 80.00
5 3. Submit a current title report.

6 Councilman Moss made a motion to grant preliminary and final plat approval to Aegir
7 Townhomes, as recommended. Councilman Myers seconded the motion and voting was
8 unanimous. Councilmen Higginson, Moss, Myers and Tolman voted “aye”.

9
10 **PURCHASE OF NEW PICKUP TRUCK APPROVED**
11 **FOR PARKS DEPARTMENT**

12 Jerry Wilson reported that this year’s budget includes \$22,000 for the purchase of a small
13 half-ton pickup truck which he will use. His old truck will be passed down for Barbara Knight
14 (newly hired by Parks Department) to use. He recommended that approval be given to purchase a
15 half-ton truck from Young Chevrolet (using State contract) in the amount of \$18,881.27.
16 Councilman Moss made a motion to this effect, Councilman Higginson seconded the motion and
17 voting was unanimous. Councilmen Higginson, Moss, Myers and Tolman voted “aye”.

18
19 **APPROVAL GIVEN TO PURCHASE REPLACEMENT**
20 **TRANSFORMER FOR SMITH’S MARKETPLACE**

21 Mr. Johnson explained that Smith’s Marketplace (500 South 200 West) currently has a
22 1,000 KVA transformer installed to supply power to the building. It is loaded at full capacity and
23 is located on the south side of the building where it gets very hot. There is a need to upgrade the
24 transformer at this location and a new 1,500 KVA transformer has been ordered; however, it will
25 not arrive until November. The Power Department has an opportunity to purchase an identical
26 transformer from Logan City Power at a savings of \$7,500.00 and requested that the Council
27 approve this purchase. This would enable immediate replacement of the existing 1,000 KVA unit
28 which could be placed in inventory and would eliminate the possibility of this transformer failing
29 due to overload and/or hot temperatures. He noted that the transformer which will arrive in
30 November will also be placed in inventory. After a short discussion, Councilman Moss made a
31 motion to authorize the purchase of the transformer from Logan City in the amount of \$20,000.
32 Councilman Myers seconded the motion and voting was unanimous. Councilmen Higginson,
33 Moss, Myers and Tolman voted “aye”.

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35 **EXPENDITURE FOR REPAIR OF PINEVIEW HYDRO APPROVED**

36 Mr. Johnson reviewed that there was a failure at the PineView Hydro on August 19, 2007
37 when the packing in the turbine overheated and the packing box and shaft sleeve were damaged.
38 General Electric (located in North Salt Lake) was hired to assess and facilitate repair of the hydro,
39 a process which took three weeks and cost \$38,054.00. The cost for loss of generation during that
40 period was \$30,000.00. Inasmuch as this is the second time that this packing has failed in the past
41 twenty years, it is the recommendation of staff to maintain spare parts in inventory to avoid the
42 lost generation costs. G.E. has quoted a cost of \$21,458.00 to manufacture and supply a spare
43 packing assembly.

44
45 It is the recommendation of staff and the Power Commission that the costs incurred for
46 repair (\$38,054.00) be approved, as well as a spare packing assembly (\$21,458.00) for a total of

1 \$59,512.00. This item was not included in the budget and the Emergency Equipment Fund is
2 recommended as the funding source. Councilman Moss made a motion to approve the expenditure
3 as presented and recommended. Councilman Myers seconded the motion and voting was
4 unanimous. Councilmen Higginson, Moss, Myers and Tolman voted “aye”.

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6 **COUNCIL COMMITTEE REPORTS**

7 Mayor Johnson recommended that the Council give consideration to promoting the
8 “branding” as presented by the Utah League of Cities and Towns and post it throughout Bountiful.

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10 The meeting adjourned at 7:52 p.m. on a motion made by Councilman Higginson and
11 seconded by Councilman Tolman. Voting was unanimous with Councilmen Higginson, Moss,
12 Myers and Tolman voting “aye”.

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17 JOE L. JOHNSON, Mayor

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21 KIM J. COLEMAN, City Recorder

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