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**Minutes of the
Bountiful City Council Meeting
City Council Chambers
October 9, 2007 - 7:00 p.m.**

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

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., following which Colton Wheeler, visiting Boy Scout, led the pledge of allegiance to the flag. Councilwoman Holt offered the prayer/thought.

MINUTES APPROVED FOR TWO PERIODS

Minutes of the regular City Council meetings held September 11, 2007 and September 25, 2007 were presented for approval and unanimously approved as written on a motion made by Councilman Moss and seconded by Councilman Higginson. Councilpersons Higginson, Holt, Moss, Myers and Tolman voted “aye”.

EXPENDITURES AND EXPENSES APPROVED

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the following periods, with respective totals: September 6-12, 2007 (\$111,656.98) September 13-19, 2007 (\$951,805.85); and September 20-26, 2007 (\$1,684,012.72). Following discussion, Councilman Higginson made a motion to approve the Reports presented. Councilman Myers seconded the motion and voting was unanimous with Councilpersons Higginson, Holt, Moss, Myers and Tolman voting “aye”.

**APPROVAL GIVEN TO PURCHASE TRUCK-MOUNTED
WATER TANK FOR LANDFILL**

Mr. Blowers reported that this year’s Landfill budget includes a ready-to-mount water tank to be mounted on the Street Department’s 1995 Ford ten-wheel truck. Bids were received from three vendors for a used tank, and it is the recommendation of staff that the low bid from McClelland for a 3600 gallon water tank B-3 kit be approved at a cost of \$27,950. The amount budgeted was \$90,000 for a new unit. Councilman Myers made a motion to approve the bid, as recommended. Councilman Tolman seconded the motion and voting was unanimous.

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

2
3 **COUNCIL APPROVES PURCHASE OF ONE-TON TRUCK**
4 **FOR STREET DEPARTMENT**

5 Mr. Blowers stated that this year’s budget includes the purchase of a one-ton truck which
6 will be added to the fleet of the Street Department. It is the recommendation of staff to purchase a
7 2008 Chevrolet at a cost of \$23,863.69 (State contract). It is also the staff’s recommendation to
8 purchase a 9-foot dump body and hoist. Bids were requested for this equipment and the
9 recommendation is to accept the low bid from H&K Truck Equipment in the amount of \$6,273.00,
10 bringing the total cost to \$30,136.69. The amount budgeted was \$35,000.00. Councilman Tolman
11 motioned to approve the purchases, as recommended. Councilwoman Holt seconded the motion
12 and voting was unanimous with Councilpersons Higginson, Holt, Moss, Myers, and Tolman voting
13 “aye”.

14
15 **COUNCIL VOTES APPROVAL OF THE INTEGRATED RESOURCE**
16 **PLAN - POWER DEPARTMENT**

17 Mr. Johnson explained that an “*Integrated Resource Plan (IRP)*” is a plan created by an
18 electric utility for its energy resources. The IRP evaluates the full range of alternatives, including
19 new generating capacity, power purchases, energy conservation and efficiency, cogeneration and
20 district heating and cooling applications and renewable energy resources, to provide adequate and
21 reliable service to the electric consumers at the lowest system cost. An IRP was mandated by the
22 Energy Policy Act of 1992 and as such, Bountiful is required to submit an IRP to the Western Area
23 Power Administration (WAPA) every five years.

24
25 In response to that mandate, UAMPS (Utah Associated Municipal Power Systems) has
26 prepared a joint IRP for Bountiful and all the other members of UAMPS who receive power from
27 WAPA. He referred to a copy of the proposed resolution which has been provided to each
28 councilmember and stated that it is the recommendation of the Power Commission and staff that
29 the proposed IRP be accepted and that a resolution be adopted. Councilman Moss made a motion
30 to accept “A Resolution Approving the Utah Associated Municipal Power Systems’ Integrated
31 Resource Plan” and that the Mayor be authorized to sign it. Councilman Higginson seconded the
32 motion which carried unanimously. Councilpersons Higginson, Holt, Moss, Myers and Tolman
33 voted “aye”.

34
35 **COUNCIL TAKES NO ACTION TO RESCIND PREVIOUS**
36 **AFFIRMATION OF PLANNING COMMISSION ACTION -**
37 **KEVIN MENLOVE PROPERTY**

38 Mr. Mahan reviewed that Kevin Menlove came before the Planning Commission on
39 September 4, 2007 with a request to amend the zone map for the property located on the north side
40 of 400 North between 275 East and 400 East and for the existing Colonial Garden Condominiums.
41 The Planning Commission reviewed the request and voted unanimously to recommend denial of
42 the proposed zone change. Following this action, Mr. Menlove’s request was presented to the City
43 Council and the Council voted to affirm the Commission’s recommendation to deny. The
44 applicant was not in attendance at that meeting.

45
46 Approximately one week later, the applicant contacted the City and asked when he would
47 be on the Council agenda. Staff responded that the matter had already been heard, and the
48 applicant asked if the Council would reconsider the matter since he had not been in attendance and
49 since he had additional information that he thought might influence the decision. It is the

1 recommendation of staff that the Council allow Mr. Menlove the opportunity to present his
2 petition, at which point the Council could then make a motion to reaffirm the previous vote, or it
3 could rescind the previous vote and schedule a public hearing to consider approval of the matter.
4

5 Mr. Menlove presented the Council with a packet showing the proposed development of a
6 twin home or a duplex as a positive rehabilitation of currently run-down property, as well as a map
7 of the proposed lots to be included in the zone change. A lengthy discussion followed and the
8 Council again reiterated that ordinances have been enacted which limit the development of multi-
9 family uses in this area of town and this request seems contrary to those decisions. The Mayor
10 called for action and there was no motion to rescind the previous decision of the Council to deny
11 the rezone request for 375 East 400 North. The Mayor stated that the previous action to deny will
12 stand.
13

14 **FINAL APPROVAL GRANTED TO STONE RIDGE SUBDIVISION**
15 **PLAT J, 1216 SOUTH LORIEN COURT**

16 Mr. Rowland presented the request for final approval of Stone Ridge Subdivision (one lot)
17 Plat J, 1216 South Lorien Court and reported that the Planning Commission and staff have
18 reviewed this request and recommend final subdivision approval, with the following exceptions
19 and conditions:
20

21 **Exceptions**

- 22 1. Allow a house to be built up to 500 ft. from the street with the conditions below.
- 23 2. Allow the access to the building pad to cross ground over 30% slope with the
24 conditions below.
- 25 3. Allow the lot to be double fronting, with the primary frontage on Lorien Court and
26 secondary frontage on Lorien Drive.
27

28 **Conditions**

- 29 1. As part of the building permit process:
 - 30 a. A 6-inch fire line and fire hydrant shall be installed within the P.U.E.
 - 31 b. The house shall be designed and constructed with a full fire
32 suppression/sprinkler system.
 - 33 c. The driveway shall be constructed to the proper width per the Foothill Ordinance
34 and have hydrant access and a turn-around that meets the requirements of the
35 Ordinance and the Fire Marshall.
 - 36 d. A plan shall be submitted and executed for the revegetation of any cuts and fills
37 created by the construction of the driveway.
- 38 2. A cross-access driveway agreement between the property owner and the adjoining
39 neighbor to the southeast shall be signed and recorded.
- 40 3. Any other redline corrections shall be made.
- 41 4. All required fees and bonds shall be paid, with the storm water impact fee assessed on
42 only two (2) acres. (This was based on a recommendation by staff that only about two
43 acres of the lot will be disturbed while the remainder will remain in its natural state).
44

45 Councilwoman Holt made a motion to grant final subdivision approval, as recommended.
46 Councilman Higginson seconded the motion and voting was unanimous. Councilpersons
47 Higginson, Holt, Moss, Myers and Tolman voted "aye".

48 **PRELIMINARY APPROVAL GRANTED TO NELSON**
49 **SUBDIVISION - 378 WEST 1500 SOUTH**

50 Mr. Rowland presented the request of Chip Nelson for a lot split (2 lot) subdivision of the

1 property located at 378 West 1500 South. The property currently contains a single family house
2 which fronts on 1500 South in the front and a semi cul-de-sac (350 West) in the back. The request
3 has been reviewed by the staff and Planning Commission and comes to the Council with a positive
4 recommendation for approval, subject to the following conditions:

- 5 1. Pay Storm Water Impact fee of \$1,350.30
- 6 2. Pay Checking and Recording fee of 250.00
- 7 3. Allow double fronting lot with proposed lot 2 required to have driveway access only
8 on the west side of the property, with the driveway constructed such that vehicles can
9 drive forward onto the street without a circular drive.
- 10 4. Vehicle access be allowed from 350 West, but not a throughway to 1500 South.
- 11 5. Provide a current title report.

12 Councilwoman Holt motioned to grant preliminary approval, as recommended and Councilman
13 Higginson seconded the motion. Voting was unanimous with Councilpersons Higginson, Holt,
14 Moss, Myers and Tolman voting “aye”.

15
16 **APPROVAL GRANTED FOR MULTI-FAMILY PROJECT**
17 **AT 592 NORTH MAIN STREET - CAMERON WINQUIST**

18 Mr. Jensen presented the request of Cameron Winquist for a multi-family site plan
19 approval for an existing 0.294 acre lot at 592 North Main Street. The property is currently zoned
20 RM-13, however, the maximum density is 9 units per acre because it is less than 1 acre in size.
21 This project was reviewed by the Planning Commission and City Council about 16 months ago
22 and was granted final approval. However, the project was never built and the approval lapsed.
23 The new applicant is proposing essentially the same project, but with an upgraded floor plan and
24 exterior.

25
26 It is the recommendation of staff and the Planning Commission that approval be granted to
27 the proposed multi-family site plan with the finding that (and subject to the following conditions)
28 this project meets the criteria of the Ordinance regarding multi-family site plan approval:

- 29 1. The applicant shall provide a complete landscape plan with the building permit.
- 30 2. Unit 2 shall be constructed with only 2 bedrooms and the basement shall be a family
31 room.
- 32 3. The onsite storm water detention system shall be designed and constructed to the
33 satisfaction of UDOT and the City Engineer.
- 34 4. At least 50 percent of the structure’s facade shall be in brick or stone as required by
35 ordinance.
- 36 5. All redline corrections shall be made.

37
38 Councilman Higginson made a motion to grant approval to this project, as presented and
39 recommended. Councilman Myers seconded the motion and voting was unanimous with
40 Councilpersons Higginson, Holt, Moss, Myers and Tolman voting “aye”.

41
42 **COUNCIL COMMITTEE REPORTS**

43 Mayor Johnson reviewed that the “Meet The Candidates Night” will be October 17, 2007
44 at 7:00 p.m. This will be re-broadcast via Cable TV on Channel 17.

45
46 The meeting adjourned at 7:52 p.m. on a motion made by Councilman Higginson and
47 seconded by Councilwoman Holt. Voting was unanimous with Councilpersons Higginson, Holt,
48 Moss, Myers and Tolman voting “aye”.

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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