



# BOUNTIFUL CITY NEWSLETTER

*The City of Beautiful Homes and Gardens*  
January-February, 1995

Published for Bountiful City Residents  
by Bountiful City Corp., 790 S. 100 East

## City Tries To Be Sensitive But Fair In Foothill Development

In any growing community, as citizens move further out and "up the hill", those living below often express concern about the loss of scenic vistas, open space and quality of life. While understandable, these concerns ignore the realities placed upon cities, its citizens and the rights of private property owners.

In Bountiful, many "oldtimers" lament the fact that any development occurred above Orchard Drive or Davis Boulevard. In fact, in the early 1970's, the city attempted to establish the "Lake Bonneville level" (approximately Bountiful Boulevard) as the upper development line.



Unfortunately, the owners of private property above Bountiful Boulevard took the city to court, arguing that they were being denied the right of use and that the city was creating a "taking" or inverse condemnation of their property. The court agreed with the owners and ruled that the city could regulate foothill area development but not prohibit

development outright.

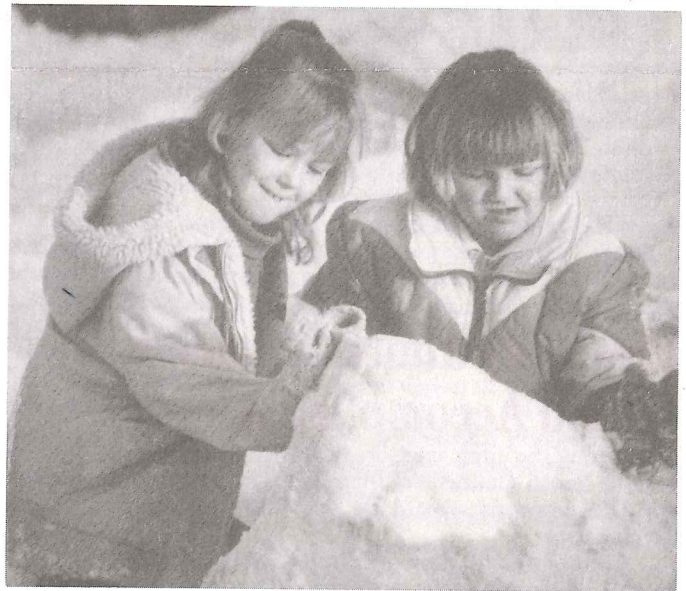
Out of that court decision, the city has and continues to pursue two separate courses of action:

- It has adopted a restrictive foothill ordinance allowing development only up to a 30% slope. This is consistent with court decisions, although it is more restrictive than other areas which have allowed development up to a 40% slope.

In addition the city has required developers in these areas to provide, at their sole, cost and expense, all of the water system and reservoirs, sewer and electric systems, streets and roads, curb and gutter, storm drainage and any other development expense. Except in very restricted areas, the city has also prohibited any excavations resulting in cuts and fills beyond 10 feet in height—and where the 10-foot limitation has been exceeded, revegetation has been required. The city has additionally restricted development by increasing the minimum size of lots, the setbacks required, the amount of open space to be left, and many other regulations to limit density.

- To preserve open space for its citizens, the city has acquired property above Bountiful Boulevard as land became available. In addition to the eight square miles owned by the U.S. Forest Service, Bountiful City now owns seven square miles between the boulevard and the Davis/Morgan County line at the top of the mountain.

*Continued on Pg. 4*



*While children often welcome winter storms, snowfall creates challenges for snowplow crews and traffic safety.*

## Safety Considerations Prompt New Snow Removal Ordinance

The City Council approved a snow removal ordinance requiring property owners to promptly clear sidewalks while prohibiting overnight winter parking and tossing snow in public streets.

According to City Attorney Russell Mahan, the new ordinance grew out of discussions by the Traffic Safety Committee. "The new ordinance basically pulls existing provisions into one convenient ordinance while adding that violations are public nuisances to be abated at the expense of the violator."

The Statute's provisions:

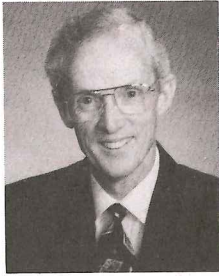
No vehicle or trailer of any description shall be parked on any public street between the hours of 2 a.m. and 6 a.m. during the months of November, December, January, February and March or when it is snowing or within 12 hours after the beginning of the storm. (Due to the unique nature of the downtown area, the prohibition does not apply to Main Street between 500 South and 400 North.)

Snow and ice must be removed from sidewalks within 24 hours of the end of a storm, and it remains unlawful to place snow from private or public property into a public street.

## Mayor's Corner

By John Cushing

### Honoring 17 Years of Service By A Loyal Chief, Larry Higgins



Perhaps the best indication of a man's worth is what people say about him when he is not in their presence. Using this as a guide, our police chief, Larry Higgins, is as highly regarded by those with whom he works and who come in contact with him as any public employee I know.

Chief Higgins will be leaving the Bountiful City Police Department this year, bringing an end to 17 years of loyal and dedicated service to the department, the city and its residents. He is an excellent administrator and, when first coming to the department, he made a prudent evaluation of the personnel and overall operation of the city's law enforcement.

His keen management style and affable personality began to show as he developed organization charts and written policies and procedures. Always believing that two heads are better than one, he involves his staff in decision making and formulating new policies. The chief has always felt that he was hired to serve the public, and has created an open door policy so the public could have easy access to him.

He has always exemplified patience, warmth and understanding under difficult and trying circumstances.

Some leaders and administrators have a difficult time adapting to change. Certainly an increased population, changes in technology, and an overall continued evaluation of law enforcement in general have required Chief Higgins to adapt, which he has done effectively. Connie Brusckke, the chief's administrative assistant, said, "This man is the finest administrator I have ever met or worked for. His people skills are outstanding and his caring and compassion go very deep. He has been a tremendous asset to the city and we will miss him and his guidance."

His career has brought him many responsibilities and honors. Before joining Bountiful City, he had a successful career in California and Idaho, serving as Chief of Police in Petaluma, Calif. and with the Sheriff's Department of Caribou County in Idaho. He has also served as president of both the Davis County Law Enforcement Chiefs Association and the Utah Police Chiefs Association, as Chairman of the Security Licensing Board for the State of Utah, as a member of the council on Peace Officer Standards and Training.

Retirement will enable Chief Higgins the opportunity to spend more time with his wife Kathleen, their three children (Cindy, Nathan and David) and their 12 grandchildren, and visit their special family homestead in Idaho.

We extend to Larry Higgins and his family our very best wishes as we thank him for his many years of dedicated service.

## First City Youth Council Shows Varied Accomplishments

When the idea was presented in January of 1994 to form a Youth Council in Bountiful City, no one knew how far the concept would go or what the council could accomplish.

Councilwoman Ann Wilcox and Janice Ridges, advisors to the Youth Council, now say, "The Youth Council has reached far beyond the goals we had in mind when the idea was developed. Every member is self-motivated and willing to do what it takes to accomplish goals for themselves as well as for the Council as a whole. We are pleased with what this year's Council has done and are looking forward to working with the next Council." (The 1995 Councilmembers are currently in the process of being selected.)

**"It has taught me responsibility and that, through caring for my city, I can make a difference."**

During the first meeting of the Council, members were given assignments and asked to think of service projects in which they could become involved. Since that initial meeting, the students have worked on many projects such as graffiti removal, service at the Meadows Retirement Center and Christmas projects including a decorated tree for the City Hall building. Due to the success of the Pumpkin Patch project, the Youth Council is now working on developing a citywide Easter Egg Hunt for the community's pre-schoolers, and other youths are also lobbying at the Utah Legislature in favor of a bill limiting access to tobacco products at retail stores.

Stephen R. Norman, the Youth Council Mayor, reflected the views of all members when he said, "Serving on this Council is a learning experience I will never forget. It has taught me responsibility and showed me that, through caring for my city, I can make a difference."

## BEAUTIFICATION AWARDS

The City Beautification Committee chaired by Earl Thomas received over 100 nominations in 1994.

The following were awarded plaques at the Dec. 7, 1994 City Council meeting.

LDS Temple (Pres. Harold Yancey)  
Ken Garff Mazda/Bountiful Motors  
Burt Brothers Tire & Service Repair  
Dan Eastman Jeep Eagle Dealership  
Edgemont Park Apartments  
Russon Brothers Bountiful Mortuary  
Neighborhood #2/Bountiful City

### Residences

Grant & Marva Randle	1381 S. Oakridge Ln.
Kent & Sharlee Steed	286 E. 600 South
Blaine & Joyce Bowden	849 E. 700 South
Max & Norma Hansen	1060 S. Davis Blvd.
Melvin Hatch	385 E. Center
Bert Page	403 E. Center
Monty & Connie Eggett	3415 Medford Way
Matthew & Caren Nelson	438 E. 1600 South
Alan & Diane Bangerter	1290 N. 400 East
Clyde & Marjorie Page	380 E. Millcreek Way
Roy & Evelyn Boulton	192 W. 2800 South
Jerry & Karen Olaveson	6 E. 1500 South

# Financial Report Shows Low Debt And Economically Healthy Community

Bountiful City's audited financial report for the most recent completed year (ending June 30, 1994) shows an economically healthy city with very limited debt.

The report notes that the city's financial condition is somewhat tied to the economic climate along the Wasatch Front:

"It is interesting that only three years ago Bountiful and the rest of Davis County were coming out of a five-year period of very little job creation and employment growth, and the concern was what could be done to 'grow' the economy of the area. Now that the economy is booming, population and employment are expanding at rapid rates, and economic indicators are extremely healthy, the worry seems to be dealing and coping with precisely what was being wished for only five years ago. The best scenario for Bountiful and the metropolitan area is something in between what we are currently experiencing and what was

is well below the maximum of 0.007 per dollar of taxable value allowed by state law. Bountiful's mill levy (or tax rate) has remained constant or has declined every year since 1978 with the exception of a one-year two-mill increase in 1984 to deal with the 1983 floods.

• Bountiful's Light and Power Fund, in addition to providing very affordable electrical rates, has traditionally been able to sizeably contribute to the General Fund and the Capital Projects Fund. In the most recent fiscal year, total operating revenues decreased by nearly 3%, but earnings from operations increased by 10.74% due to a decrease in costs for purchase and delivery of power.

• Earnings from the city golf course dropped by 7.7% due to higher operating and maintenance expenses, but the traditional subsidy of the separate Recreation Fund was cut by more than 8% as a result of an increase in operating revenues of recreation programs, swimming pools, ice rink, etc.

• The Landfill Fund had a substantial decrease in earnings (81.8%) despite an increase in operating revenues. The earnings drop primarily resulted from the city's recording of

\$436,117 in closure and post-closure costs. (It is now a federal requirement that cities recognize a portion of estimated closure and post-closure care costs even though a landfill may not be closed for many years to come. Since 1993, \$1 per month of resident collection fees are earmarked for the Landfill Fund to assist with closure costs.)

• At the end of the fiscal year, Bountiful City had \$665,000 in tax

**"At the end of the fiscal year, the city had only \$665,000 in tax increment bonds outstanding."**

increment bonds outstanding. No general obligation bonds were outstanding and the city does not plan to issue any new bonds in the near future.

Among the major projects initiated during the fiscal year:

• Construction of a new park serving the southeast area.

• Purchase of 5 megawatts of power from a coal-fired generation plant in New Mexico, reducing the exposure and risk from spot market power availability.

• Construction of the last "missing link" of the master street plan, the extension of Bountiful Boulevard to 400 North. The street was completed several months ago.

According to Mayor John Cushing, "The outlook continues to remain positive both in the short term and the long term. With adequate planning and good financial management, citizens can be assured of a strong, viable city for many years to come."

**"The city's tax rate is well below the maximum allowed by state law."**

experienced in the mid-1980's."

The major cloud on the horizon, the report notes, is the possible closure of Hill Air Force Base. "The economic multiplier from the purchase of goods and services by the federal government and other industries which serve HAFB could impact other revenue-related items of the City."

Among the items listed in the fiscal report:

• Assessed valuation of residential and commercial real property increased 8% to \$876 million as the construction sector benefitted from low interest rates. However, Bountiful is more than 90% developed, and, at the present rate of construction activity, all major vacant land parcels should be developed within the next five years.

• Retail sales rose 11% to \$314 million, mostly due to an increase in sales of motor vehicles and building materials. (Over half of the city's sales tax revenue is derived from food stores, restaurants and motor vehicle dealers. In the past fiscal year, the motor vehicle sales offset a lack of increase at restaurants and food stores inside the city limits.)

• Adjusted gross income increased about 7% (5.8% real growth and 1.2% population increase) to \$578 million.

• The city's 1994 tax rate (0.001621)



## City Council & Committee Chairmanship

The City Council and Mayor Welcome  
Your Input and Suggestions.



Mayor  
John Cushing  
Finance, Public  
Safety & Public  
Relations



Councilman  
Harold Shafter  
Power



Councilman  
Sam Fowler  
Parks, Recreation  
and Fine Arts



Councilman  
Bill Moore  
Water & Sewer



Councilwoman  
Barbara Holt  
Planning &  
Zoning



Councilwoman  
Ann Wilcox  
Streets &  
Sanitation

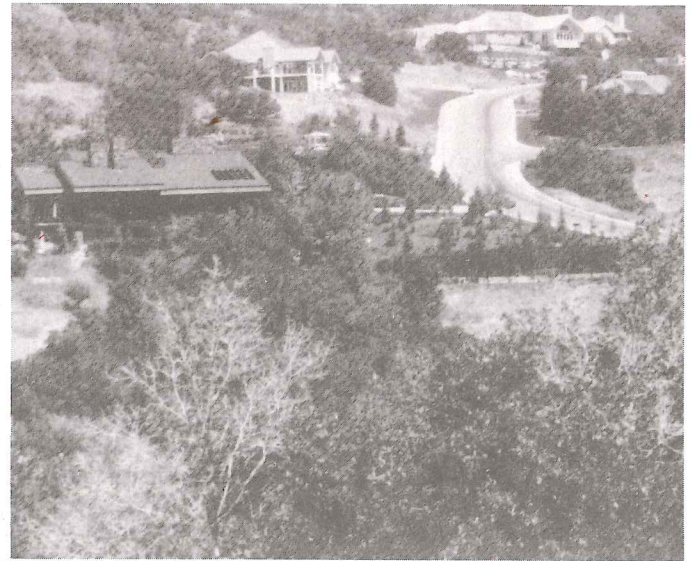
## Home Value Reappraisal Should Not Lead To Large Property Tax Jump

Bountiful City officials agree with area legislators that the state-mandated "factoring" increasing the appraisal values of homes should not result in soaring property tax bills.

"The City of Bountiful should not and will not gain a tax windfall from the reappraisal process," said City Manager Tom Hardy. "If the assessment value of a home increases, then the tax rate should be lowered so that homeowners pay approximately the same amount in actual dollars. The Utah Legislature is also looking at increasing the residential tax exemption to help lower the actual property tax bill".

City officials note that Bountiful City only receives about 10% of property tax payments. The school district and the county receive the two largest portions with small amounts also earmarked for mosquito abatement, libraries, sewer districts and repayment of voter-approved bonds.

"Factoring" is the process for bringing assessed property values close in line with market value. The strong economy has led to increases in the value of residential property, yet the assessed values often did not reflect the true worth. The State Tax Commission reviewed the situation, then issued orders to 25 Utah counties (all but Cache, Daggett, Rich and Piute) to reassess certain areas and to "factor" others. All properties would not be equally impacted, but the majority of homes would have an increased assessment value with the largest percentage increases coming on older homes.



## Foothill Development A Balance Between Property Rights & Vistas

*Continued from Pg. 1*

A good example of applying the two policies is the Stone Ridge Subdivision. The city allowed the subdivision of 55 homes on 165 acres and required the developers to put in their own water reservoir, pumping station, roads, water and sewer lines, curb and gutter, electricity and other utilities. On their own volition the Stone Ridge Development also landscaped the park strip along Bountiful Boulevard and at their entrance, and installed the fountain at their entrance to the boulevard. At the city's insistence, the development also deeded an additional 640 acres of ground (one square mile where the old tree farm was located) to the city for open space.

There are still significant property holdings up North Canyon and Hooper Draw. While these may be developed in the future, the city will do its best to minimize the visual impact and access limitations brought by any such development.

The city is not always in control, however. Both the Mountain Fuel and the Kern River pipelines were installed under authority of the federal government which preempted local jurisdiction. In the case of Kern River, the city actually suggested several alternative pipeline routes, but these were not approved by the federal government. Consequently, the pipeline was installed in its current location, leaving a noticeable scar on the mountainside.

We are in the process of establishing a parking lot and access point at the mouth of Barton Creek Canyon and Bountiful Boulevard so our citizens can access the mountainside, we have worked with the U.S. Forest Service to improve the hiking/biking trail between Mueller Park and North Canyon, and we will continue to work to improve trailhead development and access so our citizens can hike in the mountains and enjoy the open space and scenery.

If the city had unlimited resources in the early 1970's and had been able to purchase all of the land above Bountiful Boulevard, there would be no development in the foothills. However, I personally believe that the subdivisions developed in the foothills have generally been tastefully done. There have been some unfortunate exceptions, but, for the most part, the developments have positively contributed to our community.

From the viewpoint of the city, we will continue to be sensitive to the issue of foothill development so that our citizens, both now and in the future, can enjoy a "City of Beautiful Homes and Gardens" with beautiful mountains and hillsides to the east.

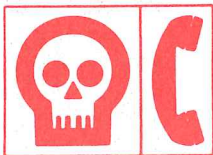
## Poison Control Center Gives Tips On Prevention

While people of all ages can become a victim of accidental poisoning, most cases involve children under the age of six.

Among the precautions urged by the Utah Poison Control Center:

- Since young children are curious, keep cleaning products, medicines, cosmetics and other products stored out of reach.
- Read and follow label instruction before taking medicine or using chemicals. Do not call medicines "candy", and avoid taking medicine in front of children.
- Keep products in their original containers; especially, do not put cleaning or chemical products in food or drink containers.
- Place child safety latches on all drawers and cabinets where harmful products are stored. Keep children away from storage areas and medicine cabinets, and flush old medicine down the toilet.

The Utah Poison Control Center received nearly 38,000 calls last year, with each call answered by a specialist in poison information—a pharmacist, nurse or a doctor. These specialists suggested that parents keep a bottle of Ipecac Syrup (it causes vomiting) for each child or grandchild in the home, although the syrup should not be used without the approval of your doctor or the Poison Control Center.



**24-Hour Hotline  
581-2151**

**Poison Control Center**