

Minutes of the regular meeting of the City Council held January 18, 1984 at 7:34 p.m. in the City Hall of Bountiful, Utah. (Following a meeting of the Redevelopment Agency)

Present: Mayor:	Dean S. Stable
Council Members:	C. Harold Shafter, Richard G. Sharp, Phyllis C. Southwick, Jerry K. Lawrence, and J. Dean Hill
City Manager:	Tom Hardy
City Attorney:	Layne B. Forbes
City Engineer:	Jack P. Balling
Planning Director:	Jon Reed Boothe
Deputy Recorder:	Lois Hoskins
Recording Sec.:	Nancy T. Lawrence
Absent: City Recorder:	Arden F. Jenson

Mayor Stahle called the meeting to order and welcomed those in attendance. Mr. Hardy verified that 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.

Minutes of the regular City Council meeting held January 10, 1984 were presented and unanimously approved as written on a motion made by Councilman Lawrence and seconded by Councilwoman Southwick.

PUBLIC HEARING TO CONSIDER AMENDING ZONING ORDINANCE - KEITH ROMNEY REQUEST (1842 SO. ORCHARD DR.)

At 7:36 p.m. Mayor Stahle opened the public hearing to consider amending the Bountiful Zoning Ordinance to allow two-family dwellings in Neighborhood Zoning District 6-7 as a conditional use. This was precipitated by the request of Keith Romney, owner of property at 1842 South Orchard Drive. Mr. Boothe gave background information regarding this request and noted that if the Council chose to approve the request for a change in zoning, the developer would have to come back to the Planning Commission with a request for a conditional use permit and would have to meet the requirements placed on him, such as site location, egress, ingress, handling of storm drainage, etc. In response to a question from Councilman Hill, Mr. Boothe indicated that the zone in question is basically single family with churches and some institutional uses.

BRAD ROMNEY SPEAKS IN FAVOR OF REQUEST

Brad Romney, representing his father, Keith Romney, explained that due to the nature of the street, it would be difficult to find a buyer for a single-family home. Also, he said that since the lot is a large one (1/2 acre), it makes more economic

sense to develop it with multi-family units. He pointed out that it is in close proximity to a commercial district and other multi-family dwellings.

CITIZENS OF NEIGHBORHOOD OPPOSED TO MULTI-FAMILY UNITS

Daryl Teeples (122 East 1800 South), Drue Holman (86 East 1800 South), Ted Comins (112 East 1800 South), P. H. Butler (1812 South Orchard Drive), Hazel Tolman (1795 South 75 East), Leora Reed (50 East 1800 South), and Richard Gourde (102 East 1800 South), spoke in opposition to the proposed zone-text change, expressing concern about the storm drainage, additional traffic, depreciation of land value, and in general, a desire to maintain the integrity of their neighborhood. Most indicated that they had lived in this neighborhood 20-plus years, and that they had moved there because it was a single-family neighborhood.

MRS. E. D. ODEKIRK FAVORS REQUEST

Mrs. E. W. Odekirk (1872 South Orchard Dr.), speaking on behalf of herself and her husband, indicated that they own the property adjacent to the Romney property and that their property is also for sale. She said that she was not against the duplex and was hopeful that the rezoning request was approved in that it might help her in selling her property.

SITE PLAN AND ELEVATIONS PRESENTED FOR PROPOSED PROJECT

Rex Salm, representing Keith Romney and Associates, presented a proposed site plan and elevations of the duplexes, pointing out that they are designed to blend in with the single family neighborhood.

REZONING REQUEST DENIED

The Mayor called for additional input from those in attendance, and there being none, closed the hearing. The Council members then responded and alternative suggestions for development of this property were discussed. The Mayor emphasized that one of the intentions of planning and zoning is to maintain the integrity of a neighborhood. Councilman Lawrence made the motion that the zoning amendment request be denied, Councilwoman Southwick seconded the motion and voting was unanimous. Mayor Stable expressed appreciation to the citizens for their interest and representation on this matter and, in turn, the citizens thanked Councilman Shafter for visiting their neighborhood to poll them on this issue.

BOOK ON NEW ZEALAND PRESENTED TO CITY ON BEHALF OF MAYOR OF WHA NGA REI

On behalf of the mayor of Wha Nga Rei (Raw Naw Ray), New Zealand, Mrs. Hinauri Tribole presented the Mayor and Council

with a book on New Zealand and she congratulated Bountiful on being the first city in Utah to have a sister city in New Zealand. She indicated that this was a gift of love to seal the sister city relationship and commented on the similar characteristics of the two cities. She encouraged the Council to consider a visit to New Zealand in October of 1984 and indicated that a group from Wha Nga Rei is planning to visit Bountiful in July of 1985.

CLAUDE NIX AWARDED LOW BID ON STONE CREEK PROJECT

Mr. Balling presented the bid results for channelization of Stone Creek and Pages Lane between Main Street and 500 West and explained that this project is divided into two projects--that to be paid for by Davis County School District (involving the Viewmont High School property), and that to be paid for by the City with Davis County Flood Control funds. He presented the bid results for Schedule A (to be paid for by County Flood Control funds) and recommended that the low bid from Claude Nix in the amount of \$541,700 be approved. Councilwoman Southwick made a motion of approval as recommended, Councilman Lawrence seconded the motion and voting was unanimous.

RES. NO. 84_1 PROVIDING FOR APPROVAL OF AGREEMENT BETWEEN SCHOOL DISTRICT AND CITY RE: STONE CREEK CHANELLIZATION ADOPTED

Mr. Balling explained that before the bid could be approved for the school portion of the project, it was necessary to approve an agreement between the City and the School District. He reviewed the agreement which basically delineated the responsibilities of the two parties and recommended that it be approved. Mr. Forbes explained that the proper procedure for approving the agreement was to adopt a resolution authorizing execution of the agreement. Councilman Shafter made the motion that Res. No. 84-1 be adopted and the Mayor authorized to sign it and the Agreement. Councilman Hill seconded the motion and voting was unanimous.

CHILD BROTHERS, INC. AWARDED BID FOR STONE CREEK PROJECT

Mr. Balling reported that the low bid on the school portion of the Stone Creek project was Child Brothers, Inc. and he recommended that the bid of \$126,764.60 from them be approved. Councilman Sharp made a motion to this effect, Councilman Shafter seconded the motion and voting was unanimous.

MR. BALLING REPORTS ON DEBRIS BASIN BID OPENING

By way of report, Mr. Balling said that he had met with the State Geologist, Bruce Callister, and the soils reports have been completed and approved and bids on the debris basin at the top of Barton Creek will be opened February 7.

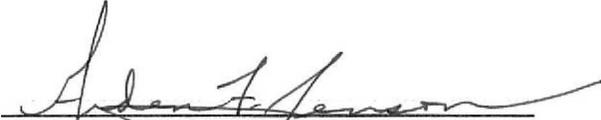
STAFF AT ICE RINK COMMENDED

Mayor Stahle reported that he had met with the person in charge of the judging for the ice skating competition being held in Bountiful and that the staff at the ice rink had been complimented on their cooperative and helpful manner.

The meeting adjourned at 9:01 p.m. on a motion made by Councilman Hill and seconded by Councilman Lawrence.

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MAYOR



CITY RECORDER

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