

Minutes of the regular meeting of the City Council held April 11, 1984 at 7:00 p.m. in the City Hall of Bountiful, Utah.

Present:	Mayor:	Dean S. Stahle
	Council Members:	C. Harold Shafter, Phyllis C. Southwick, Jerry K. Lawrence, and J. Dean Hill
	City Manager:	Tom Hardy
	City Attorney:	Layne B. Forbes
	City Engineer:	Jack P. Balling
	City Recorder:	Arden F. Jenson
	Planning Director:	Jon Reed Boothe
	City Treasurer:	Ira H. Todd
	Rec. Secretary:	Nancy T. Lawrence
Absent:	Councilman:	Richard G. Sharp

Mayor Stahle. welcomed those in attendance and led the pledge of allegiance to the flag. Councilwoman Southwick offered the invocation.

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 meeting of the City Council held April 4, 1984 were presented and unanimously approved as written on a motion made by Councilman Lawrence and seconded by Councilman Shafter.

EXPENDITURES APPROVED FOR PERIODS
MARCH 29-30, 1984 AND SUMMARY FOR MARCH

Mr. Jenson presented the Expenditure and Expense for the following periods: March 29-30, 1984, totaling \$15,532.54; and Summary for March, 1984, totaling \$2,103,060.42. After a brief discussion regarding the expenditures for flood control, these expenditures were unanimously approved on a motion made by Councilman Shafter and seconded by Councilman Lawrence.

EASEMENTS RELEASED IN OAKRIDGE MANOR
SUBDIVISION, PLAT Q, LOT 290

Mr. Balling explained that one of the subdivision lots which the City once owned in Oakridge Manor Subdivision, Plat "Q", is presently owned by Roger Gines and is a part of the Golf Course Estates Subdivision. Due to a complete change in the configuration of the plat, the utility easements which were originally recorded for Lot 290 are no longer needed. He recommended that the City release the easements to the subdivider so that he can use that property for roadway. Councilwoman Southwick made a motion that the easements be released as explained and that the Mayor be authorized to sign. Councilman Shafter seconded the motion and voting was unanimous.

AGENDA ITEMS DEFERRED TO STUDY SESSION

Items 5, "Review of Automated Refuse Collection System" and 6, "Review of Salary and Benefits Program" were deferred to the study session immediately after this meeting to facilitate use of the blackboard in the Conference Room.

**PRELIMINARY AND FINAL APPROVAL GRANTED
TO H. CHRISTENSEN MULTI-FAMILY DEVELOPMENT**

Mr. Boothe presented the request of Hugh Christensen for preliminary and final approval of a multi-family development (two duplexes) at 781 North 200 West and stated that it is the recommendation of the Planning Commission that this approval be granted subject to the following conditions: (1) posting of a two percent bond to guarantee landscaping and site improvements; (2) compliance with the Uniform Building Code; (3) payment of the required fees; and (4) compliance with the storm detention requirements of the City and County (either provide detention or pay the fees). Councilman Lawrence made the motion that preliminary and final approval be granted as recommended, Councilman Shafter seconded the motion and voting was unanimous.

**COUNCIL VOTES TO KEEP ZONE BOUNDARIES OF
DISTRICT 4-6 AS THEY PRESENTLY ARE**

Mr. Boothe presented a plat which showed Zoning District 4-6 and reviewed with the Council that they had requested that the Planning Commission consider realigning the boundaries of that district. This request was made in connection with a request of a zone text change submitted by Lloyd Hayes so that storage units might be included in that zone as a conditional use. (The original request had included storage units, warehousing, and wholesaling; however, the Council had voted to only allow the storage units). Mr. Boothe reported that inasmuch as the Council had limited the conditional use to storage units, that the Planning Commission felt comfortable leaving the zone boundaries as they presently are. He pointed out that the uses allowed in District 4-6 are more intense than 4-5 and to change the boundaries would require down-zoning. Councilwoman Southwick made the motion to uphold the recommendation of the Planning Commission, Councilman Shafter seconded the motion and voting was unanimous.

**FINAL APPROVAL GRANTED TO SUNSET
HOLLOW PLAT A AND B**

Mr. Balling presented the request of Sunset Hollow Plat A and B (Watkins and McMasters, developers) for final approval and recommended that it be approved subject to the following conditions: (1) payment of the required fees; (2) posting of the bond; and (3) submission and approval of the final plat (to include the unstable areas as defined by the developer's soils study). Mr. Balling expressed his concerns regarding the plat and emphasized that the access road needs to be graded and easements provided. Councilman Shafter made the motion that approval be granted as recommended, subject to the above

conditions **being** met **before** any work is started. Councilman Lawrence seconded the motion and voting was unanimous.

EXECUTIVE SESSION SCHEDULED

Councilwoman Southwick made the motion that an executive session be scheduled immediately after the study session to discuss personnel. Councilman Lawrence seconded the motion and voting was unanimous.

UPDATE ON WORK ON STONE CREEK

Mr. Hardy gave an update on the work being done on Stone Creek, indicating that the contractors started work yesterday on placement of the concrete lining between the Hannah **Holbrook** school and 800 East. He said that the staff has put in a lot of time with property owners along the creek and the creek channel has been relocated where owners did not want it on their property.

**MR. JENSON AND MR. TODD COMMENDED
BY MAYOR FOR EXCELLENT WORK**

Mr. Jenson clarified that the Expenditure Report previously approved in this meeting did not show all flood revenues in the flood control fund. He said an adjustment would need to be made to transfer some flood-related expenditures out of the flood control fund and into the capital fund where the corresponding revenues have been recorded. Mayor Stahle took opportunity at this time to thank Mr. Jenson and Mr. Todd **for** the "excellent work they do for the City", noting that they are "very capable and sincere and keep on top of their job all of the time".

**PUBLIC HEARING TO CONSIDER ADOPTION OF
ORD. NO. 84-3; APPROVAL GIVEN**

At 7:32 p.m. Mayor Stahle opened the public hearing to consider adoption of the subdivision ordinance amendment which would provide **for** a 12-month time limit for preliminary and final approval. Mr. Boothe reviewed Ord. No. 84-3 entitled AN ORDINANCE AMENDING TITLE 14, CHAPTER 1, SECTION 4B, BY ADDING A NEW SUBSECTION 4B 4, WHICH PROVIDES FOR THE EXPIRATION OF PRELIMINARY SUBDIVISION APPROVALS AND ALSO AMENDING TITLE 14, CHAPTER 1, SECTION 4C,1,g BY PROVIDING THAT FINAL SUBDIVISION APPROVALS WILL EXPIRE IF THE SUBDIVISION PLAT IS NOT RECORDED WITHIN ONE YEAR; AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT THEREWITH. The Council briefly discussed this ordinance and Mayor Stahle called for comments from those in attendance. There being no comments, Mayor Stahle called **for** a motion and an individual vote from the Council. Councilman Hill made the motion that Ord. No. 84-3 be

adopted and the Mayor authorized to sign it. Councilman Shafter seconded the motion and voting was unanimous.

The meeting adjourned to the study session at 7:43 p.m.

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MAYOR

Allen T. Jones

CITY RECORDER