

Minutes of the regular meeting of the City Council held July 25, 1984 at 7:00 p.m. in the City Hall of Bountiful, Utah.

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

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

Mr. Hardy verified that 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.

**PUBLIC SAFETY COMMITTEE TO STUDY
REQUEST FOR NEIGHBORHOOD WATCH SIGNING**

Mr. Hardy explained to the Council that Steve Jensen is desirous of implementing a "Neighborhood Watch" program in his neighborhood, to include the installation of signs on public poles, to fulfill his Eagle Scout project. Police Chief Higgins reported that the neighborhood watch program is the "best eyes and ears" available for deterring neighborhood crimes; however, the use of signs within the neighborhoods has not yet been used in Bountiful. He expressed a reservation in permitting the signs due to the precedent being set, and budget and personnel limitations. Mayor Stahle suggested that this request be further discussed by the Public Safety Committee for their recommendation back to the Council.

**APPROVAL GRANTED FOR EXPENDITURE TO
REPLACE COOLING TOWER AT REC CENTER**

Mr. Hardy explained that there is a major freon leak in the cooling system used at the Recreation Center and it is the recommendation of several consulting engineers that the cooling tower be replaced. The estimated cost for replacement is \$12,433 plus \$2,500 - \$3,500 for installation. Mr. Hardy made the proposal that \$16,000 be appropriated from the Recreation Reserve for Repair Fund and that this work be accomplished as quickly as possible to reduce the expense being created by the freon leak. Councilman Shafter made a motion to this effect, Councilman Hill seconded the motion and voting was unanimous.

**PUBLIC HEARING TO CONSIDER REQUEST OF
DELBERT DUERDEN TO HAVE ZONE BOUNDARIES
CHANGED AT 400 EAST 500 SOUTH**

At 7:15 p.m., Mayor Stahle opened the public hearing to consider the request of Delbert Duerden to amend the boundaries of District 1, Neighborhood 6 to create a new Commercial District 14, Neighborhood 6 (s/w corner of 400 East and 500 South). Mr. Duerden responded to concerns which were given by neighborhood residents at the Planning Commission meeting, stating that he felt there would be little change in the volume of traffic, no pornographic literature would be sold at the proposed 7-Eleven store, and the noise level would not change significantly. He also pointed out that the store would provide additional tax base for the City and create new jobs.

RESIDENTS OPPOSE ZONE BOUNDARY CHANGE

Twelve residents voiced objection to the proposed change, expressing a concern for traffic congestion and the related safety of their children, problems with high school truancy due to the location of the store, fragmented commercial districts within the City, and a devaluing of the residential neighborhood. A large group of citizens were in attendance and expressed their agreement with the objections by applauding. Joyce Burningham, a Bountiful resident but not of the subject area, indicated that she felt the store would be an asset and a place where the children of the neighborhood could shop.

**COUNCIL DENIES REQUEST FOR ZONE BOUNDARY
CHANGE**

Mayor Stahle reviewed that the Council is desirous of strengthening the downtown commercial area and he said that the proposed zone change would not be in harmony with the overall plan. He also recognized the strong opposition from the neighborhood. Based on the unanimous recommendation of the Planning Commission for denial, the fact that the request is not in harmony with the master plan, and the opinions expressed by residents in the hearing, Councilman Sharp made the motion that the request be denied. Councilman Shafter seconded the motion which carried unanimously. Councilman Lawrence qualified his vote by stating that the objections voiced this evening were rather general and not easily proven; however, his support of the motion was in respect to the desires of the residents affected.

**MAVERIK COUNTRY STORE GIVEN
PRELIMINARY AND FINAL APPROVAL**

Mr. Boothe presented the site plan for the Maverik Country Store, s/w corner of 1500 South Main, and stated that it is the recommendation of the Planning Commission that preliminary and final approval be granted subject to the following conditions: (1) minor corrections of the construction plans to meet the Uniform Building Code; (2) approval by the Davis County Board of Health; (3) payment of sewer connection fee of \$50.00 if new construction is required (no fee if previous sewer can be used); (4) payment of the water fee of \$200 if the old 1-inch water connection can be used; of \$550.00 fee if a new

3/4-inch connection is required; (5) approval of the plans by the City Fire Department; (6) posting of a 2 percent bond to guarantee landscaping and repair to any existing curb and gutter or sidewalk which might be damaged; (7) landscaping the area as shown, plus between the curb and walk; (8) reducing the width of the driveway from 1500 South from 40-feet to 30 feet; and (9) that the above items be completed before the building permit is issued. Concern was expressed regarding the adequacy of parking and the total landscape plan, following which Councilman Sharp made the motion that approval be granted to the Maverik Country Store as recommended, with the added condition that the landscape area be increased by either widening the strip on the east side along Main Street, or including landscaping on the southwest side where the plans show that berms will be constructed. Councilman Shafter seconded the motion and voting was unanimous.

COUNTRY STATION CONDOS GIVEN PRELIMINARY APPROVAL

Mr. Boothe presented the site plan for the Country Station condominium project (42 units), 550 North 200 West, and stated that it is the recommendation of the Planning Commission that preliminary approval be granted subject to the following conditions: (1) the plans to be stamped by a licensed architect; (2) providing storm drainage runoff calculations prepared by a licensed engineer; (3) submission of sanitary sewer plans and profiles to be prepared by a licensed engineer; (4) payment of the culinary water fees, and deeding of easements for same; and (5) providing utility easements as needed to serve the project. Councilman Hill made the motion that preliminary approval be granted as recommended, Councilman Lawrence seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL APPROVAL GRANTED TO NED WHITE FOR 8-PLEX

Mr. Boothe reported that it is the recommendation of the Planning Commission that preliminary and final approval be granted to the Whiting multi-family units (8) at 563 North Main subject to the following conditions: (1) providing additional truss (roof) details; (2) approval of the storm detention plans by the City Engineer and payment of the required fees; (3) submission of the plans and profiles for the sanitary sewer system with a 6" line and manhole required if the owner provides maintenance, or an 8-inch line and manhole and an easement if the City provides the maintenance; (4) providing culinary water easements, fire hydrant, and payment of the required fee of \$4,300.00; (5) providing a power line easement; and (6) posting a 2 percent bond to guarantee landscaping and that the curb and gutter and sidewalk are not damaged. Councilman Sharp made the motion that approval be granted as recommended, Councilman Hill seconded the motion and voting was unanimous.

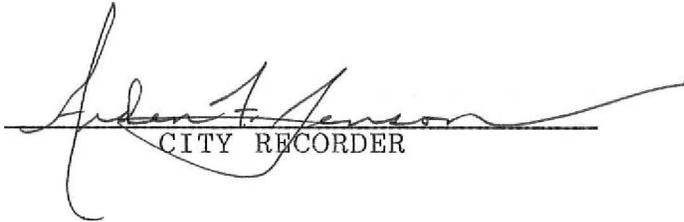
MISCELLANEOUS

Mayor Stahle expressed appreciaton to Mr. Hardy and the Street Department for making the **necessary** repairs to the streets prior to the 24th of July parade.

Mr. Hardy reported that the Boundary Commission took under advisement the annexation question concerning the Wood property. He also requested that the Council take a **field** trip to the foothill zone to become familiar with a problem which is arising due to requests for exceptions to the length and **grade** of driveways.

The meeting adjourned at 8:37 p.m. on a motion **made and** seconded by Councilmen Lawrence **and Hill**, respectively.

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MAYOR


CITY RECORDER