

Minutes of the regular meeting of the City Council held November 7, 1984 at 7:10 p.m. following a meeting of the Redevelopment Agency in the City Hall of Bountiful, Utah.

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

Upon adjourning from the RDA meeting, Mayor Stahle called the meeting of the City Council to order for the purpose of holding a public hearing as scheduled.

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: Deseret News, Davis County Clipper and Salt Lake Tribune.

**MAYOR AND COUNCILWOMAN SOUTHWICK  
REPORT ON TRIP TO NEW ZEALAND**

Mayor Stahle and Councilwoman Southwick reported highlights of their recent trip to New Zealand and their visit to Bountiful's sister city, Whangarei. They both were impressed with the gracious reception given to the delegation from Bountiful and commented on the willingness on the part of the New Zealanders to share their culture.

**PUBLIC HEARING TO CONSIDER AMENDING  
ZONE BOUNDARY, DARRYL PACK PROPERTY**

At 7:20 p.m. Mayor Stahle opened the public hearing to consider the request of Landforms to amend the zone boundary between zoning districts 2-5 and 2-6, 790 North 500 West. This property is owned by Darryl Pack. Mr. Boothe reviewed the request and gave the background of same. He noted that Mr. Pack's property is almost equally divided between zoning districts 2-5 and 2-6. District 2-5 allows single family and multi-family at a density of 13.3 units per acre. District 2-6 allows commercial and industrial use, and multi-family at a density of 25.7 units per acre.

The zone boundary division places 3.2 acres, rear, in District 2-5, and 3.8 acres, front, in District 2-6. The request is for the rear property to be rezoned and included as part of District 2-6. Landforms is desirous of developing said property into a multi-family complex and would like a density of 25.7 units per acre.

MAYOR CALLS FOR COMMENTS FROM FLOOR

Mayor Stahle called for comments from those in attendance and Clark Jenkins, representing Landforms, presented the site plan and elevations of the proposed project, as well as a map of the area in question. He stated that the request is based not so much on the question of density, but because of the different size of buildings which are allowed in the 2-6 District. District 2-5 is limited to four-plexes and District 2-6 permits a larger building which would allow more open space. The density of the proposed project would be 168; present zoning would allow only 140 units. Mr. Jenkins pointed out that this location is well suited for a multi-family development because of the easy access to the freeway for both north- and southbound traffic.

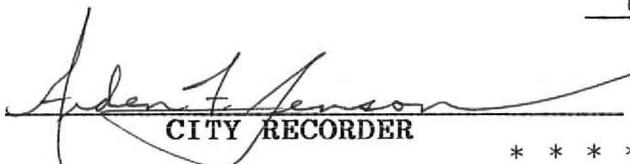
Fred Davies (321 West 800 North), representing the residents of the area, stated that they are opposed to the request to amend the zone boundary because of the impact which would result in density and the resulting increase in traffic. He also noted that if the property were developed under the existing zoning regulations, it would serve as a buffer between the single family subdivision and the adjacent commercial/-industrial property. Berwyn Andrus, Lynne Hansen, and Karl Keyes, all residents of the area in question, expressed their concern regarding the increase of traffic. It was also pointed out that there are two other multi-family projects in the vicinity of this property which will add to the density and the related traffic impact.

COUNCIL DENIES REQUEST

Councilman Sharp pointed out that the present zoning allows for a buffer between the single-family and commercial uses which is an element of good planning. Following other Council discussion, Councilwoman Southwick made the motion that the recommendation of the Planning Commission to deny this request be upheld based on the rationale that the commercial uses allowed in District 2-6 should not intrude any closer to the single family area. It was also noted that the land in question could develop in an adequate manner with multi-family uses as presently zoned. Councilman Shafter seconded the motion which carried unanimously. The hearing concluded at 7:54 p.m.

MISCELLANEOUS FROM MAYOR

Mayor Stahle shared a letter which he had received from an individual who had passed through Bountiful some years ago, following which the meeting adj rn. at 7:57 p.m.

  
CITY RECORDER

  
MAYOR

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