

Minutes of the regular meeting of the City Council held June 6, 1984 at 8:00 p.m. in the City Hall of Bountiful, Utah.

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

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

Mr. Forbes 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.

Minutes of the regular meeting of the City Council held May 23, 1984 were presented and unanimously approved as written on a motion made by Councilwoman Southwick and seconded by Councilman Lawrence.

POLICY DECLARATION ADOPTED RE: ANNEXATION OF GLADE, ET. AL. PROPERTY

Mayor Stahle opened the public hearing to consider adoption of the Policy Declaration regarding annexation of the Glade, et. al. property, 110 acres. Mr. Forbes reviewed the criteria which must be met prior to property being eligible for annexation and noted that in this particular request, the City will extend all municipal services with the possible exception of sanitary sewer. Mayor Stahle called for comments for or against the requested annexation. No one responded. Councilwoman Southwick made the motion :that the Policy Declaration be adopted as presented, Councilman Lawrence seconded the motion. Councilman Sharp **noted** two areas within the Policy Declaration where corrections needed to be made, and subject to these corrections, the document was unanimously approved.

PUBLIC HEARING SCHEDULED TO CONSIDER REQUEST TO AMEND ZONING TEXT - PROSWOOD LTD.

Mr. Boothe reported that Prowswood, Ltd. has petitioned for the City to amend the zoning text as it relates to the density of condominiums and planned unit developments in the Foothill Overlay Zone. The request would involve Chapter 6, Section 402, Chapter 7, Section 301, and Chapter 5, Section 208 and has particular application to the property between 1200 and 1300 East and 400 to 500 North. He recommended that a public hearing be set for July 11, 1984 at 7:15 p.m. to consider this

request. Councilman Lawrence made a motion to this effect, Councilman Sharp seconded the motion and voting was unanimous.

**FINAL APPROVAL GIVEN TO SHIPLEY
OFFICE BUILDING, 400 NORTH MAIN**

Mr. Boothe presented the site plan for the proposed office building of Shipley Associates, 400 North Main, and stated that it is the recommendation of the Planning Commission that final approval be given subject to the following conditions being met: (1) final check of the plans by the Engineering Department to verify compliance with the Uniform Building Code; (2) payment of the required fees; (3) payment of the storm detention fee; (4) posting of a two percent bond to guarantee on-site improvements, including the sprinkler system and landscaping; (5) approval from the Traffic Safety Committee of the three accesses as proposed; and (6) that the developer repair and replace curb and gutter and sidewalk along the frontage of the property as may be necessary. Councilman Hill expressed concern regarding the storm detention fee and the amount of hard-surfaced area in the new project as compared with the property as it formerly was. Mr. Boothe indicated that Mr. Balling would take this into consideration when determining the storm detention fee. Councilman Sharp made the motion that final approval be granted to the Shipley office building as recommended, Councilman Hill seconded the motion and voting was unanimous.

**DAN SULLIVAN AWARDED BID FOR
CONSTRUCTION OF WATER SYSTEM IN
GOLF COURSE ESTATES SUBDIVISION**

Mr. Forbes reported that bids had been received for the installation of the water system for the Golf Course Estates subdivision and that it is the recommendation of the staff that the low bid from Dan Sullivan in the amount of \$6,107.50 be accepted. And, further, that the City be authorized to sign a contract with Mr. Sullivan with respect to construction of those improvements. Councilman Lawrence made the motion that the bid from Sullivan be accepted and that authorization be given to sign the contract for the work as recommended. Councilman Sharp seconded the motion and voting was unanimous.

**APPROVAL GIVEN FOR RELEASE OF UTILITY
EASEMENTS IN FORDHAM COMMERCIAL PARK, LOTS 7 & 8**

Mr. Forbes explained that in Fordham Commercial Park, the City has required that easements be reserved for utility purposes at the end of each lot line. Mr. Hollis Holladay owns two contiguous lots (No. 7 and 8) and is desirous of constructing a building which will traverse the common boundary line. Therefore, he is requesting that the utility easement along the common lot line be released. It is the recommendation of the staff that this request be approved, and that the easements on the outside of the lots be retained. Councilman Sharp made a motion to this effect, Councilman Lawrence seconded the motion and voting was unanimous.

EXPENDITURE AND EXPENSE REPORT
APPROVED FOR PERIOD MAY 21-15, 1984

Mr. Jenson presented the Expenditure and Expense Report for the Period May 21-25, 1984 in the amount of \$83,967.41 and these expenditures were unanimously approved on a motion made by Councilwoman Southwick and seconded by Councilman Hill.

MAYOR REPORTS ON VISIT TO HEBER CITY
RE: GARBAGE COLLECTION SYSTEM

Mayor Stahle reported on the visit he and Mr. Hardy made to Heber last week for the purpose of gathering information on the garbage collection system which is in use there. He noted that it is the same as the one presently under consideration by Bountiful and an effort was made to poll the elderly residents of the community to determine their feelings about the system. Ten persons between the age of 73 and 87 were contacted and they were all very positive about the system. Mayor Stahle said that the city of Helena, Montana will also be contacted to see if they have any problems with the system on their hills.

PUBLIC HEARING TO CONSIDER ADOPTION
OF POLICY DECLARATION RE: ANNEXATION OF
HEAPS PROPERTY, 2900 SO. 500-625 WEST

At 8:33 p.m. Mayor Stahle opened the public hearing to consider adoption of the Policy Declaration regarding annexation of the Heaps property (2.359 acres) at approximately 2900 South 500 to 625 West. Mr. Forbes reviewed the conditions requisite to annexation and noted that if annexed, this property would receive all municipal services from Bountiful except water and sewer, and possibly electricity. If annexed, the proposed use of the property would be to construct a 31-unit condominium complex, with a density of 13/acre.

CITIZENS EXPRESS OPPOSITION TO
ANNEXATION

Mayor Stahle called for comments for or against the proposed annexation and thirteen residents of the surrounding neighborhood spoke in opposition to the annexation based on (1) the high density would be in conflict with the peace and quiet which this neighborhood now enjoys; (2) 2900 South street is not wide enough to carry the additional traffic and a hazard would be created; and (3) a concern that the contiguous Sleight property would also be developed into multi-family units and further impact the neighborhood. Chad Beasley, general contractor of the proposed project, explained that the units are planned to attract the older adult-type community through the use of main floor w/basements to cater to those who cannot go up and down stairs.

ADOPTION OF POLICY DECLARATION DENIED

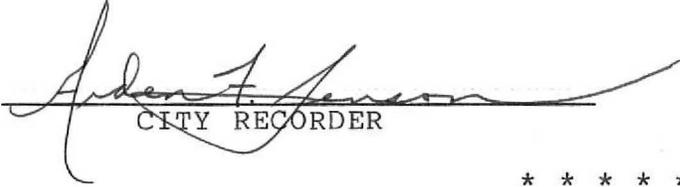
Discussion focused on the allowable uses of the property as it is presently zoned and it was noted that duplexes could be constructed after a 12-month waiting period from the date of denial of the annexation petition, should the request be denied. Mayor Stahle expressed appreciation to the citizens

in attendance for their attendance and recognized their concern for maintaining the integrity of their neighborhood. After further discussion, Councilwoman Southwick made the motion that the request for adoption of the Policy Declaration be denied inasmuch as there would be no direct benefit to the City and the residents of the area are also opposed to annexation. Councilman Lawrence noted that, if annexed, this property would be a liability rather than an asset and he seconded the motion. Councilmen Sharp and Hill voted against the motion, creating a tie vote. The motion carried by a three to two margin when Mayor Stable voted in opposition to the annexation.

The meeting adjourned at 9:16 p.m. on a motion made by Councilwoman Southwick and seconded by Councilman Lawrence.

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MAYOR


 CITY RECORDER

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