

Minutes of the regular City Council meeting held June 23, 1982 at 7:30 p.m. (following a meeting of the Redevelopment Agency at 7:00 p.m.) in the City Hall of Bountiful, Utah.

Present: Mayor:	Dean S. Stahle
Council Members:	J. Dean Hill, H. Keith Barton, Phyllis C. Southwick, Paul B. Allen and Bob Linnell
City Manager:	Tom Hardy
City Engineer:	Jack P. Balling
Planning Director:	Jon Reed Boothe
Deputy Recorder:	Mark O. McRae
Recording Secretary:	Nancy T. Lawrence
Excused: City Attorney:	Layne B. Forbes
City Recorder:	Arden F. Jenson

Milt Russon offered the invocation, following which Mayor Stahle led the pledge of allegiance to the flag.

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 HEARING TO CONSIDER POLICY
DECLARATION RE: ANNEXATION - BONA VISTA

Mayor Stahle opened the public hearing to consider the Policy Declaration regarding annexation of property contiguous to Bountiful on the south (known as Bona Vista). Mr. Balling reported that the petition received from the residents of this area meets the requirements for annexation and Mr. Hardy reviewed the Policy Declaration. Mr. Hardy also noted that, if the annexation is approved, the city will plan to provide the full range of municipal services, and that the water, sewer, and electric services could be acquired by the city; however, there is no immediate plan to purchase the water and sewer services.

POLICY DECLARATION APPROVED

Bayard Taylor, John Palmer, and Harry Gerlach spoke in favor of the annexation, following which Councilwoman Southwick made the motion that the Policy Declaration be accepted and the Mayor authorized to sign it. Councilman Allen seconded the motion which was favored unanimously. Mr. Hardy explained that citizens have five days in which to file written protests and if none are received, the Council will adopt an ordinance at its next regular meeting (July 14th) annexing this property.

MINUTES OF JUNE 9, 1982 APPROVED

Minutes of the regular City Council meeting held June 9, 1982 were presented and unanimously approved as written on a motion made by Councilman Linnell and seconded by Councilman Allen.

EXPENDITURES FOR MAY AND JUNE APPROVED

Mr. McRae presented the Expenditure and Expense Reports for the following periods: May 28 to 31, 1982, totaling \$89,326.33; Summary for May in the amount of \$881,311.46; and June 1 to 15, \$24,757.69. These reports were unanimously approved on a motion made by Councilman Linnell and seconded by Councilman Barton.

EASEMENT VACATED AND RELOCATED ON 1'01_11IN GRANADA HILLS #4

Mr. Balling reviewed that a request has been received from Bill Smith, developer of Granada Hills No. 4, to move the lot line of Lot 11 seven feet to the east. Inasmuch as the existing utility easement would be in the area where the buyers are desirous of constructing their home, it is requested that the existing easement be vacated and relocated along the newly proposed boundary of this lot. Upon the recommendation of Mr. Balling, this request was unanimously approved on a motion made by Councilman Allen and seconded by Councilman Hill.

AGREEMENT WITH BOR RE: HYDROELECTRIC
PROJECT AT ECHO RESERVOIR APPROVED

Mr. Hardy presented an agreement between the city and the Bureau of Reclamation regarding construction of the hydroelectric project at Echo Reservoir and recommended that this agreement be approved and the mayor and city recorder be authorized to sign it. Councilman Linnell stated that the Power Commission has reviewed the agreement and recommends its approval and on this basis he made the motion that the agreement be approved. Councilwoman Southwick seconded the motion and voting was unanimous.

PLANNING COMMISSION ITEMS

Mr. Boothe presented the following matters from the Planning Commission:

FINAL APPROVAL GRANTED TO NORM DOE SON FOR FLAG LOT AT APPROX. 2700 SOUTH WOODHOLLOW WAY

(1) That final approval be granted to a parcel of property owned by Norm Dobson at approximately 2700 South Woodhollow Way as a flag lot, subject to (a) compliance with the provisions of the Uniform Fire Code, (b) revegetation of access road cuts and fills and installation of a temporary sprinkler system to guarantee that vegetation will get started; and (c) submission of a detailed plot plan at a scale of 1" = 30' showing existing and proposed contours at 2' intervals, location of proposed dwelling structure, width and grade of access road, method of handling turn-around at end of access road, and location of fire hydrant. In response to a question from **Councilman Hill**, Mr. Boothe explained that due to the grade, this 3-acre lot (approximately) has only enough usable area for one home. **Councilwoman Southwick** stated that the Planning Commission met with the developer and on its recommendation, she made the motion that this final approval be granted. Councilman Allen seconded the motion and voting was unanimous.

FINAL APPROVAL GIVEN TO FOUR-PLEX AT 704 SOUTH ORCHARD - DARWIN HAYES

(2) That final approval be given to the request of Darwin Hayes for construction of a four-plex at 704 South Orchard, subject to the following conditions: (a) posting of a ¹⁰⁰ percent cash bond to guarantee landscaping; (b) installation of a fire hydrant with subsequent 6" water line to said hydrant; (c) marking of fire lanes on access road at the direction of the Fire Chief; and (d) approval of the plans by the City Engineer before the building permit is issued. Councilwoman Southwick moved for approval of this request, Councilman Linnell seconded the motion and voting was unanimous.

PUBLIC HEARING SET TO CONSIDER REZONING REQUEST OF ROBERT PUSEY - 1100 NORTH 200 WEST

Mr. Boothe reported that a rezoning request has come from Robert Pusey for the property located at 1100 North 200 West, to be rezoned from D-1 to R-4. He recommended that a public hearing be set for July 28th at 7:30 p.m. to consider this matter and that it be referred back to the Planning Commission. Councilman Linnell moved for approval of this recommendation and Councilwoman Southwick seconded the motion which carried unanimously.

ORD. NO. 82-11 RE : REQUIREMENTS FOR LOCATION OF DWELIZING STRUCTURE FIRM PUBLIC STREET APPROVED

The City Council meeting adjourned at 8:09 p.m. to facilitate continuation of the meeting of the Redevelopment Agency and the Council reconvened at 10:32 p.m. in a public hearing to consider amending the foothill ordinance to comply with the **Uniform Fire Code**. Mr. Boothe stated that the proposed amendment has been reviewed and recommended by the Fire Chief, Police Chief, City Engineer, and Planning Commission. **Discussion followed regarding** the length of the access road and it was the request of the Council that the amendment include the provision for special approval of access roads in excess of 750 feet. With this modification, Ordinance No. 82-11 entitled "AN ORDINANCE AMENDING SECTION 14-7-5 (a) (3) (b) OF CHAPTER 7 TITLE XIV OF THE REVISED ORDINANCES OF BOUNTIFUL, UTAH, 1965, AS AMENDED, BY PROVIDING FOR EXCEPTIONS TO THE REQUIREMENT THAT DWELLING STRUCTURES BE LOCATED NO FARTHER THAN 250 FEET FROM THE NEAREST PUBLIC STREET AND REPEALING ALL ORDINANCES OR PARTS OF

ORDINANCES IN CONFLICT THEREWITH," be approved and the mayor authorized to sign it. Councilman Barton seconded the motion and voting was unanimous.

PUBLIC HEARING SET TO CONSIDER LENGTH OF FLAG LOT STEMS

Mr. Boothe reported that it is the recommendation of the Planning Commission that the section of the Foothill Ordinance governing the length of flag lot stems be amended and that a public hearing be established to consider same. He recommended that a hearing be set for July 28th at 8:00 p.m. and on a motion and second by Councilmen Hill and Allen, respectively, this recommendation was unanimously upheld.

The meeting adjourned at 10:45 p.m.

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MAYOR

Allen
CITY CORDER