

Minutes of the special meeting of the City Council held by order of the Mayor on October 18, 1982 at 6:00 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
City Attorney:	Layne B. Forbes
City Recorder:	Arden F. Jenson
Recording Secretary:	Nancy T. Lawrence

Mayor Stahle called the meeting to order at 6:00 p.m. and read the Order for said meeting (see attached). He then verified that proper notice had been given by posting a written notice of same and an agenda at the City Hall and providing copies to the press.

The Mayor called for approval of the minutes of a special meeting of the Council held on October 14, 1982. The Council had not yet read these minutes and their approval was postponed.

**MAYOR REVIEWS SEQUENCE OF EVENTS IN NUASED MOTEL PROJECT: EXENSAS FEBANAL VIEXPOINT.**

Mayor Stahle explained that he felt the action regarding the preliminary approval granted to Triangle Oil for a 100-unit motel complex at 500 West 500 South was deserving of secondary inspection and was of great importance to the city. Two councilmembers indicated that they may want to change their vote, therefore, this meeting was called to reconsider the request for preliminary approval as presented by Triangle. The Mayor explained the negotiations which the city had had with Triangle as a possible developer with the RDA for a motel on the subject property. However, the city received a letter from Triangle in June which stated that Triangle no longer wished to be a part of the project. No other word or mention was made as to Triangle's intent to proceed independently from the city. The RDA went ahead with others who were interested in the project and the Mayor briefly summarized that the city had negotiated with Woods Cross, UDOT, other developers, and the owners of the subject property in an effort to put together a package which would facilitate development of a motel/convention center. He said that the plan submitted by Triangle involves only two acres of the property being considered in the larger RDA project and this leaves a good part of the area unplanned and the possibilities for expansion questionable.

**WOODS CROSS NEEDS TO BE GIVEN CONSIDERATION IN MATTER**

He also noted that very good land could be land-locked if the area is not properly planned. He also expressed serious concern regarding the contractual agreement which the city has with Woods Cross and stated that inasmuch as Woods Cross is a potential partner/developer with the city, that they should be given consideration in this matter. Therefore, this meeting has been called to reconsider the approval given to Triangle in last week's meeting.

**COUNCILMAN ALLEN EXPRESSES VIEWPOINT**

Councilman Allen expressed support of the Mayor's comments and stated that he does not have any partiality to Flying J or Triangle as prospective developers, but would like to see the entire area involved in a plan which is in the best interest of the community. He stated that the preliminary approval granted to Triangle voids the agreement with Woods Cross and that there are many things to be considered before confirmation of last week's action is taken. He stated that it is incumbent that more time be taken to study the matter before a final decision is reached.

**COUNCILMAN BARTON RECOGNIZES THAT WOODS CROSS SHOULD HAVE BEEN GIVEN MORE CONSIDERATION**

Councilman Barton spoke in favor of increasing the city's tax base and the positive aspects of the development being done with private funds. However, he recognized that Woods Cross should have been consulted prior to action being taken by the city and clarified that when he made the motion for approval of

Triangle in last week's meeting, it was not with the intent of "dealing Woods Cross out." He said that perhaps the Council acted more quickly than was prudent in an effort to accomodate the time schedule of Triangle.

COUNCILWOMAN SOUTHWICK INDICATE THAT CITY SHOULD NOT DESTROY GOOD FAITH

Councilwoman Southwick (excused from last week's meeting) reviewed the action of the Planning Commission on October 5th and briefly reviewed events which followed. She expressed concern that the approval recently granted to Triangle in good faith was being reconsidered and indicated her support of development with private funds.

MAYOR READS LETTER FROM CHAMBER OF COMMERCE

Mayor Stahle read a letter addressed to the Council and Mayor from the Area Chamber of Commerce expressing concern that the Council had taken action by giving preliminary approval to Triangle without first consulting with all parties involved in the proposed RDA motel project. They further recommended that the City meet with all involved parties before taking any further action. (see attached letter)

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LEGAL COUNSEL ADVISES THAT IF ACTION IS GOING TO BE RESCINDED, NEEDS TO BE DONE AS QUICKLY AS POSSIBLE

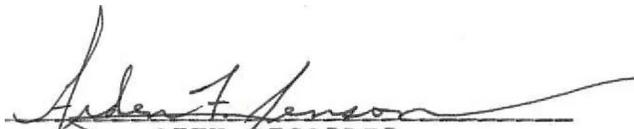
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The Mayor then stated that legal counsel had advised that if the approval granted to Triangle is going to be rescinded, it should be done as quickly as possible. He also emphasized that this matter has no bearing on the recent resignation of the executive director of the RDA. Councilman Allen pointed out that if the preliminary approval given last week to Triangle were rescinded, it would not remove any options from the city, but just put them back to where they were last Wednesday and they could start over from there. He, therefore, made the motion that the preliminary approval which was granted to Triangle in last week's meeting be rescinded with the stipulation that "we immediately enter into intense negotiations with all parties involved and agree to make final disposition by November 10th". Councilman Hill seconded the motion. Councilman Barton expressed concern that the public will look very seriously and wonder what kind of Council would change their minds. However, he stated that he felt an error in timing had been made regarding procedure, it was important to make it right. Councilmen Hill, Barton, and Allen voted in support of the motion and Councilwoman Southwick voted nay, stating that she had not been in attendance when the preliminary approval was granted.

At 6:32 p.m. Councilman Hill made a motion for adjournment, Councilman Allen seconded the motion and voting was unanimous.

Larry Eckman requested to be heard and stated that he is in favor of private enterprise receiving priority in this matter. He also stated that he is confident that the project can be successful without assistance from the RDA.

Charles J. Stahle 4 6 11/11  
MAYOR

  
CITY RECORDER

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ORDER

A Special Meeting of the Governing Body shall be held on October 18, 1982 at 6:00 P.M. in the City Council Chambers, City Hall, 790 South 100 East, Bountiful, Utah.

Date: Oct. 15, 1982

By Order of the Mayor

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DEAN S. STAHLER

*Stahle*