

Minutes of the regular meeting of the City Council held June 2, 1993 at 7:00 p.m. in the Planning Conference Room of the City Hall, Bountiful, Utah.

Present:	Mayor:	Bob Linnell
	Council Members:	Renee Coon, John Cushing, Barbara Holt, and Leslie Foy
	City Manager:	Tom Hardy
	City Engineer:	Jack Balling
	City Recorder:	Arden Jenson
	Planning Director:	Blaine Gehring
	Rec. Secretary:	Nancy Lawrence
	Absent:	Councilman: Harold Shafter
	City Attorney:	Russell Mahan

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.

Mayor Linnell called the meeting to order, following which Mr. Jenson offered the invocation.

Minutes of the joint meeting of the City Council and Planning Commission held May 18, 1993 were presented and approved as written on a motion made by Councilwoman Holt and seconded by Councilman Cushing. The motion carried by a majority with Councilwoman Coon abstaining (absent from subject meeting).

Minutes of the regular meeting of the City Council held May 19, 1993 were presented and approved as amended on a motion made by Councilman Cushing and seconded by Councilman Foy. The motion carried by a majority with Councilwoman Coon abstaining (absent from subject meeting).

Minutes of the regular meeting of the City Council held May 26, 1993 were presented and unanimously approved as amended on a motion made by Councilman Cushing and seconded by Councilwoman Coon.

**EXPENDITURES AND EXPENSES APPROVED
FOR PERIOD MAY 21-26, 1993**

Mr. Jenson presented the Expenditure and Expense Report for the Period May 21-26, 1993 in the amount of \$182,246.75. He noted one correction to the annotation, following which the expenditures were unanimously approved on a motion made by Councilman Foy and seconded by Councilman Cushing.

**APPROVAL GIVEN FOR \$60,000 LOAN TO WIGHT
HOUSE FROM CITY REVOLVING LOAN FUND**

Mr. Hardy explained that the City has a revolving loan fund which was established with funds received from the Federal government (Community Development Block Grant funds) for the purpose of helping small businesses. Several loans have been made from this fund and one loan to 5-Points is still outstanding. The Wight House has requested a loan of \$60,000 (the balance of the fund) to be used for their property expansion and remodel project. They are willing to give a trust deed in favor of the city. Mr. Hardy reported that the loan would be a 10-year 6 percent loan.

Councilwoman Coon asked if there are any others who are interested in this money and Mr. Hardy stated that no loans have been made since 1990. In response to another question from Councilwoman Coon, Mr. Hardy stated that the Wight's have not previously had a loan from the fund. Councilman Cushing motioned for approval of the loan. Councilman Foy asked how the 6% rate compares with current interest rates. Mr. Hardy stated that the banks are currently charging prime plus 2 (8%) to their best customers. The proposed loan to the Wights would be at prime and previous loans from the fund have been below prime. Councilwoman Holt seconded the motion which carried unanimously.

JOINT MEETING WITH PLANNING COMMISSION - REVIEW OF PROPOSED ZONING ORDINANCE

At 7:15 p.m. Mark Green and Kathi Izatt, Planning Commissioners, joined the meeting for a review of several sections of the proposed zoning ordinance. (Mike Holmes and Dick Dresher were not in attendance but they had contacted Mr. Gehring regarding their concerns and these items were included in the discussion) .

The Mayor reviewed the density incentive bonus table and several changes were recommended. It was noted that when a developer wishes to increase density, there should be trade-offs which improve the quality of the development. (Such as requiring recreational facilities). It was suggested that "wood shingles" not be included in the ordinance. However, after this item was discussed, the consensus was to leave that wording as presently proposed.

Mr. Dresher had questioned the regulations regarding the height of buildings as they relate to "adjacent" structures. After some discussion, it was decided that this item needs further refinement by staff (page 84). Several other recommendations were made regarding the density incentive bonus section.

In Chapter 8, dealing with Planned Unit Developments, it was suggested that the approval process include three steps - - conceptual, preliminary and final. This was approved by the group. Mr. Balling requested that PUD is not be approved by phases, but that final approval be on the whole project. This involved several sections (starting with 105 (b)); the staff will re-work this section.

Mr. Balling and Mr. Hardy were excused from the meeting at this time to check some weather-related problems in the city.

It was suggested that Section 105 (a) be re-worded so that a developer only need present a commitment letter from a lending institution (or something similar) as evidence of financial

responsibility

The proposed sign ordinance was discussed briefly. It was determined that the types of changes which are being proposed are significant enough to merit review by a committee composed of representatives from the business community, the staff and elected officials. Mayor Linnell requested that Mr. Gehring make contact with the Chamber of Commerce and that a group of citizens representing the business community be selected to serve on the sign review committee. Once the membership of the committee has been established, a meeting of the business representatives, the City Council and the Planning Commission will be scheduled for review of the proposed sign ordinance.

Mr. Hardy and Mr. Balling returned to the meeting at this time.

In response to the request of a developer, Mr. Gehring suggested that consideration be given to including a provision in the R-3 zone to accommodate apartments for the elderly, with efficiency, one-bedroom, and two-bedroom units, and a cafeteria for those who preferred assisted care living. The draft presented by Mr. Gehring included a density of 50 units per acre. Mr. Green expressed concern that this would be too close. Discussion followed regarding the need for elderly housing in Bountiful and "Heritage Place", a facility similar to that for which the ordinance is being drafted. The group felt comfortable with Heritage Place, and suggested that Mr. Gehring research the density of that development and parking requirements for this type of facility so that it could be used as a benchmark for future discussion.

The last item examined was the proposed zoning map. "Mother-in-law" apartments were discussed and it was noted that if there is violation of the ordinance which is troublesome to neighbors, the ordinance can be strictly enforced. Mr. Gehring pointed out where changes have been made, noting that the commercial neighborhood zone has been eliminated.

Mr. Hardy praised Mr. Gehring for the efficiency with which the ordinance revision has taken place.

**RECOGNITION GIVEN TO PARKS DEPARTMENT
FOR EXCELLENCE OF CEMETERY MAINTENANCE**

Councilman Foy requested that Mr. Hardy relay to the appropriate employees his appreciation for the excellent condition of the cemetery for the Memorial Day events. Mr. Hardy and Councilman Foy commented that they had received a number of positive comments regarding the cemetery.

The meeting adjourned at 8:45 p.m. on a motion made by Councilman Cushing and seconded by Councilman Foy.