

Minutes of the regular meeting of the City Council held November 10, 1993 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present: Mayor Pro Tempore: Renee Coon
Council Members: Harold Shafter, John Cushing, Barbara Holt and Leslie.
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Jack Balling
City Recorder: Arden Jenson
City Treasurer: Galen Rasmussen
Planning Director: Blaine Gehring
Rec. Secretary: Nancy Lawrence
Dept. Head: Neal Jenkins, Parks/Rec.

Absent: Mayor: Bob Linnell

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 Pro-tem Coon called the meeting to order and the pledge of allegiance to the flag was given. Mr. Balling gave the invocation.

Minutes of the regular meeting of the City Council held November 3, 1993 will be approved at the next regular meeting.

EXPENDITURES AND EXPENSES APPROVED FOR TWO OCTOBER PERIODS

Mr. Jenson presented the Expenditure and Expense Report for the Periods October 29-31, 1993 (\$401,149.87) and the Summary for October (\$2,650,872.86). He mentioned that the summary was higher than usual because three pay periods were included in October. Councilman Shafter made a motion that the expenditure reports be approved as presented. Councilman Foy seconded the motion and voting was unanimous.

**APPROVAL GRANTED FOR 0 BUILDING LOTS AT
63 WEST 220 SOUTH - MARK SIMMONS, DEVELOPER**

Mr. Gehring presented a site plan and reported that Mark Simmons has requested permission to build two model homes on existing parcels of ground at 63 West and 79 West 2200 South. His long-range plan is to then develop contiguous property into a Planned Unit Development. He noted that while they will be model homes for a future development, if no such development is approved, the homes will be single family residences and meet all requirements of the underlying R-1-6.5 zone.

It is the recommendation of staff that approval be granted to this request, subject to the following conditions:

1. New sidewalk across the entire frontage of both lots be installed. (Curb
2. The required Davis County Storm Fee of \$2,100 an acre for undeveloped property be paid. (\$798 for the lot at 79 West and \$1,365 for the lot at 63 West).
3. A 7-ft. utility easement be granted along the entire frontage of both lots and along the west lot line of 79 West 2200 South.
4. The new survey plat of the lots as shown be filed with the Davis County Recorder's Office as per State law.

5. All required utility and hook-up fees be paid prior to issuance of a building permit.

6. A subdivision checking fee of \$30.00 per lot be paid.

7. The homes must meet all City codes and ordinances.

Mr. Balling pointed out that developments with metes and bounds descriptions are difficult to administer and he recommended that another condition of approval be to require the two lots to be included as a part of the subdivision package when the PUD is developed. Councilman Shafter made a motion to grant approval for the two building lots as recommended by the Planning Commission and with the additional requirement as noted by Mr. Balling. He also requested that the boundary lines be straightened up and that this be accomplished within 12 months. Councilman Cushing seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL APPROVAL GRANTED TO SITE
PLAN - BOUNTIFUL LDS SEMINARY**

Mr. Gehring presented the elevations and site plan for the proposed addition to the Bountiful LDS seminary. He reviewed that this addition is the follow-through on the temporary classroom which was given a 6-month approval by the Council. He reviewed the plans and noted that an additional twenty feet of property has been purchased from the contiguous property owner to accommodate the expansion. It is the recommendation of the Planning Commission that preliminary and final approval be granted subject to final approval of the building plans and conformance with the UBC. It is also recommended that an additional six month extension for the temporary classroom be granted. Councilman Shafter made a motion to this effect, Councilman Cushing seconded the motion and voting was unanimous.

**PRELIMINARY AND FINAL APPROVAL GRANTED FOR ADDITION TO DAN EASTMAN
JEEP EAGLE - 2929 SOUTH MAIN**

Mr. Gehring presented the site plan and an aerial photo of Dan Eastman Jeep Eagle and reported that this business is desirous of adding a new service area to the existing facility. The proposed addition includes a new write-up area, expansion of the service area on the north and east sides of the building, and a new facade treatment and general maintenance and upgrading to the remaining structure. This item has been reviewed by the Planning Commission and received a positive recommendation.

Councilwoman Holt motioned that preliminary and final approval be granted to this project. Councilman Shafter seconded the motion and voting was unanimous.

**PUBLIC HEARING SET FOR REQUEST TO REZONE -
1975 ORCHARD DRIVE - LAKEVIEW ANIMAL HOSPITAL**

Mr. Gehring explained that the property located at 1975 Orchard Drive has been a problem over the past years because efforts to develop it have been opposed by the neighborhood. He said that a proposal has come for the property to be used for an animal hospital. He noted that this seems to be a good compromise to what has been requested in the past and has not received opposition from the neighborhood. He recommended that a public hearing be set for December 1, 1993 at 7:45 p.m. for the purpose of considering a zone change from R-1-6.5 to C-G. Councilman Cushing made a motion to this effect; Councilman Foy seconded the motion and voting was unanimous.

BID AWARDED TO JERRY SEINER FOR ONE-TON TRUCK

PARKS DEPARTMENT

Mr. Jenkins reported that (for the second time) bids were requested for a one-ton truck for the Parks Department. After review of the bids, it is the staff recommendation that the bid be awarded to the low bidder, Jerry Seiner, in the amount of \$17,195.00. The amount budgeted for this truck was \$25,000,; which includes the installation of a bed and 9-ft. plow. With these items included, the amount is projected to come in under budget. Councilman Cushing motioned that the bid be awarded as recommended. Councilman Shafter seconded the motion and voting was unanimous.

MISCELLANEOUS FROM COUNCIL

Councilman Shafter asked for an update on the applications being submitted for the opening which will soon occur on the City Council. Approximately five individuals have filed and it was determined that all applications will be held by staff until the submission deadline.

The meeting adjourned at 7:23 p.m. on a motion made by Councilwoman Holt and seconded by Councilman Shafter.