

Minutes of a joint meeting of the City Council and Planning Commission on April 7, 1993 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah, following a meeting of the Planning Commission.

Present:	Mayor:	Bob Linnell
	Council Members:	Harold Shafter, Renee Coon, John Cushing, Barbara Holt, and Leslie Foy
	Planning Commission:	Mark Green, Mike Holmes, Elaine McKay and Don Milligan
	City Manager:	Tom Hardy
	City Attorney:	Rullell Mahan
	Planning Director:	Blaine Gehring
	Rec. Secretary:	Nancy Lawrence
Absent:	Planning Commission:	Dick Dresher, Kathi Lzatt, Mick Johnson and Jeff Chretien

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.

#### **ORDER TO SHOW CAUSE RESCHEDULED --FRED MEYER**

Mayor Linnell called the meeting to order and reviewed with the Council that the Order to Show Cause which was issued on behalf of Fred Meyer needs to be rescheduled due to a problem with the published Notice time requirements. He recommended that the public hearing be rescheduled from April 14, 1993 to April 28, 1993 at 7:30 p.m. Councilman Shafter motioned for approval as recommended, Councilwoman Holt seconded the motion and voting was unanimous.

#### **PUBLIC HEARING SET TO CONSIDER MARV BLOSCH REQUEST**

It was also noted that the Planning Commission had considered a rezoning request by Marv Blosch which required a public hearing and that hearing has been rescheduled for April 28, 1993 at 8:00 p.m. Councilman Foy made a motion to this effect, Councilwoman Holt seconded the motion and voting was unanimous.

#### **PROPOSED ORDINANCE REVIEWED**

Mr. Gehring stated that he had received an inquiry from Mrs. Laurel VanOrman, 1290 East 600 South, regarding the possibility of operating a "bed and breakfast" business from her home. He asked for input from the group regarding this request and indicated that if they felt favorable, it would be appropriate to include it in the new ordinance as they are reviewing it. The matter was discussed at length and it was the consensus of the group that this use would not be desirable in the R-1 zone, the most restrictive residential zone in the ordinance.

Mr. Gehring presented the proposed Chapter 7 of the ordinance for review and explained that the incentive density bonus was included to provide for more quality development in terms of condo-type developments. He said that the basic premise is that in the R-3 to R-13 zones,

there would be additional units allowed subject to meeting conditions of the Chapter. This chapter was reviewed in depth and the group expressed concern that the additional conditions which were set forth were in many cases the conditions which should be required. With this philosophy in mind, the chapter was amended to reflect the thinking of the group. Terminology was also changed in an effort to be more specific in providing guidelines for developers. The staff will incorporate the recommended changes in this chapter for another review by the group.

There are presently no CN zones as applied to Bountiful now. Therefore, it was the consensus of the group to eliminate Chapter 8 at this time.

Chapters 9, 12, and 13 were then reviewed and recommended changes were incorporated into the ordinance. It was suggested that the Mountain Watershed zone (Chapter 13) be expanded to include areas of the foothill zone, or that the restrictions of the foothill zone be made more restrictive in an effort to protect the environment. This chapter was reviewed in great detail and many recommendations were considered and amendments made.

Mayor Linnell stated that Chapters 14, 15, 16, 17, and 18 will be reviewed on May 5th and Chapters 19, 20, and 21 will be reviewed on May 18th.

The meeting adjourned at 10:18 p.m. on a motion made by Councilwoman Coon and seconded by Councilwoman Holt.