

Minutes of the joint meeting of the City Council and Planning Commission held March 3, 1993 at 7:00 P.M. in the Planning Conference Room of the City Hall, Bountiful, Utah.

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

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 noted that the Planning Commission had held a brief meeting prior to this study session and he then called the study session to order. He explained that the Agenda for tonight's meeting was to review Chapters 3-7 and 11-13 of the proposed new zoning ordinance. (Chapters 1 and 2 were discussed in a joint meeting of the Council and Commission on February 3, 1999).

The Mayor welcomed the visiting Boy Scouts and reviewed information which they need to know to satisfy their merit badge requirements.

The proposed ordinance was reviewed on a page-by-page basis and questions and/or concerns raised during individual study were discussed. Several subject areas were of particular concern and it was requested that the staff work together to further refine these areas in the ordinance. These topics included: "mother-in-law apartments" in the R-1 zone; maximum building height (measured by number of stories, footage, comparison of existing neighborhood?); and minimum lot width.

Mr. Holmes indicated that he needed to be excused at this time, and inasmuch as he wished to participate in the discussion on Chapter 7 (Incentives), it was agreed that this would be postponed to the next study session. He and Mr. Milligan were then excused (8:50 p.m).

Mr. Gehring was asked if Title 14-6-104 (3) regarding lot area would raise a taking issue, and Mr. Mahan said "no", that rights do not vest until a building permit is issued. Discussion followed regarding the non-residential uses in existing residential zones. Mr. Gehring stated that

it was his intent when revising the ordinance to protect the residential rights, and at the same time, minimize any taking issues.

The "hospital" zone was then reviewed and corrections and changes were made. One matter that was to receive further attention was parking requirements (Title 14-11-104).

The next joint study session was set for April 7, 1993, with Chapters 7, 8, 9, 10, 12, and 13 being scheduled for review.

The meeting adjourned at 9:20 p.m. by official action.