

Minutes of the regular meeting of the City Council held February 28, 1996 at 7:00 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

Present:	Mayor:	John Cushing
	Council Members:	Samuel Fowler, Barbara Holt, Alan Johnson, Harold Shafter and Ann Wilcox.
	City Attorney:	Russell Mahan
	City Engineer:	Jack Balling
	City Recorder:	Arden Jenson
	Dep. City Treasurer:	Lorna Hartvigsen
	Planning/RDA Director:	Blaine Gehring
	Department Head:	Dick Duncan, Street/Sanitation
	Recording Secretary:	Nancy Lawrence
Absent:	City Manager:	Tom Hardy

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 Cushing called the meeting to order, following which Councilwoman Wilcox led the pledge of allegiance to the flag. The invocation was offered by Mr. Balling.

Minutes of the regular meeting of the City Council held February 14, 1996 were presented and approved as written on a motion made by Councilman Johnson and seconded by Councilwoman Holt. Voting was by a majority with Councilwoman Wilcox abstaining because she had not attended the subject meeting.

**EXPENDITURES AND EXPENSES APPROVED
FOR JANUARY AND FEBRUARY**

Mr. Jenson presented the following Expenditure and Expense Reports, with respective totals:

Summary for January -----	\$2,637,642.19
February 1-15, 1996 -----	300,232.30
February 16-22, 1996 -----	382,231.05

There were no corrections to the reports and no discussion by the Council. The expenditures were unanimously approved as presented on a motion made by Councilman Shafter and seconded by Councilwoman Wilcox.

**TED WHITE RECOGNIZED RETIREMENT
FROM STREET-DEPARTMENT**

Mayor Cushing recognized Ted and Beverly White who were in attendance to be honored on the occasion of Mr. White's retirement. Mr. Duncan stated that Ted has been an outstanding employee over the past 25 years. During that time, he has missed less than five times when snow removal was required and he established the habit of always being to work at least 30 minutes early. He said the department will greatly miss Ted's knowledge of the streets, storm drain locations, equipment, etc. and he thanked Mrs. White for her support of Ted during his tenure with the city. Mayor Cushing presented Ted with a gift as a token of appreciation on behalf of the Council, staff, and City and thanked him for his dedication as a City employee.

**PRELIMINARY AND FINAL APPROVAL GRANTED
TO RIDGE ESTATES OF MAPLE HILLS PLAT B AMENDED**

Mr. Gehring reviewed that Mr. Alan Collier received a conditional use permit to divide his lot at 1864 East Ridge Point Drive into two lots, with one of the lots qualifying as a flag lot. He has now completed the subdivision of this lot, the Planning Commission has reviewed the plat and recommends that preliminary and final site plan approval be granted subject to the following conditions:

1. The completion of the plat to the requirements of the City Engineer including the dedication of the circle for a public street.
2. Completion of the legal requirements by the City Attorney necessary to vacate Lot 5 of Ridge Estates
3. Submission of a title report showing the exact description as shown on the subdivision plat.
4. Payment of the subdivision checking fee - \$60.00.
5. Payment of the recording fee as required by the County.
6. Payment by the lot owner of water, sewer, power and other non-city fees at the time the building permit is issued for Lot 502, including all costs for installation of the utilities.

Councilman Fowler made a motion to grant preliminary and final site plan approval as recommended to the Ridge Estates of Maple Hills, Plat B Amended. Councilman Shafter seconded the motion and voting was unanimous.

PRELIMINARY AND FINAL SITE PLAN APPROVAL
APPROVED FOR DICK'S MARKET, 225 S0 ORCHARD DR.

Mr. Gehring reviewed that the property at 2250 South Orchard Drive was rezoned last year to General Commercial for the purpose of a Dick's Market being constructed there. The project, developed by Dick Winegar and Associated Foods, has been reviewed by the Planning Commission and comes to the Council with a recommendation for preliminary and final site plan approval, subject to the following conditions:

1. The sidewalk on Orchard drive be removed and a new 4-foot wide sidewalk be constructed along Orchard Drive 6 feet from the curb. The new 6-foot parkstrip to be landscaped with grass.
2. The entrance at 2250 South be designed as a street entrance with 20-foot minimum radius on curb returns and an inlet box and drainage pipe to pick up the flow on Orchard Drive to eliminate the waterway.
3. The curb and gutter be removed and reconstructed by City standards on the store frontage on 2200 South.
4. The developers pay for one-half the cost of sidewalk on the south side of 2200 South along the existing homes from 200 West to Franklin Farms Subdivision.
5. The developers pay a proportionate storm drainage fee as determined by the amount of storm detention provided on the site as calculated by the City Engineer. The overflow will be piped into the storm drain on 2200 South.
6. Provide the City with a 7-ft. wide easement along the perimeter of the property and deed a 6-ft. strip along Orchard Drive for the sidewalk.
7. Provide the City with a 7-ft. wide utility easement along the culinary water, power, telephone and gas lines.
8. Dedicate 2350 South along the property and construct all required street improvements to City standards.
9. Provide a 6-ft. high masonry wall along the west and south property lines and complete the details on the retaining walls.
10. Complete all final building plans as required by building codes and City ordinances.
11. Pay all fees and post bonds as required by the City.

Following a brief discussion, Councilman Fowler made a motion to grant preliminary and final approval, as recommended. Councilwoman Wilcox seconded the motion which carried by a majority. Councilman Shafter voted nay.

**MARCIA FORD REQUESTS ENDORSEMENT
BY COUNCIL FOR CONFERENCE IN TURKEY**

Marcia Ford, 1286 East North Ridge Drive, explained that she will be attending a world conference in Istanbul, Turkey this summer. The focus of the conference is on strengthening and preserving community values. She said she would like to be recognized as an official representative from Bountiful in order to do the most good. She provided the Council with information on the conference Agenda and asked that they study it and be prepared to give her an official replay at next week's meeting.

**PUBLIC HEARING TO CONSIDER REZONE OF PROPERTY,
APPROX. 50 WEST 1350 NORTH - PAPANIKOLAS BROTHER**

Mayor Cushing opened the public hearing at 7:32 p.m. to consider the request of Papanikolas Brothers to rezone a small piece of property at approximately 50 West 1350 North from C-G to R-1-8. He explained that when the rezoning for the second phase of Bountiful Shadows was done, it was not anticipated that there would need to be a 20-foot road into the City's substation and debris basin. The inclusion of this road (required by the City) has made it necessary to rezone an additional 20 feet on the east end of the subdivision to make the lots come out with necessary measurements. The Planning Commission has reviewed this matter and recommends approval.

Mayor Cushing called for input from those in attendance; there was none. The Mayor closed the hearing, following which Mr. Mahan reviewed Ordinance No. 96-1 entitled AN ORDINANCE AMENDING SECTION 14-2-102 OF THE

ZONING CODE BY AMENDING THE OFFICIAL ZONING MAP OF BOUNTIFUL CITY TO REZONE PROPERTY LOCATED AT APPROXIMATELY 50 WEST 1350 NORTH FROM C-G TO R-1-8, WHICH OFFICIALLY amends the ordinance. He noted that this action was an effort for parties to accommodate each other and he recommended that the rezone request be approved and the ordinance adopted. Councilman Fowler motioned to adopt Ord. No. 96-1, Councilman Shafter seconded the motion and voting was unanimous.

The meeting adjourned at 7:38 p.m. on a motion made by Councilman John seconded by Councilman Shafter.