

1 Minutes of the regular meeting of the City Council held April 16, 1997 at 7:00 p.m. in the  
2 Council Chambers of the City Hall, Bountiful, Utah.

3  
4 Present: Mayor John R. Cushing  
5 Council Members: Samuel R. Fowler, Barbara Holt, Alan A.  
6 Johnson, C. Harold Shafter, and Ann Wilcox  
7 City Manager Tom Hardy  
8 City Attorney Russell L. Mahan  
9 City Engineer Jack P. Balling  
10 Planning Director Blaine Gehring  
11 Deputy City Treasurer Pamela Plaizier  
12 Department Head Neal Jenkins, Parks & Recreation  
13 Recording Secretary Ellen H. Call  
14  
15 Excused: Arden F. Jenson City Recorder

16  
17 Official Notice of this meeting had been given by posting a written notice of same and an  
18 Agenda at the City Hall and providing copies to the following newspapers of general circulation:  
19 Davis County Clipper, Deseret News, and Salt Lake Tribune.

20  
21 Mayor Cushing called the meeting to order, welcoming the boy scouts in attendance,  
22 following which the pledge of allegiance to the flag was led by a scout, Chris Black. The  
23 invocation was offered by Councilman Fowler.

24  
25 Minutes of the regular meeting of the City Council held April 2, 1997 were presented and  
26 unanimously approved as written on a motion made by Councilmember Wilcox and seconded by  
27 Councilman Johnson.

28  
29 **EXPENDITURES AND EXPENSES**

30 Both City Recorder Arden Jenson and Deputy City Recorder Kim Coleman were  
31 attending a conference out of town, so expenditures will be presented for approval at the next  
32 meeting.

33  
34 **PRESENTATION BY SCHOOL BOARD**  
35 **REGARDING BOND AND VOTED LEEWAY ISSUE**

36 Mayor Cushing acknowledged Verlan Terry and Bruce Williams in attendance,  
37 representing the Davis County School Board. Mr. Williams gave a presentation concerning the  
38 upcoming bond election and voted leeway scheduled for May 6 to help those in attendance  
39 understand the issues and be better informed.

40  
41 Davis County is growing rapidly and the school district has found it necessary to build  
42 additional schools. The bond money will be earmarked for seven new elementary schools and  
43 land purchases, classroom additions at ten schools, and some major renovations. Projects in  
44 Bountiful City would include Muir and Oakhills Elementary, Bountiful and Millcreek Junior  
45 High, and Bountiful and Viewmont High Schools.

1 The issues on the ballot are (1) Construction bond for \$75 million (money cannot go for  
2 teachers' salaries or operating costs). Cost to taxpayers would be \$39 per \$100,000 of residential  
3 property. (2) Voted leeway, which would allow school district to get additional tax money in the  
4 amount of approximately \$3 million per year for the operation of the new schools. Tax impact  
5 of voted leeway is .0006 to be implemented over a three-year period beginning in 1999. Cost to  
6 taxpayers would be \$11 per year per \$100,000 taxable value on a home in 1999, \$22 in the year  
7 2000, and \$33 in 2001 and on. Leeway funds would be used for class size reduction, opening  
8 and operating schools, textbooks and supplies, and classroom computers.

9  
10 In answer to a question by Councilman Shafter, Mr. Williams explained that the \$75  
11 million bond, if passed, would be issued in two phases: \$40 million this year and \$35 in the year  
12 2000, with a 15-year amortization each, at which time the obligation would end. The leeway is a  
13 tax rate that stays indefinitely. Dan Jones and Associates conducted a poll on the bond issue,  
14 and it showed a 81% favorable response.

15  
16 **PRESENTATION BY AMY GARDNER**  
17 **OF YOUTH COUNCIL**

18 Mayor Cushing welcomed the Youth Council in attendance. Councilmember Wilcox  
19 explained that both current Council and new Council members were there, and introduced Alex  
20 Brownell as next year's Mayor and Rob White as City Manager. Rich Oborn, current Youth  
21 Council Mayor, and others were at an awards banquet at the Salt Palace, where they were to  
22 receive a statewide service recognition award.

23  
24 Amy Gardner showed the "Silver Bowl" governor's service award for volunteerism which  
25 the Youth Council had received on April 15, and reported on some of the most recent activities  
26 of the Council. These include: tutoring at Washington Elementary, Welcome Wagon to  
27 introduce new students to Bountiful, attendance at a State Legislative session, presentation by  
28 Tom Hardy on how a bill becomes a law, tour of the Police Department, booth for Earth Day to  
29 be held this coming Saturday, activities at The Meadows retirement center, and purchase of the  
30 city sign at the 400 North Park.

31  
32 Mayor Cushing thanked Amy for her report and expressed appreciation to the Youth  
33 Council for the service that they have rendered to the community.

34  
35 **PUBLIC HEARING TO CONSIDER REZONING OF**  
36 **WUTHRICH NURSERY PROPERTY AT 280 WEST CENTER**

37 Blaine Gehring explained that when the current zoning ordinance was developed and  
38 approved in 1993, commercial and residential uses in the same zone were separated. The old  
39 Wuthrich Nursery was one such commercial property. The nursery is no longer in operation and  
40 has been for sale for several months. Pentalon Construction has purchased the property with the  
41 intent of developing some new apartments, and has requested a rezone from commercial to  
42 multiple family use.

43  
44 Their proposal is to leave the existing Wuthrich home in place and develop the remaining  
45 property, including two small lots which are currently zoned R-3-13 and front on 200 North.  
46 The area extends through the block. The petition to rezone is in keeping with the surrounding

1 zoning and adjacent uses. There are apartments directly adjacent to the property on the east and  
2 northeast and the Lakeview Condominiums are adjacent to the west. The recent approval for a  
3 five-plex on the Charles Parkin property is also adjacent to the north. The development of the  
4 property would demolish and clear what could potentially become an eyesore and health  
5 problem. The Planning Commission has reviewed this proposal and gives it a favorable  
6 recommendation.

7  
8 The Mayor opened the public hearing at 7:24 and called for comments from those in  
9 attendance. There was no response, and the public hearing was closed. In answer to  
10 Councilwoman Wilcox's question, Mr. Gehring said that the Wuthriches intend to remain in their  
11 home at 276 West Center. Councilman Shafter asked that he go on record as abstaining from  
12 making a decision on this matter, as he felt a conflict of interest may be represented.

13  
14 Councilman Fowler made a motion to accept Ordinance No. 97-6 entitled AN  
15 ORDINANCE AMENDING SECTION 14-2-102 OF THE BOUNTIFUL CITY CODE BY  
16 AMENDING THE OFFICIAL ZONING MAP OF BOUNTIFUL CITY TO RE-ZONE  
17 PROPERTY LOCATED AT APPROXIMATELY 280 WEST CENTER STREET FROM C-G  
18 TO R-3-13. Councilwoman Holt seconded the motion and voting was four in favor, with  
19 Councilman Shafter abstaining.

20  
21 **PRELIMINARY AND FINAL SITE PLAN APPROVED**  
22 **FOR DESERET BOOK AT 460 WEST 500 SOUTH**

23 Mr. Gehring reported that the Consolidated Theaters would like to build and lease to  
24 Deseret Book a new store on the site of the old Queen Theater (which would be torn down) at  
25 460 West 500 South. The proposal is for a 4,000-square-foot building with 17 parking spaces on  
26 site. The building will be located on the rear of the property with all parking in front.

27  
28 The Planning Commission sends a favorable recommendation for preliminary and final  
29 site plan approval with the following conditions:

- 30  
31 1. The drainage plan be changed to drain to 500 South Street.  
32 2. Pay a storm drain fee of \$630 for the .3 acres.  
33 3. Provide easements to Bountiful City along the frontage on 500 South and as  
34 required by the Power Department.  
35 4. Pay power, building, and all other required fees.

36  
37 The affected neighbors, Kentucky Fried Chicken, Flower Patch, Bowling Alley, and  
38 others have participated in discussions and plans and have given concurrence. The previous  
39 parking issue was settled between the two parties affected.

40  
41 Councilman Fowler made a motion to grant preliminary and final site plan approval for  
42 the Deseret Book store as described above, with the four conditions as listed above.  
43 Councilwoman Wilcox seconded the motion and voting was unanimous.

44  
45 In response to Councilman Shafter's inquiry, Mr. Mahan said he would notify the

1 Historical Commission so they can take pictures before demolition of the theater.  
2  
3

4 **PUBLIC HEARING TO CONSIDER ZONING ORDINANCE**  
5 **AMENDMENTS REGARDING OFF-SITE PARKING FOR**  
6 **BUSINESS AND FLAG LOTS**

7 At 7:30, Mayor Cushing opened the public hearing. Mr. Gehring stated that two items  
8 have recently prompted a review of the Zoning Ordinance for possible amendments: (1) parking  
9 for commercial businesses beyond their property, and (2) clarification of the creation of flag lots.  
10

11 While reviewing the Deseret Book store proposal, it was realized that allowing off-site  
12 parking up to 150 feet from the site is no longer realistic, and it was determined that the  
13 provision permitting this should be removed and on-site parking required.  
14

15 The issue of clarification of flag lots came up during a recent public hearing. When the  
16 flag lot ordinance was last changed, it was intended to infer that large portions of an inner block  
17 should be developed into a subdivision or practical development rather than a lot-by-lot split.  
18 However, the words "feasible or practical use" were used, which allowed conflicting  
19 interpretations. The wording in that portion of the flag lot ordinance should be changed to read:  
20 "Flag-shaped lots may be created . . . if . . . [t]he property by its location and/or configuration  
21 cannot be reasonably developed without a flag lot approval." It is also recommended that a new  
22 provision be added, which states: "The yard opposite the front yard . . . shall be considered the  
23 rear yard and must maintain the minimum rear yard setback required for the zone in which it is  
24 located." In addition to these changes, a definition of "flag lot" is being included in the  
25 ordinance.  
26

27 These changes to the Zoning Ordinance have been reviewed by the Planning Commission  
28 and have their concurrence.  
29

30 Mayor Cushing opened the meeting for public comment, but no one responded. Mr.  
31 Mahan answered Councilmember Holt's question as to what defines "reasonably developed". It  
32 is a means of giving the Planning Commission some leeway in determining what is reasonable  
33 in each specific circumstance. It is not specific, but intentionally grants a range of discretion.  
34

35 Councilman Fowler made a motion to adopt Ordinance No. 97-7, AN ORDINANCE  
36 AMENDING SECTION 14-18-102 REGARDING OFF-SITE COMMERCIAL PARKING  
37 AND SECTIONS 14-14-106 AND 14-3-102 REGARDING FLAG LOTS, making the changes  
38 as discussed. Councilman Shafter seconded the motion and voting was unanimous.  
39

40 **PUBLIC HEARING TO CONSIDER ADOPTION OF POLICY**  
41 **DECLARATION ON ANNEXATION OF LOT ON THE**  
42 **NORTHEAST END OF THE CITY**

43 Mr. Mahan reminded the Council that the city had received an Annexation Petition from  
44 Cody Fraughton to annex a piece of property on the northeast end of town, east of Bountiful  
45 Boulevard. This is an undeveloped area and the intent is to develop it in conjunction with Lot 8

1 of Granada Hills Plat 8, which is in the city limits and which is also owned by Mr. Fraughton.  
2 All of the annexation procedure requirements have been satisfied, and this hearing is the last step  
3 before adopting the Policy Declaration. Mr. Mahan clarified Councilwoman Wilcox's question  
4 that this annexation is not affected by recent legislative action, which goes into effect on May 5.  
5 Any annexation that can be concluded before that date is acceptable under the old guidelines.  
6

7 Mayor Cushing opened the matter for public comment. There was none. Councilman  
8 Fowler made a motion to accept the Policy Declaration Regarding Annexation of the property as  
9 described and explained by Mr. Mahan. The motion was seconded by Councilman Johnson and  
10 voting was unanimous.  
11

12 **PUBLIC HEARING TO CONSIDER AMENDMENT TO**  
13 **EAGLE RIDGE SUBDIVISION PLAT C BY DIVIDING**  
14 **LOT 314 INTO TWO LOTS**

15 Jack Balling explained that when Eagle Ridge Subdivision was granted final approval in  
16 1993, most of the land on Lot 314 (shown as Lot 215 on the preliminary plat) was over 30%  
17 slope. In order to dispose of the property, the developers elected to make it one large lot , 272  
18 feet wide. After the improvements were installed in the subdivision, the owners of that lot asked  
19 if they could divide the parcel into two 136-foot lots. The site was visited by staff and it was  
20 determined that the request was justified and that the two lots could be developed with retaining  
21 walls in the back. Two lots would be much more compatible with the neighborhood and would  
22 be easier to maintain, rather than leaving a large vacant area that would be open to collect weeds  
23 and debris. The Planning Commission recommended a split of this lot be approved because the  
24 slope is unnatural and was created by Skyline Drive behind it.  
25

26 Mayor Cushing asked for, but received no public comment. Blaine Gehring reported that  
27 he had received a phone call from David Peterson, a neighbor in that area, who objected to this  
28 lot split. He felt that because the building area is quite narrow it might cause smaller homes to  
29 be built and affect the value of the neighborhood. Mr. Gehring informed Mr. Peterson that this  
30 matter was dictated by private covenants and that he should contact his architectural review  
31 committee.  
32

33 Mr. Mahan reminded the Mayor that inasmuch as this matter involves a lot split, it is  
34 necessary to adopt an ordinance vacating Lot 314 from the Eagle Ridge Subdivision Plat C, in  
35 addition to approval of a new subdivision, Eagle Ridge Subdivision Plat C Amended. Mr.  
36 Balling assured Councilmember Shafter that there is buildable space on both of the lots if the  
37 split is approved, with a variance required to allow construction on property over 30% slope.  
38 Mr. Gehring noted that a blanket variance was granted some time ago on all of the lots on the  
39 east side of Eagle Ridge Drive under the "B" for 20-foot yards, allowing homes to be built closer  
40 to the street and off of the hillside.  
41

42 A resident just moving into Eagle Ridge, Glenna Fry, stated it was her understanding that  
43 the building lots were 1/2 to 3/4 acre, and she and her neighbor objected to the lot split on that  
44 premise. In response to her comment, Curt Datwyler, owner of the subject property who  
45 petitioned for the split, reported that many of the lots on that side of the street are smaller than

1 the lots that would be created by the split. Many of them are 1/4 acre. Regarding Dave  
2 Peterson's concern about the smaller homes, he assured the Council that they would comply with  
3 the covenants and restrictions of the neighborhood.

4  
5 After further discussion and clarification, Councilman Fowler made a motion to adopt  
6 Ordinance No. 97-8 entitled AN ORDINANCE VACATING LOT 314 FROM THE EAGLE  
7 RIDGE SUBDIVISION, PLAT C, IN BOUNTIFUL, DAVIS COUNTY, UTAH, AND  
8 RELEASING THE EASEMENTS THEREON, and approve Eagle Ridge Subdivision Plat C  
9 Amended, Lots 1 and 2. Councilmember Holt seconded the motion and voting was unanimous.

10  
11 **PRELIMINARY SITE PLAN APPROVED FOR 12 ADDITIONAL**  
12 **UNITS AT COLONIAL POINTE APARTMENTS**

13 Mr. Gehring reviewed that this is the property behind the existing Colonial Pointe  
14 Apartments which was recently rezoned, and the owners now wish to add 12 additional units to  
15 their complex. He referred to the drawings showing the retaining walls and proposed fencing of  
16 the area. The Planning Commission has reviewed this proposal and recommends preliminary  
17 site plan approval with the following conditions:

- 18  
19 1. All ordinances and codes be met and all items noted by the City Engineer on the  
20 preliminary plan be corrected for final approval.  
21 2. Power Department to determine any fees and easements.

22  
23 Councilman Fowler made a motion to approve the preliminary site plan as presented for  
24 12 additional units at Colonial Pointe Apartments with the two conditions as listed, seconded by  
25 Councilman Shafter, and the voting was unanimous.

26  
27 **APPROVAL GIVEN TO CONSTRUCT NEW ENTRANCE**  
28 **SIGN AT BOUNTIFUL RIDGE GOLF COURSE**

29 Neal Jenkins reported that proposals were received and reviewed for the construction of a  
30 new entrance and sign at the Bountiful Ridge Golf Course. The sign was designed with a new  
31 entrance gate, wrought iron fencing, rock-faced stone pillars, stucco-faced sign with brass  
32 letters, and planting areas for flowers. Two proposals were received, and it is recommended that  
33 the bid from Thomas Lund Construction in the amount of \$47,800 be accepted. The Golf Course  
34 capital budget currently has \$45,000 set aside for this project. The project must be completed by  
35 budget year-end, June 30.

36  
37 Councilmember Wilcox made a motion to accept the bid for \$47,800 from Thomas Lund  
38 Construction, seconded by Councilman Johnson, and voting was unanimous.

39  
40 **FINAL APPROVAL GIVEN FOR BOUNTIFUL**  
41 **RIDGES SUBDIVISION, PHASE I**

42 Mr. Balling informed the Council that the necessary property has now been acquired by  
43 the Boyer Company to complete the construction of Bountiful Boulevard from the end of the  
44 Bridlewood Subdivision to North Salt Lake. They have also completed the title report and  
45 secured the necessary deeds for the reservoir and access road. Mr. Walt Plumb was in

1 attendance representing the owners, who are now requesting final approval of the 66-lot  
2 subdivision. They are ready to dedicate and construct the remainder of Bountiful Boulevard  
3 from the current end to connect with North Salt Lake (Eaglewood Drive). Staff recommends  
4 final approval subject to the following conditions:

5  
6 1. Posting of an \$877,347.50 site-improvement bond in the form of a Letter of  
7 Credit or cash deposit.

8  
9 It was pointed out that the City has rarely used a surety bond, but the developers would  
10 like to use one. After a review with Dick Moffat of Boyer Company and Mr. Mahan, it was  
11 decided the City would prefer that a surety bond not be used because history has shown that  
12 when completion problems arise the matter usually ends up with a law suit. The city would  
13 prefer a Letter of Credit from a bank. Mr. Mahan recommended that a Letter of Credit or cash  
14 deposit be requested on this Item 1 as well as on Item 4. Mr. Plumb stated that his company  
15 prefers a Surety Bond inasmuch as this is their normal format. He pointed out that the Boyer  
16 Company is the largest single developer in Utah, and has probably never defaulted on an  
17 agreement. They have over 22 subdivisions, and he stated that they build from cash and not a  
18 loan. Mr. Balling suggested that Item No. 1 be changed to read "Letter of Credit."

- 19  
20 2. Payment of \$182,697.44 subdivision fees as outlined in the bond letter.  
21 3. Payment of \$118,800 underground power fees.  
22 4. Provide Letter of Credit in the amount of \$293,000, representing 50% cost of the  
23 reservoir. This must be a Letter of Credit to draw on as work progresses.  
24 5. Submit final approved engineering drawings on mylar sheets.  
25 6. Submit landscape plan and approval for the detention basin.  
26 7. Submit deed for the detention basin.  
27 8. Submit deed for the reservoir site.  
28 9. Submit a right-of-way agreement for access to reservoir site.  
29 10. Submit a current title report for the subdivision. (Have received)  
30 11. Submit the signed, notarized subdivision plat. (Have received)

31  
32 Councilman Fowler made a motion to grant final approval for Bountiful Ridges  
33 Subdivision, Phase I, subject to the 11 conditions as outlined. The motion was seconded by  
34 Councilmember Johnson and voting was unanimous.

35  
36 Mr. Balling stated that the Surety Bond will be eliminated from the subdivision ordinance  
37 to avoid problems in the future.

38  
39 **FINAL APPROVAL GIVEN FOR BRIDLEWOOD**  
40 **SOUTH ESTATES SUBDIVISION, PHASE 2**

41 Mr. Balling reported that in the same area on the west side of Bountiful Boulevard is the  
42 extension of Bridlewood South Subdivision, being developed by Mr. Merrill Bunker and Mr.  
43 Steve Randle. They are requesting final approval for 21 lots in Phase 2. The plat has been  
44 reviewed by staff and they recommend final approval be given, subject to the following  
45 conditions:

- 1
- 2 1. Posting the site improvement bond in the form of Letter of Credit for \$231,871 as
- 3 outlined in the bond letter.
- 4 2. Payment of subdivision fees of \$70,229.65 as outlined in the bond letter.
- 5 3. Payment of underground power fees of \$39,900 as determined by Power
- 6 Department.
- 7 4. Provide a bond for their share of 50% of the cost of the reservoir. (Total cost of
- 8 1.5 million gallon reservoir is \$293,000.)
- 9 5. Subdivision shall not be recorded until Bountiful Ridges Subdivision Phase I is
- 10 recorded, dedicating Bountiful Boulevard.
- 11 6. Provide the City with a deed to the reservoir site.
- 12 7. Provide the City with an access easement to the reservoir site.
- 13 8. Completion of the corrections on the subdivision plans.
- 14 9. Compliance with all City ordinances and building codes.
- 15

16 Councilman Fowler made a motion to grant final approval for Bridlewood South Estates  
17 Subdivision, Phase 2, subject to Items 1-9 as outlined, and requiring a Letter of Credit as  
18 opposed to a Surety Bond in Item 1. Councilman Johnson seconded the motion and voting was  
19 unanimous.

20

21 **PRELIMINARY AND FINAL SITE PLAN APPROVAL GIVEN**  
22 **FOR NEW FRED MEYER STORE AT 555 SOUTH 200 WEST**  
23 **AND ADJACENT SHOPS AT APPROX. 100 WEST 500 SOUTH**

24 Mr. Balling showed a site plan for the proposed new Fred Meyer store and introduced  
25 Bob Curry-Wilson, representing Fred Meyer. Mr. Balling indicated that the new store will be  
26 situated on the south portion of the property, and will be almost twice as large (157,988 sq. ft.) as  
27 the present store. It will be a total store, including groceries, hardware, pharmacy, apparel,  
28 garden center, etc. The plan provides for 876 parking stalls, more than required by ordinance.

29

30 In addition to the Fred Meyer store, they will be purchasing the two homes east of  
31 Albertsons at the north entrance to Fred Meyer and will construct two retail buildings (7,500 sq.  
32 ft. and 9,600 sq. ft.) on that site. The plan is to align the north entrance road with 100 West and  
33 they are considering the feasibility of placing a signal light at the intersection. They propose to  
34 cover Mill Creek channel with concrete slabs.

35

36 In order to place the building on a level pad, it will be necessary to make heavy cuts on  
37 the east side of the building. Beginning at this point, a retaining wall will be constructed and  
38 will continue around to the south side of the building. The wall will provide a landscape buffer  
39 and division from the neighborhood. Fred Meyer would like to begin demolition and  
40 construction this spring, and hope to have it completed and ready for operation next spring.

41

42 The city has some conditions to be met regarding this project:

- 43
- 44 1. The existing culinary water line will have to be removed and replaced because of
- 45 the severe cuts at a cost of about \$72,000. The sewer system along the back of the lot will also

1 have to be removed and relocated.

2 2. The storm sewer plan as presented meets required standards, but needs to be re-  
3 configured because of the cuts. They will be required to pay a storm water detention fee for the  
4 new area to be developed, and no basements will be allowed in the flood zone area. Floor  
5 elevations in the two smaller buildings must be raised 6" to meet flood zone requirements.

6 3. Provide a 20-foot easement along culinary water line and 7-foot utility easement  
7 along the streets.

8 4. Work with Power Department on relocation of all power lines and poles.

9 5. Demolition permits required on all buildings to be demolished.

10 6. Provide details on all retaining walls.

11 7. Define trash enclosures for two retail pads and yard lighting.

12 8. The large parking lot next to the creek needs to be broken up with landscaping  
13 islands to be approved by staff.

14 9. Additional landscaping added for screening of the parking lot along 200 West.

15 10. Upgrade the fencing around the garden center from chain link to something more  
16 decorative.

17 11. Change the parking to 60 degrees along the west and east sides of the entry road  
18 from 500 South to provide better traffic flow.

19  
20 Referring to the proposed signal at 100 West and 500 South, Mr. Balling said that the  
21 developers have done a traffic analysis and indicated that it meets a delay warrant for a signal.  
22 However Mr. Balling does not agree inasmuch as there is no congestion or stacking in the area.  
23 His concern is that if the signal is placed now it will have to be coordinated with Main Street and  
24 200 West, and he has requested a study from the state traffic engineer. He feels that without the  
25 store the traffic is flowing freely, and that the major portion of the expense for a traffic signal  
26 should be borne by Fred Meyer as it will be their private access to the store. Mr. Curry-Wilson  
27 said that they would expect to participate in the cost, inasmuch as this would become the front  
28 entrance to their store. They propose that the signal be installed during the construction process  
29 so it is operational at the time of store opening.

30  
31 Based on the discussion and conditions as outlined, the Planning Commission and staff  
32 recommend final site plan approval for the new Fred Meyer store. Mr. Curry-Wilson expressed  
33 his appreciation to members of the Planning Commission and staff who have worked with them  
34 on this project. He indicated that current store employees will be relocated until the new store is  
35 opened. Councilman Fowler asked if the landscaping and chain link fencing concerns brought  
36 up in earlier discussions could be met by Fred Meyer, and Mr. Curry-Wilson assured him they  
37 would make the necessary upgrades and alterations to meet the city's expectations.

38  
39 Councilman Fowler made a motion to grant preliminary and final site plan approval for  
40 the new Fred Meyer store at 550 South 200 West and adjacent shops at approximately 100 West  
41 500 South, which was seconded by Councilman Shafter and voting was unanimous.

42  
43 **COUNCIL COMMITTEE REPORTS**

44 Councilman Johnson reminded everyone about Earth Day to be held on Saturday from  
45 11:00 to 3:00 at Five Points Mall.

*(C. C. Minutes April 16, 1997)*

1  
2 Meeting adjourned by unanimous vote at 8:39 p.m. on a motion by Councilmember Holt,  
3 seconded by Councilman Johnson.