

1 Minutes of the regular meeting of the City Council held September 24, 1997 at 7:00
2 p.m. in the Council Chambers of the City Hall, Bountiful, Utah.

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4 Present: Mayor: John R. Cushing
5 Council Members: Samuel R. Fowler, Barbara Holt, Alan A.
6 Johnson, C. Harold Shafter, and Ann
7 Wilcox Hardy
8 City Manager: Tom Hardy
9 City Attorney: Russell Mahan
10 City Engineer: Paul Rowland
11 City Recorder: Arden F. Jenson
12 Dep. City Recorder: Kim Coleman
13 Planning/RDA Director: Blaine Gehring
14 Recording Secretary: Nancy T. Lawrence
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16 Official Notice of this meeting had been given by posting a written notice of same and
17 an Agenda at the City Hall and providing copies to the following newspapers of general
18 circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.
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20 Mayor Cushing called the meeting to order and welcomed the visiting Boy Scouts. Mr.
21 Rowland led the pledge of allegiance to the flag and Councilman Johnson offered the invocation.
22

23 Minutes of the regular meeting of the City Council held September 17, 1997 were
24 presented and unanimously approved as corrected on a motion made by Councilman Shafter and
25 seconded by Councilwoman Hardy.
26

27 **EXPENDITURES AND EXPENSES APPROVED FOR**
28 **TWO PERIODS—AUGUST AND SEPTEMBER**

29 Mr. Jenson presented the Expenditure and Expense Report for the Period August 27-28,
30 1997 in the amount of \$121,166.71, and the Report for the Period September 1-18, 1997 totaling
31 \$165,323.05. Both reports were accepted by the Council on a motion made by Councilman
32 Fowler and seconded by Councilwoman Holt. Voting was unanimous.
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34 NOTE: The August report was out of sequence due to cancellation of the City Council meeting
35 on September 10th and the report inadvertently not being included for approval at the following
36 meeting (September 17th)
37

38 **PRELIMINARY AND FINAL SITE PLAN APPROVAL**
39 **GRANTED TO AAMCO TRANSMISSION SHOP - 935 SO. 500 W.**

40 Mr. Gehring reviewed the site plan for the proposed AAMCO Transmission Shop, 935
41 South 500 West. He explained that much of the property has been contaminated by oil (the old
42 Intermountain Oil site) and will need to be cleaned up before the property may be reused. It is
43 proposed that a small piece of the property will be purchased and developed as the Transmission
44 Shop; and the remainder of the property will be developed later. Mr. Gehring reported that it is
45 the recommendation of staff and the Planning Commission to grant preliminary and final site
46 plan approval subject to the following conditions:
47

- 48 1. Provide a 7-foot wide public utility easement along 500 West street and as
49 needed by Bountiful Power.
- 50 2. Have an accurate survey of the property to be sold at this time performed by a
51 licensed surveyor or engineer and record the survey with the County Surveyor's

- 1 Office and all appropriate documents in the County Recorder's office.
- 2 3. Payment of sewer connection and impact fees.
- 3 4. Payment of culinary water, impact, connection and meter fees of \$2,588.00.
- 4

5 Mr. Hardy noted that he sits on the Board of the State Division of Solid and Hazardous
6 Waste and this property has been the subject of discussion and attention on several occasions.
7 He recommended that two other conditions of approval be attached:

- 8
- 9 5. Require written certification that the front property (location of the proposed
10 transmission shop) is free from contaminants; and
- 11 6. Submission of a plan approved by the State Division of Solid and Hazardous
12 Waste to clean up the entire property.
- 13

14 Following discussion, Councilman Fowler made a motion to grant preliminary and final site plan
15 approval, subject to the four conditions defined by the Planning Commission and the additional
16 two items as recommended and discussed. Councilman Shafter seconded the motion and voting
17 was unanimous.

18
19 **PUBLIC HEARING TO CONSIDER AMENDING ZONING**
20 **ORDINANCE RE: BUILDING HEIGHT IN RESIDENTIAL ZONES**

21 At 7:17 p.m. Mayor Cushing opened discussion on the proposal to amend the zoning
22 ordinance as it relates to building height in residential zones. Mr. Gehring explained that the
23 purpose of the amendment is to clarify language which is ambiguous as it relates to the definition
24 of building height; i.e., *two story or thirty-five (35) feet*. He reviewed the parts of the existing
25 ordinance which are confusing and then demonstrated with the new ordinance how the ambiguity
26 is eliminated.

27
28 Mayor Cushing called for input from those in attendance and there was none. The
29 hearing was closed at 7:26 p.m. Following Council discussion, Councilman Fowler made a
30 motion to adopt Ordinance No. 97-27 entitled AN ORDINANCE AMENDING SECTIONS 14-
31 4-111, 14-5-111, 14-6-111, AND 14-9-12 REGARDING BUILDING HEIGHT.
32 Councilwoman Holt seconded the motion and voting was unanimous.

33
34 **REPORT FROM CITY ENGINEER ON PROPOSED**
35 **ALIGNMENT OF LEGACY HIGHWAY AND I-15**

36 Following attendance at a meeting with UDOT yesterday, Mr. Rowland used a large
37 aerial map to show two alternative routes for the widening of I-15 as it passes through Bountiful.
38 He noted that the project will include the use of a Single Point Urban Interchange (SPUI) at 400
39 North and 500 South, replacing the traditional off-ramps which presently exist. Following
40 meetings with citizen groups and with input from Bountiful City representatives, UDOT has
41 selected the alternative which doesn't necessitate the lengthy extension of the frontage road
42 between Pages Lane and 1000 North. The width of the freeway is proposed to be increased to
43 five (5) lanes in each direction.

44
45 Mr. Rowland then reviewed the proposed route of the Legacy Highway and its
46 alignment with I-215. He noted that West Bountiful has requested that the road design restrict

1 access to Bountiful's landfill via 500 South and a north/south frontage road west of the Auto
2 Auction. Discussion focused on alternatives and the impact that the road pattern will have on the
3 City as it relates to the landfill access. The next hearing on the Legacy Highway will be in
4 November. The proposed timetable includes completion of design and bidding by September
5 1998, construction commencing soon after that, and completion by mid-summer 2001. The
6 widening of I-15 will be done after the Legacy Highway has been completed and can be used as
7 the alternative north/south traffic carrier.

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9 **COUNCIL COMMITTEE REPORTS**

10 Mayor Cushing reported that the opening of the Arts Building was held last Saturday
11 with a ribbon cutting ceremony.

12
13 The Public Power Open House at the Power Department on 200 West was held last
14 night and was a great success. A record number of citizens attended, as well as representatives
15 from UAMPS, IPP and other power entities. Councilman Shafter noted that one of the displays
16 at the Open House was limbs from the trees which were removed in front of Bountiful Jr. High
17 on 400 North. He explained that the limbs (with 12-inch+ diameters) had about a 1-inch outer
18 layer and were then completely hollow in the middle. He commented that we have been very
19 lucky to have not had any serious accidents as a result of these weakened trees.

20
21 Councilman Johnson reminded the group of the meeting of the Recycling Committee
22 tomorrow at 7:30 p.m. The Council and public are invited to attend. As a member of the
23 steering committee for the Utah Used Oil Program, Councilman Johnson noted that cooperation
24 from the City is welcomed and encouraged in this effort.

25
26 Councilwoman Hardy reported that the annual Pumpkin Patch is being sponsored by the
27 Youth Council again this year and will be held October 18, 1997 at North Canyon park between
28 7 and 9 p.m. She extended a special invitation for the visiting Scouts to attend.

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30 The Mayor reported that the Executive Session listed on the Agenda will not be held.
31 The meeting adjourned at 8:04 p.m. on a motion made by Councilman Johnson and seconded by
32 Councilman Shafter.

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JOHN R. CUSHING, Mayor

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42 ARDEN F. JENSON, City Recorder

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