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Minutes of the Bountiful City Council Meeting

City Council Chambers
June 23, 1999 - 7:00 p.m.

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Present:	Mayor:	John R. Cushing
	Council Members:	Samuel R. Fowler, Alan A. Johnson, Barbara Holt, Stewart Knowlton and C. Harold Shafter
	City Manager:	Tom Hardy
	City Attorney:	Russell Mahan
	City Engineer:	Paul Rowland
	Administrative Services Dir.:	Galen Rasmussen
	Planning/RDA Director:	Blaine Gehring
	Department Head:	Clifford Michaelis, Power
	Recording Secretary:	Nancy T. Lawrence

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 Councilman Fowler led the pledge of allegiance to the flag. The invocation was offered by Mayor Cushing.

APPROVAL OF MINUTES

Minutes of the regular City Council meeting held June 16, 1999 were presented and unanimously approved as presented on a motion made by Councilman Johnson and seconded by Councilwoman Holt. Councilpersons Shafter, Johnson, Holt, Fowler, and Knowlton voted "aye".

EXPENDITURES, EXPENSES, AND TOTAL DISBURSEMENTS APPROVED FOR PERIOD JUNE 12-17, 1999

Mayor Cushing presented the report of Expenditures and Expenses Greater than \$1,000, with total disbursements for the Period June 12-17, 1999 in the amount of \$209,724.41. Following a brief discussion, the report was unanimously approved on a motion made by Councilman Fowler and seconded by Councilman Knowlton. Councilpersons Shafter, Johnson, Holt, Fowler, and Knowlton voted "aye".

APPOINTMENTS TO PLANNING COMMISSION, BOARD OF ADJUSTMENT, AND POWER COMMISSION APPROVED

Mayor Cushing reported that terms of service for some of the commissioners will expire on July 1, 1999, and he presented the following recommendations for the approval of the Council:

Planning Commission: Dick Drescher, who has served since 1987, expressed a willingness to serve another four-year term until July 1, 2003.

Board of Adjustment: Ron Barlow (who has been serving as an alternate member) to serve as a full member until July 1, 2003; and Dean Holbrook to serve as an alternate member for a five-year term to end July 1, 2004.

Power Commission: Richard Foster (who has served one four-year term) to serve a second term, until July 1, 2003. Councilman Shafter made a motion to approve the

1 recommended appointments as presented. Councilwoman Holt seconded the motion and voting
2 was unanimous. Councilpersons Shafter, Johnson, Holt, Fowler, and Knowlton voted “aye”.

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4 **RECOMMENDATIONS OF TRAFFIC SAFETY COMMITTEE APPROVED**

5 Mr. Rowland reported that the Traffic Safety Committee met and reviewed several
6 items, and the following two recommendations are being presented to the City Council for
7 approval.

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9 (1) Bountiful Police Officer Brent Savage pointed out to the Traffic Safety Committee
10 that the lack of speed limit signs on 200 West between 2600 South and 1800 South
11 results in confusion for motorists and the officers enforcing the speed limit in this
12 area. He recommended that 30 mph speed limit signs be posted at both ends of the
13 zone (2600 South and 1800 South) to avoid this confusion. Following discussion,
14 the Traffic Safety Committee concurred with this recommendation.

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16 (2) In past years there have been several
17 requests for STOP signs at the intersection of Penman Lane and 2200 South. The
18 volume of traffic on 2200 South now justifies the installation of controls at this
19 intersection and it is recommended that STOP signs be posted on Penman Lane at
20 2200 South for both north- and southbound traffic.

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22 Based on the recommendation of the Traffic Safety Committee, Councilman Shafter made a
23 motion that the traffic signs be posted as presented. Councilman Fowler seconded the motion.
24 Councilpersons Shafter, Johnson, Holt, Fowler, and Knowlton voted “aye”.

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26 **REZONE REQUEST APPROVED AT APPROX. 350 EAST 900 NORTH;**
27 **FROM SINGLE FAMILY (R-1-6.5) TO GENERAL COMMERCIAL (C-G)**

28 Mr. Gehring reviewed that the Xcel Fitness Center and Mandarin Restaurant are
29 experiencing problems with insufficient parking in the area shared jointly by them at
30 approximately 900 North 350 East. The City owns property which is contiguous to this
31 commercial property on the west side, which has been used by the City as a well (now
32 abandoned), and additional property which has been leased for agricultural purposes. If this
33 City property were leased by Excel and the Mandarin, it could provide 38 parking spaces,
34 subject to an existing block wall along the west of the subject businesses being demolished.
35 New fencing would then be put up along the perimeter of the property and the required
36 landscaping would be provided around the edges. The one problem in accomplishing this plan is
37 that the property is currently zoned R-1-6.5, and to be used as parking for the commercial uses, it
38 needs to be rezoned C-G. The Planning Commission has reviewed this matter and sends a
39 favorable recommendation to the City Council for this rezone in order to help reduce the parking
40 problem.

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42 Mayor Cushing opened the public hearing at 7:17 p.m. to receive input from those in
43 attendance. Darryl Sanford (291 East 750 North) and Patricia Haslam (297 East 750 North)
44 spoke in opposition to the rezone request based on loss of property value, security, and privacy.
45 Discussion followed regarding the fencing options (which would address the security and
46 privacy issues) and it was recommended that if the rezone were approved, the City work with the

1 property owners to find an agreeable solution. Mr. Gehring noted that there are zoning
2 guidelines for fencing and landscaping which serve as a buffer between a commercial and
3 residential zone. Councilwoman Holt made a motion to approve the rezone request, as
4 presented, and the adoption of Ordinance No. 99-16 entitled, AN ORDINANCE AMENDING
5 SECTION 14-2-102 OF THE BOUNTIFUL CITY ZONING ORDINANCE BY AMENDING
6 THE OFFICIAL ZONING MAP OF BOUNTIFUL CITY TO REZONE PROPERTIES
7 LOCATED APPROXIMATELY 350 EAST 900 NORTH FROM R-1-6.5 TO C-G. Councilman
8 Shafter seconded the motion which carried unanimously. Councilpersons Shafter, Johnson, Holt,
9 Fowler, and Knowlton voted “aye”.

10
11 **PRELIMINARY AND FINAL APPROVAL**
12 **GRANTED TO STONE CREEK VILLAGE APARTMENTS -**
13 **1125 North Main - Scott Garner, Applicant**

14 Mr. Gehring explained that Scott Garner, owner of a 2.004 acre parcel at 1125 North
15 Main, has requested permission to develop this property into an apartment complex with 20 new
16 units while leaving the two existing single family homes. He reviewed the amendments to the
17 ordinance which provide for this type of development and reported that it is the recommendation
18 of staff and the Planning Commission to grant preliminary and final approval, subject to the
19 following conditions:

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22 1. An exception be granted to allow for 22 units on a single driveway.
23 2. Developer shall be required to obtain and submit copies of all necessary permits
24 from UDOT *prior* to the issuance of building permits for the apartments, to
25 include permits for the driveway access, sewer excavation, and water excavation.
26 3. Provide 10-ft. wide easements along the north, south and west property lines and
27 a 7-ft. wide easement along the east property line.
28 4. Provide a 10-ft. wide easement along the centerline of the new 6-inch fire line.
29 5. Access bridge across Stone Creek shall be designed for HS-20 loading and shall
30 be designed to span the channel without applying any load to the walls or floor of
31 the existing channel structure. Install 6-ft. chain link fence on east side of the
32 bridge.
33 6. Work with the City Engineer on sanitary sewer size and location.
34 7. Owner’s mechanical engineer must submit calculations to size water meter.
35 Water impact fees will be based on meter size or sizes.
36 8. Post bonds and payment of fees:

37 **Impact Fees:**

38 Fireline Fee: (approximate; final determination when exact location of
39 hydrant is determined in the field)

40	280 ft. of 6-inch line @ \$20.00/ft.	\$5,600.00
41	1 6-inch hydrant	2,061.00
42	1 6-inch tapping valve and sleeve	<u>1,500.00</u>
43		\$9,161.00

44 Water Impact Fee: (based on size of meter or meters)

45 Sewer Impact Fee:

46	20 units @ \$1,556.00 per E.R.U.	\$31,120.00
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47 Storm Detention Fee:

(C.C. minutes June 23, 1999)

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