

- Minutes of the
Bountiful City Council Meeting
City Council Chambers
September 9, 2003 - 7:00 p.m.

Present: Mayor: Joe L. Johnson
Council Members: Barbara Holt, R. Fred Moss, John S. Pitt,
Gordon Thomas, and Thomas Tolman
City Manager: Tom Hardy
City Attorney: Russell Mahan
City Engineer: Paul Rowland
Admin. Services Dir.: Galen Rasmussen
Planning/RDA Director: Blaine Gehring
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 Johnson called the meeting to order at 7:00 p.m. following which Greg Hanks, Boy Scout from Troop 520, led the pledge of allegiance to the flag. Councilman Pitt offered the opening prayer.

MINUTES OF TWO MEETINGS APPROVED

Minutes of the regular City Council meetings held August 12, 2003 and August 26, 2003 were presented and unanimously approved with one amendment to the August 26th minutes. Councilman Pitt made the motion to approve, and Councilwoman Holt seconded the motion. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

**WEEKLY EXPENDITURES AND/OR MONTHLY
EXPENDITURE REPORT APPROVED FOR PERIOD
AUGUST 14-27, 2003**

Mayor Johnson presented the Report of Expenditures and Expenses Greater than \$1,000 for the period August 14-27, 2003 in the amount of \$2,396,519.52. Following a short discussion, this report was approved on a motion made by Councilman Pitt and seconded by Councilman Moss. Councilpersons Holt, Moss, Pitt, Tolman and Thomas voted "aye".

**ORD. NO. 2003-13 ADOPTED RE: VACATING PORTION OF
VAL VERDA SBDVN TO BE INCLUDED IN WILDINGWOOD SBDVN.**

Mr. Mahan explained that Bountiful City is developing a two-lot subdivision (Wildingwood Subdivision) on land purchased for the development of a water booster station. To get the site, the City had to buy more land than was necessary for the pump house, and the remainder is being turned into two building lots. Due to the two lots having some overlap onto neighboring subdivisions, and an oversight when property was previously vacated, the staff is requesting that the southeast portion of Lot 40, Block 1, and the easements thereon, be vacated from Val Verda Subdivision, for the purpose of being included into the new Wildingwood Subdivision. Councilwoman Holt made a motion to this effect, Councilman Thomas seconded the motion, and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

MEMO OF AGREEMENT FOR DEVELOPMENT OF SOUTH

DAVIS COUNTY TRANSIT NEEDS ANALYSIS APPROVED

Mr. Rowland explained that the cities of North Salt Lake, Woods Cross, Bountiful, West Bountiful, Centerville and Farmington, along with Salt Lake City and Wasatch Front Regional Council, have joined together to request a "Needs Analysis" study to move forward the planning of a transit system in the South Davis area. The study will be a \$100,000 study which will explore need, ridership and technology (including bus rapid transit, or light rail). UTA has agreed to fund \$45,000 of the study, which leaves \$55,000 to be picked up by the entities listed above. Based on population, Bountiful's allocated share of this expense will be between \$16,500 and \$18,850 (subject to the amount picked up by SLC and the Council of Governments). It is the staff recommendation to approve this Memorandum of Agreement. In response to a question from Councilman Thomas, Mr. Hardy indicated that, if approved, this expenditure will be taken from the Council Contingency Fund. Following discussion, Councilman Thomas motioned to approve the Memorandum of Agreement as presented and discussed. Councilwoman Holt seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

Mayor Johnson stated that Rocky Anderson (Salt Lake City Mayor) and mayors of the other participating cities will issue a press release regarding this project on Thursday at 1:30 p.m. at the City park (400 North 200 West).

RICHARD FOSTER RE-APPOINTED TO BOUNTIFUL POWER COMMISSION

Mayor Johnson reviewed that Richard Foster has served on the Bountiful Power Commission for two four-year terms and has expressed a willingness to serve a third term. He commented that Mr. Foster has served well and has a great background to assist in guiding the Power Department and recommended that he be re-appointed. Councilman Thomas made a motion to this effect, Councilman Moss seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

APPROVAL GIVEN TO AMEND RENAISSANCE TOWNE CENTRE, PHASE 2, PLAT 1 TO ADJUST BOUNDARY LINE

Mr. Mahan explained that the owners of the properties in the portion of the Renaissance Towne Centre which is north of 1500 South (Excel Center, Wells Fargo Bank, etc.) have requested that the plat of that phase be amended to move the boundary between Lots 4 and 5 about four feet. All of the owners within that phase have consented to the requested change which was precipitated when construction of the Excel Center (Lot 4) inadvertently encroached a couple of feet onto Lot 5. This matter was reviewed by the Planning Commission who approved issuance of a deed to effectuate the change. Councilman Pitt made a motion to approve the amended plat, as presented. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted "aye".

PUBLIC HEARING TO CONSIDER ORD. NO. 2003-14 RE: RESIDENTIAL DEVELOPMENT ON THE HILLSIDE

Mayor Johnson opened the public hearing at 7:23 p.m. to consider: (1) establishing a new Residential Foothill Zone above the Lake Bonneville line, which is generally east of Bountiful Boulevard, with construction restrictions and zoning regulations; (2) repealing the existing Foothill Overlay Zone that applies to properties west of Bountiful Boulevard; (3) rezoning portions of the

current R-1-12 zone west of Bountiful Boulevard to R-1-10; (4) amending the Mountain Development and Watershed Protection Zone, which is east of Stone Ridge Subdivision; and (5) amending the Commercial-residential Zone in the downtown area to provide limitations on commercial property being converted to residential use within the zone. Mr. Mahan reviewed the major points of the proposed ordinance which would officially adopt these changes and noted that “as we gain experience and apply this ordinance to the ground”, some tweaking will most likely be needed.

Ronn Marshall, developer, commented on the proposed changes and discussion followed regarding the regulation of the length of driveways, the definition of a “ridge line”, and the proposed requirements for minimum width at setback. Following input from all members of the Council, Councilwoman Holt made a motion to approve Ordinance No. 2003-14, entitled AN ORDINANCE REPEALING THE BOUNTIFUL FOOTHILL OVERLAY ZONE, ADOPTING A NEW RESIDENTIAL FOOTHILL ZONE EAST OF BOUNTIFUL BOULEVARD, AMENDING THE ZONING DISTRICT MAP OF THE CITY TO CREATE R-1-10 AREAS WEST OF BOUNTIFUL BOULEVARD, AMENDING THE MOUNTAIN DEVELOPMENT AND WATERSHED PROTECTION ZONE, AND AMENDING THE COMMERCIAL RESIDENTIAL MIXED USE ZONE, with the changes to Exhibit “A” (Chapter 13 of the zoning ordinance) as presented by Mr. Mahan and with an additional section to Ord. No. 2003-14 providing for repeal of the development moratorium presently in place in the Foothill area. Councilwoman Holt also expressed appreciation to the staff and Planning Commission for their time and effort in preparing these changes. Councilman Thomas seconded the motion which carried by a majority. Councilpersons Holt, Pitt, Thomas and Tolman voted “aye”; Councilman Moss voted “nay”.

COUNCIL COMMITTEE REPORTS

Mr. Hardy reviewed that the Utah League of Cities and Towns conference will be held in Salt Lake City this coming Wednesday, Thursday, and Friday.

EXECUTIVE SESSION

The meeting adjourned to Executive Session to discuss pending litigation at 8:45 p.m. on a motion made by Councilman Tolman and seconded by Councilwoman Holt. Councilpersons Holt, Moss, Pitt, Thomas and Tolman voted “aye”.

Attendance at Executive Session

Mayor Johnson
Councilpersons Holt, Moss, Pitt, Thomas and Tolman
Mr. Hardy
Mr. Mahan

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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