

PLANNING COMMISSION MINUTES
December 1, 1998

Present: Vice-Chairman Dean Thurgood, Dick Dresher, Paul Summers, Al Hess, City Council Representative Barbara Holt, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Lois Williams, City Attorney Rusty Mahan and Mark Green.

Dean Thurgood welcomed all those present and introduced all Board Members. Barbara Holt made a motion to approve the minutes for November 17, 1998 with one spelling correction. Al Hess seconded the motion and voting was unanimous. Dick Dresher abstained from voting.

Site Plans

1. Consider preliminary and final site plan approval for a new LDS Seminary building at Bountiful Jr. High.

This item was moved to the last item due to no representative present.

Subdivisions

1. Consider final approval for Summerwood Subdivision Phases 1 & 2.

Walt Plum and Dick Moffatt, developers, Dave Byrd, Surveyor, were present. Paul Rowland explained that this proposed subdivision was granted preliminary approval by the Planning Commission on July 7, 1998 and the City Council on July 22, 1998. The owners are now requesting final approval for Phase 1 and Phase 2 of this subdivision. The final subdivision plat and the engineering drawings have been reviewed by Staff and it is recommended to send a favorable recommendation to the City Council for approval subject to the following conditions:

1. Posting the site improvement bond as required in City Ordinance.
2. Payment of subdivision fees as outlined in ordinance.
3. Payment of underground power fees as determined by Power Department.
4. Provide a bond for 85% of the cost of the reservoir, and 100% of the other costs of the water system such as the pump station and pumps, the pump line and all associated equipment. This bond will be released when the developer makes payment of the final amount for these water system items as determined by the final construction costs.
5. The use for the property at the end of the stub road must be determined to see if a

parking lot or other turnaround type facility is going to be built or a standard cul-de-sac needs to be placed at the end of the road.

6. The City must be provided with a deed to the reservoir site.
7. The City must be provided with an access easement to the reservoir site.
8. Completion of the corrections on the subdivision plans.
9. Complete all corrections on the construction drawings and plats.
10. Compliance with all City ordinances and building codes.

Mr. Rowland asked what will be the final decision, in Phase 2, with the stub road which goes toward the Hill Cumorah. If this is going to be developed as some kind of recreation facility and will have a parking area, the parking lot can be used as a turnaround. If no development is planned, this area will be required to have a turnaround.

Mr. Rowland had some questions about two detention basins in Phase 1. Are the developers going to deed this open space to the City? Mr. Rowland suggested providing the City with an easement on Lot 107. This will prevent extra maintenance for the City. This area will not have to be landscaped where it is full of oak and maple bush. This area would be better left with the natural vegetation. The larger area could be left as open space and included in a Home Owners Association for maintenance. Mr. Moffatt mentioned that a decision will be made on what to do with this section of the development.

Mr. Rowland recommended adding item #11 to the conditions as follows:

11. Lot 107 to include detention area listed as parcel B. City be granted an easement for the detention basin.

Paul Summers made a motion to recommend to the City Council final approval for Summerwood Subdivision Phases 1&2 subject to the recommendations from Staff and the addition of item #11. Al Hess seconded the motion and voting was unanimous.

2. Consider preliminary subdivision approval for Summerwood Subdivision Phase 4.

Paul Rowland explained that this phase of the Summerwood Subdivision consists of a 592' long cul-de-sac with a total of nine lots. All nine lots are buildable with the minimum 5000 sq. ft. of buildable pads. The main road on the east side of this phase has already received preliminary approval, so this review is for the cul-de-sac only.

There are several exceptions requested as part of this phase. First, there is a 160' section of road with a grade steeper than 12%. This section is at 15% which is the maximum allowed, even with an exception. Second, three of the lots are double facing (lots 402, 403 and 404). Third, there are 80' of cuts greater than 10 feet and 540' of fills greater than 10 feet. This represents 47% of

the total street frontage. However, most of the fills are required to provide drainage to the road granted previous preliminary approval.

Staff recommends sending a favorable recommendation to the City Council for preliminary approval of Phase 4 with the exceptions mentioned and the following conditions:

1. Grade Lots 401, 402 and 408 to provide drainage to the street.
2. Three exceptions: 1) Grades on the roads steeper than 12% 2) Double Fronting Lots 402, 403 and 404 3) Cuts and Fills in excess of 10' on the roadway

Dick Dresher made a motion to recommend to the City Council preliminary subdivision approval for Summerwood Subdivision subject to the recommendations of Staff. Paul Summers seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for a new LDS Seminary Building.

This item was tabled for another date due to no representation.

Meeting adjourned at 8:00 p.m.