

**PLANNING COMMISSION MINUTES**  
**May 2, 2000**

Present: Vice Chairman Paul Summers, Dean Thurgood, Dick Dresher, Lois Williams, Mark Green, City Council Representative Gordon Thomas, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Al Hess, City Attorney Rusty Mahan.

Paul Summers welcomed all those present. Gordon Thomas reported the results from last week's City Council meeting as follows:

1. Granting a conditional use permit to allow the conversion of a single family home into a duplex at 240 E. 100 S. This permit was approved.
2. Final approval of Dunn-Rowe subdivision. This was approved.
3. Preliminary and final site plan approval for a Chiropractor's office. This was also approved.

Dean Thurgood made a motion to approve the minutes for April 4, 2000 with one correction. Dick Dresher seconded the motion and voting was unanimous.

**Subdivisions**

1. Consider final subdivision approval for Bountiful Ridges Subdivision Phase 2.

Dick Moffatt and Jack Balling, representing Bountiful Ridges Subdivision, were present. Paul Rowland explained that this subdivision is located on the south end of Bountiful Boulevard. This proposed subdivision was granted preliminary approval by the Planning Commission on March 19, 1996 and the City Council on March 27, 1996. Phase 1 was completed in 1998 and the owners are now requesting final approval for Phase 2 of this subdivision.

The owners have sold off a large parcel to the LDS Church for a chapel site and reduced the overall lots in Phase 2 by 8 lots which will leave 38 lots. The Staff has reviewed the final subdivision plat and the engineering drawings and recommends final approval subject to the following conditions:

1. Posting the site improvement bond for the amount outlined in the subdivision bond letter.
2. Payment of subdivision fees as outlined in the bond letter.
3. Payment of underground power fees as determined by the Power Department.

4. Completion of the corrections on the subdivision plans.
5. Sign a subdivision improvement agreement.
6. Compliance with all City ordinances and building codes.

There was a discussion about the total amount of lots in the subdivision and the grade of the road. Mr. Rowland added an item # 7 to the conditions for an exception of about 200 feet of road grade at 13 ½ %.

Mark Green made a motion for final approval of Bountiful Ridges Subdivision Phase 2 subject to the conditions by staff with the addition of the following:

7. Exception for granting an exception for about 300 feet of road grade at 13.5 percent along Foothill Drive.

Dick Drescher seconded the motion and voting was unanimous.

1. Review and discussion on Eagle Ridge Subdivision Plat D.

Jack Balling and Joel Carson, representing Eagle Ridge Subdivision, were present. Paul Rowland explained that this plat is for discussion only, there will not be any recommendations at this time. This plat was before the Planning Commission in August of 1998. At that time it was tabled due to the many concerns with the plat.

The original preliminary approval was given based on a detention basin and a paved access to the gun range. The paved access does exceed the city ordinance maximum cul-de-sac length. The property that the gun range is on belongs to the Forest Service. The City is working with the Lions Club and Forest Service for a land swap.

This subdivision has been owned and sold by two previous developers. Kevin Wright is the new owner and is anxious to develop the property.

The developer has resubmitted the development on a new topographic survey of the site and other changes as required by the conditions placed at the 1998 meeting. Review of the preliminary plat shows that the subdivision as submitted would require the following exceptions to the Foothill Ordinance prior to approval.

1. Lot 1 has what appears to be an existing buildable pad (5,000 sq. ft. with min. dimensions of 50 ft. X 100 ft.). However, most of the pad is located in the bottom of the ravine which is occupied by Dry Creek.
2. Lot 2 does not have a required building pad as drawn.
3. Lot 2 does not have the required 120 ft. of frontage. (110 ft. as drawn)

4. Lot 3 does not have a required building pad as shown.
5. Lot 3 does not have the required 120 ft. of frontage. (93 ft. as shown)
6. Lot 4 does not have a required building pad as drawn.
7. Lot 5 does not have the required 120 ft. of frontage at the set back line. (84 ft. as drawn)
8. Because of the cut slope in Eagle Ridge Plat A, the usable building pad on Lot 6 is more than 200 ft. from the street.
9. Lot 7 does not have a required building pad as shown.

Mr. Rowland mentioned because of the problems, staff feels there needs to be a discussion held with the developers as to what can and cannot be done with this phase. It would be a benefit to the City to have the detention basin and a graded maintainable road. This can be done without the developer but at the expense to the City. Another benefit would be that if the land swap with the Forest Service proceeds this property could be developed providing a necessary eastern access is into the Forest Service property. There are two roads stubbed into the Forest Service property for access. It could be an advantage, to the developer, to wait until the land swap with the Forest Service has been completed before doing and road work etc..

There was a lengthy discussion on the pros and cons of developing this property now or after a decision has been made about the gun range. There are concerns about putting in a cul-de-sac and road. These lots are tough buildable lots. There is a potential of 40 lots being developed below.

Mark Green has some concerns about the road and building on these 4 lots. These are some of the toughest buildable lots that Mr. Green has seen. Mr. Green agrees that sometime this hillside will be developed. Mr. Green feels at that time the road should come across. At the present time the City has no concept of the alignment, the layout or grade of the property below for the 40 lots. If the road above is constructed and a developer is allowed to build 4 lots there could be a problem in the future connecting the two roads.

It was suggested to have another field trip of this area and then evaluate the situation.

Discussion concludes.

### **Miscellaneous**

Blaine Gehring explained that at the present time Bountiful City does not have a sexually oriented business law that would restrict such operations. The primary idea behind these laws is to license and thereby restrict their operation and to limit their location to such places as

industrial zones. Unfortunately, Bountiful does not have an industrial zone.

City Prosecutor J.C. Ynchausti has prepared a draft of a sexually oriented business law, which Mr. Gehring gave a copy to each Planning Commission member to review. It will be changed somewhat to fit the City Code numbering. It will be presented again in two parts - one concerning licensing and regulations, and the second concerning zoning.

If any member has any questions concerning this, please call Mr. Gehring or J.C.

Meeting adjourned at 8:05 p.m.