

**Planning Commission Minutes**  
**March 19, 1996**

Present: Vice Chairman Dick Dresher, Ken Cutler, Dean Jolley, Mark Green, Mike Holmes, Lois Williams; Sam Fowler, City Council Representative; Rusty Mahan, City Attorney; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary.

Absent: Chairman Elaine McKay and Don Milligan.

Dick Dresher welcomed all those who were present. The minutes were modified with the addition of Dean Jolley's name. Mike Holmes made a motion to approve the minutes for March 5, 1996 with the name addition. Mark Green seconded the motion and voting was unanimous.

**Site Plans**

1. Consider preliminary and final site plan approval for 19 multiple family units at 1549 S. Main Street, Brian Knowlton, developer.

Brian Knowlton, developer, was present. Jack Balling explained that Brian Knowlton is proposing the construction of 19 condominium units at 1549 S. Main. This will be constructed in two phases.

The first phase will have 7 units facing 200 West. Phase 2 will have 12 units that will ingress off Main Street. The Staff has reviewed the site plan and recommends preliminary approval subject to the following conditions:

1. The waterline is to be installed by the City at the developers expense. The estimated cost of this system is \$20.00 per foot for 514 feet. Total fee equals \$10,280.00 plus tap and valve and water laterals.
2. Provide elevation drawings of the proposed buildings.
3. Show section of proposed street defining the road base and asphalt thickness and the curb and gutter.
4. Provide a utility easement along the access road as shown. Provide a 7 foot wide easement along Main Street and 200 West Street.
5. Eliminate the three angle parking stalls in front of the maintenance garage and make two stalls in front on the garage.
6. Reduce the drive entrance to units 1F and 1G to a maximum of 25 feet for the two driveways and the extra stall.
7. Payment of all required utility fees as required by the City at the final approval.
8. Provide landscape plan.

9. Provide covenants to be recorded with condominiums plat.
10. Plan check fee and recording fees to be paid with final plat.

Mr. Knowlton explained that there will be two types of condominium units. A three-bedroom townhouse and a four-bedroom rambler. These units will be totally finished units. There will be a garage and driveway for each unit and additional parking will be provided. All side yards and set backs have been met. Garbage service will be provided by the City. A dumpster will not be used for garbage. There will be large garbage cans provided. There will be a chain link fence with slats around the complex.

Mark Green made a motion to recommend preliminary and final site plan approval for condominiums at 1549 South Main Street subject to the conditions outlined by Staff with the following modification to item # 7:

7. Payment of all required utility fees and posting bonds as required by the City at the final approval.

Mike Holmes seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for 10 multiple family units at 315 E. Mill Street, Renard Richter, developer.

Renard Richter, developer, was present. Blaine Gehring explained that this property is the Delmont Hays property that was proposed for a subdivision about one year ago which did not develop. Mr. Richter is proposing the construction of two 4-plex buildings and one duplex building on .964 acres of property. The water drainage drains to the northwest corner of the property into a storm water detention basin. The 4-inch outlet pipe drains onto the adjacent property to the west. This 4-inch outlet pipe needs to be extended to the street or permission needs to be granted from the adjacent property owner to allow this water to drain onto their property. The Staff recommends site plan approval subject to the following conditions:

1. The storm drain be extended to a public street or permission granted by adjacent property owner for drainage.
2. The sanitary sewer grade be increased to 1% grade.
3. Pay Bountiful City the cost for installing a 6" water line and fire hydrant as follows:

Tap & Valve	\$1,100.00
165 ft.- 6" Pipe @ \$20.00	3,300.00
1-Fire hydrant complete	<u>1,560.00</u>
Total	\$5,960.00

4. Show size of water line extension from main line to buildings.

5. Provide the City with the following utility easements:
  - (A) 30 ft. easement along access road and 70' turnaround.
  - (B) 7 ft. easement along front property line.
  - (C) All easements as required by power, gas and telephone utilities.
  - (D) 15 ft. easement along storm drain outfall line to the street.
6. Provide a curb wall around entire parking area and drive areas.
7. All drives and parking areas to be a minimum of 3 inches of asphalt on a 6-inch road base.
8. No occupancy will be allowed in any building until all site improvements and landscaping are complete.
9. All building plans are to conform with the building code and the City ordinances.
10. Payments of all building fees and connections as required by City ordinance.

There was a discussion about the concerns with the water drainage off the property. There are alternatives that can be made. The storm drain can be extended to Mill Street. Get permission from adjacent property owner, or Mr. Richter mentioned that one parking stall, on the north end, could be eliminated to help the problem. It was also mentioned that most of the run off can be handled internally.

Mr. Richter explained that this complex will be three bedroom townhouse style units. Each unit has two baths, large living area, all bedrooms are on the upper floor, one covered and one non covered parking space and a large porch.

Mike Holmes made a motion to recommend preliminary and final site plan approval for 10 apartment units at 315 East Mill Street as recommended by Staff with the following modifications:

1. The storm drain needs to be extended to a public street or permission granted by adjacent property owner for drainage, or double the required storm water detention provided on site.
5. Provide the City with the following utility easements:
  - (A) 30 ft. easement along access road and 70 ft. turnaround
  - (B) 7ft. easement along front property line
  - (C) All easements as required by power, gas and telephone utilities
  - (D) 15 ft. easement along storm drain outfall line to the street (if necessary)

Ken Cutler seconded the motion and voting was unanimous.

## **Subdivisions**

1. Consider preliminary subdivision approval for Bountiful Ridge Subdivision at 4300 S. Bountiful Boulevard, Boyer & Co. developer.

Dick Moffat and Jim Pack, representing Boyer Company, were present. Scott Balling, representing Balling Engineering, was also present. Jack Balling explained that this subdivision is located on the east side of Bountiful Boulevard at the south end of the City. This property was recently annexed to Bountiful City and has 58 acres. Mr. Moffat is proposing 112 lots located in the Foothill Zone R-1-12F with an average slope of 12.46%. This requires a minimum lot size of 12,000 sq. foot area and a minimum lot width of 80 feet. All of the lots exceed these minimum requirements. The Staff recommends preliminary subdivision approval subject to the following conditions:

1. Show a vicinity map on the plan.
2. Show the proposed storm drainage system.
3. Show the width of roads and cul-de-sacs.
4. Provide a bond acceptable to the City on final approval to guarantee the following:
  - a. The 50% cost of the reservoir.
  - b. The offsite cost of the storm drainage.
  - c. All site improvements as required by the City.
5. Pay the required fees at time of final approval.
6. Provide the City with a deed to the reservoir site at final approval.
7. Provide the City with a 30 foot wide construction easement and a 20 foot wide permanent easement along the center line of the water supply line and the storm drainage pipe lines.

Items 1-3 has been submitted to the Staff.

Lois Williams made a motion to recommend preliminary subdivision approval for Bountiful Ridge Subdivision at 4300 S. Bountiful Boulevard subject to the recommendations of Staff with the deletion of items 1-3 and renumber items 4-7. Mike seconded the motion and voting was unanimous.

Meeting adjourned at 8:00 P.M.