

PLANNING COMMISSION MINUTES

January 4, 1994

Present: Chairman Dick Drescher, Mark Green, Kathi Izatt, Elaine Mckay, Jeff Chretien, Mike Holmes, Don Milligan, Mick Johnson; Jack Balling, City Engineer; Blaine Gehring, Planning & RDA Director; Shirley Chevalier, Recording Secretary

The minutes d December 7, 1993 will be approved at the next Planning Commission meeting, January 18, 1994.

1-4-94.3 Election of Chairman and Vice-Chairman for 1994

Mark Green was elected Chairman, anti Mike Holmes Vice-Chairman of the Planning Commission for 1994. Mark chaired the rest of the meeting.

Mayor John Cushing briefly spoke to the Planning Commission thanking them for their service to the community.

Conditional Use Permit

1-4-94.4 Public Hearing to Consider a Flag at 2251 South 500 West, Rear - Violet Bryson, Owner

The new zoning ordinance now allows a flag lot to be developed in all areas of the city. Mrs. Bryson has tried to develop her property in the past but could not due to the restriction on flag lots outside the foothill zone. There is one problem now in the new ordinance that requires an 80 ft. frontage in an R-3-16 zone instead of 70 ft. as before. She is asking for a zone change to R-1-6.5 to allow her to create the flag lot and have a 70 ft. frontage remaining on the existing single family home.

Mr. Gehring stated that notices for the public hearing for the flag lot had been published and mailed when he noticed the 70 ft. frontage on the remaining lot. He requested the hearing proceed as scheduled although the zone change will have to take place to make the lot split legal.

Staff recommends the zone change request be sent to City Council with a favorable recommendation, and the public hearing be held and the flag lot receive approval subject to the lots being combined as noted and the zone change taking place to allow for the 70 ft. lot. Mr. Gehring suggests that rather than going for a zone change, provide for a 70 ft. frontage for a single family lot In the R-2 and R-3 zones. This will help for any future problems elsewhere. Mr. Gehring asked the Planning Commission to grant conditional use approval subject to either the zone change or the change In the zoning ordinance whichever is preferable, rather than bringing tints back another time for another hearing and discussion.

Jeff Chretien made a motion to grant the conditional use permit for the flag lot at 2251 South 500 West subject to the zoning ordinance amendment and that the lots be combined (parcel 2 and

parcel 3) into parcel 2, and other recommendations required by staff. Katht Izatt seconded the motion; voting was unanimous.

Zoning Ordinance Amendments

1-4-94.5 Consider the rezone of approximately 1 acre at 2241 and 2251 South 500 West from R-3-16 to R-1-6.5; Eric Bryson and Violet Bryson, owners.

This item is cancelled by the Item above. Mr. Gehring will prepare the proposed zoning ordinance change for the Planning Commission to review and send a recommendation to City Council to set a public hearing. This will be on the next Planning Commission agenda January 18, 1994.

1-4-94.6 Consider the rezone of approximately .30 acres at 620 South Main from R-3-25 to C-G; TDA Properties Inc., applicant.

This item was postponed by request of the owner to January 18, 1994.

Subdivisions

1-4-94.7 Consider Extending the Preliminary Approval for Viewpoint Subdivision, 3750 South Bountiful Blvd. Kent Hoggan & John Clark, present.

This property was granted preliminary subdivision approval by the City Council on December 23, 1992. The owners need to reaffirm that approval. The report and conditions of approval are outlined as follows:

1. Lot Size: The subdivision contains 78 acres with 29 lots, located in the foothill area with all the provisions of the Foothill Ordinance to be met. The average slope is greater than 20% which requires 20,000 sq. ft. per building lot. All the lots meet this requirement.
2. Building Pads: All the lots shown have building pads large enough to meet zoning requirements.
3. Road Grades: There are 5,500 R. of roadway in this development, all with grades at 12% or less which is in compliance with the ordinance.
4. Culinary Water: The development is served by the existing No. Canyon reservoir, which was designed and constructed with the capacity to serve development in this area.
5. Sanitary Sewer: This area is served by South Davis Sewer Improvement District and has sufficient capacity to handle the additional flows generated by this development.
6. Storm Drain: This development shows on-site storm detention which complies with the applicable ordinances.
7. Access Roads: This development has two access points: from Bountiful Blvd. at approximately 3750 So., between lots 7 and 9 of Indian Springs Estates Plat A on the right-of-way dedicated as part of lot 8. The second access is the existing road stubbed off Canyon Creek Drive at approximately 1300 East. There are no cur-de-sacs.

Staff recommends preliminary approval subject to the following conditions and exceptions:

1. Because of the steep topography of parts of this subdivision, there are many areas where the road cuts and fills exceed 10 R. There are excessive fills that total 850 R., or 7.5% of the total frontage. There are areas of excessive cuts that total 1290 R., or 12% of the total frontage. An exception must be granted for cuts and fills exceeding the 10 R. limit on 19.5% of the total frontage.
2. The building pad areas for lots 102 and 105 are beyond 200 R. from the public street. Ordinance 88 applies to building on these areas, subject to approval by the City Council. An exception to allow building on lots 102 and 105 beyond 200 R. but not beyond 500 R., in accordance with all the provisions of Ordinance 88-4.
3. There are three areas where no sidewalk is shown along the south side of the road. They are: the undeveloped area across from lot 111, the undeveloped area across from lots 401 and 402, and the undeveloped area at the extreme east end of the project. Because of the steep side slopes, there are no lots fronting these undeveloped areas. Along the undeveloped area on the north side of the road at the east end of the project, the sidewalk is shown against the curb and 5 R. wide. This would conform to the existing sidewalk where the road ties into the Creekwood Subdivision. Sidewalk is not shown but must be provided along the front of lots 7 and 8 of Indian Springs Estates Plat A where the road connects to Bountiful Blvd. An exception must be granted to allow sidewalk on one side of the road only in the areas named above in order to reduce the cuts and fills. This exception has been granted in other subdivisions with similar circumstances.
4. All areas that are cleared of natural vegetation shall be replaced with vegetation of equal or greater erosion control quality to the surrounding plats. All slopes cut steeper than a 2:1 slope shall be retained by an approved engineered retaining system. Before final is granted, a landscape plan and soil engineering study must be submitted.

The Planning Commission reviewed plans on December 15, 1992 and unanimously approved the preliminary plan subject to the following conditions:

1. An exception be granted for the cuts and fills exceeding 10 ft.;
2. Sidewalks be required along both sides of the streets; however, the sidewalks may be installed next to the curb only in the areas where there will be no building lots;
3. Lot 102 be approved as a flag lot, and the provisions of 14-14-106 apply to construction of this lot;
4. A temporary gravel turnaround be provided at the end of the stub road on the east (60 R. diameter);
5. A soils study report be submitted before final plans are reviewed;
6. A landscape and revegetation plan required before final plans are submitted;
7. Allow building on lots 102 and 105 beyond 200 R. but not beyond 500 R. must be in accordance with all the provisions of 14-13-105-E.

Mr. Hoggan said they plan on developing in one phase and will put in the road all the way through.

Kathi asked about the 60 R. turnaround, and asked the developers if they would object to putting

in a 70 ft. turnaround instead. They said they would be agreeable with that.

Don Mulligan made a motion to reaffirm preliminary approval for Viewpoint Subdivision subject to the conditions outlined by the City Council on December 23, 1992, adding #7 (see above), and changing the 60 ft. turnaround to 70 ft.; seconded by Kathi Izatt; voting was unanimous.

1- 4-94.8 Consider Final Subdivision Approval for Phase 1, Canyon Creek Estates - Tom Mabey, Developer, Dave Byrd, Engineer, present.

The subdivision was granted preliminary approval December 23, 1992 by the City Council. It contains 7 lots along the extension of Canyon Creek Drive. (See minutes of January 8, 1992). Preliminary approval was granted to only 6 lots: 1, 2, 3, 26, 27, 28 subject to the provisions of the Foothill Ordinance and with the condition that no buildings would be constructed above the point 100 ft. below the reservoir. They have come back with final plans and construction drawings. One of the conditions was that they provide a 70 ft. diameter asphalt paved turnaround at the end of the street, which has been shown on the plan. They wanted the street to be constructed the same width as the existing Canyon Creek Drive which is 60 ft. wide. The developers were required to grade out a section of road beyond the end of the cul-de-sac for vehicle parking (6 stalls). The fire hydrant was to be extended to the end of the street; all lots to comply with the Foothill Ordinance; North Canyon Creek to be channelized to provide capacity for the 100 year storm runoff without endangering the lots.

Staff reviewed the final plat and recommends final approval subject to the following conditions:

1. Submittal of a title report;
2. Approval of the creek relocation plans by Davis County Flood Control, State Engineers Office, if required, and the Corp of Engineers for Wet lands;
3. Certified survey of lots to verify they have buildable area as required by the Foothill Ordinance;
4. All building pads must be below the maximum elevation for water service (100 R. below the reservoir serving tints area);
5. All Improvements must comply with City Engineer's requirements;
6. Provide an easement for the turnaround and the parking area;
7. Posting of a bond;
8. Payment of fees;
9. Compliance with the Foothill Ordinance; 1 O. Completion of items above before submittal to City Council.

The city will maintain the turnaround and the parking lot. It will not be paved because the property above will be developed at some future time. The owners did not donate it to the city, they just agreed to grade it off and let it be used. The city will only hold an easement on the turnaround until some future development, then the city would give it back.

Lot 3 is a concern. Staff has asked the developers to furnish a topographic survey of the lot indicating they do have 5000 sq. R. of usable property to meet the Foothill Ordinance and still

get water.

Jeff Chretien made a motion to recommend final approval of Canyon Creek Estates Phase I subject to the provisions as outlined by staff; seconded by Dick Dresher; voting was unanimous.

1-4-94.9 Consider Final Approval of Sunset Hollow Subdivision, Plat C - Ronn Marshall,
Developer

Postponed at the request of the developer.

Meeting adjourned at 8:25 PM.