

PLANNING COMMISSION MINUTES

February 3, 1993

Present: Chairman Dick Drescher, Mark Green, Kathi Izatt, Elaine McKay, Don Milligan, Mike Holmes, Mick Johnson; Barbara Hoit, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Jeff Chretien

The minutes of January 19, 1993 were unanimously approved as written.

Subdivisions:

Final Approval Eagle Ridge Subdivision Plats B & C, 1450 East 900 North

On November 19, 1991, final approval was granted to Plats A and B. and preliminary approval to Plat C. On July 21, 1992, the plan was revised, proposing to eliminate the cul-de-sac and eliminate the stub road and make larger lots. The former developer has dropped out of the project, and the new developers, Steve Garner and Rich Reid, have purchased Plats B and C. They plan to use the same alignment as presented July 21st., but they want 3 more lots for a total of 28. In Plat B the lots will be 16,000 sq. ft. or larger, and in Plat C, 12,000 sq. ft. or larger. At one time these two plats were going to be combined into one, but the new developers are planning separate plats. They want to eliminate the steep uphill cul-de-sac and the stub road to the Kingston property. They are requesting one additional flag lot in Plat C for a total of three. The Foothill Ordinance allows that 10% of the total lots can be flag lots. The intersection has been changed to meet the larger radius, as required in the minutes of July 21 st, to avoid sight distance and traffic problems.

Plat A was given final approval, but a year has lapsed and they are requesting reaffirmation of Plat A, and final approval for Plats B and C as presented tonight. Plat A is owned by Tod Jones and Lloyd Hayes. Mr. Balling emphasized that in order to comply with the Foothill Ordinance, there must be two accesses and it all has to develop concurrently.

Staff recommends final approval to Plats A, B. and C, subject to the following conditions:

1. All three plats to be developed concurrently and bonded concurrently;
2. Subject to all conditions outlined in the approval of November 19, 1991 (see below);
3. Plats A and B are required to have 16,000 sq. ft. lots or larger and Plat C must have 12,000 sq. ft. lots or larger;
4. Posting of all required bonds;
5. Payment of all required fees;
6. Compliance with all required city codes, ordinances, and policies;
7. Final completion of the engineering drawings. (These drawings have been completed.)

November 19, 1991 conditions of approval:

1. Road grades must meet the Foothill Ordinance requirements;
2. Posting of bonds and payment of fees;
3. All other conditions as outlined under previous meetings;
4. The upper phase, Plat C, be considered a separate plat and subject to the slope ordinance which allows 12,000 sq. ft. lots;
5. The sidewalk be waived along the east side of the gas line where there will be no building lots.

Mike Holmes asked if any of the lots have a problem with having 5,000 sq. ft. of developable property. Mr. Balling replied not in Plats B and C, but in Plat A there are several, though all the material from the lots will be used to build the detention basin, so they will comply. There will, however, be a disclaimer put on the plat, and the city will make sure there is 5,000 sq. ft. of usable space before approving a lot.

Mike Holmes made a motion to reaffirm final approval of Plat A; and recommend final approval to City Council of Plats B and C as presented today, subject to conditions 1 thru 7 outlined by staff in the report dated January 29, 1993, and previous conditions of approval as noted; Elaine McKay seconded the motion; Kathi Izatt abstained; majority voted approval.

Final approval Granada Hills No. 8, So South Bountiful Boulevard, David Doxey, Rep.

This is the last plat of the Granada Hills development which began in 1970. This plat contains 15 lots, and the final plat and engineering work was completed in October 1988. The street was graded and the sanitary sewer installed. The development was discontinued and Plat 8 has been dormant. Everything has remained the same on this plat since 1988 except for a 33 ft. strip of land that has been added on the north end. This was 50 ft. wide, overlapped the adjacent property, and there was a question of ownership. An agreement was made with the other property owner, Ralph Keller, and it was divided.

Staff recommends reaffirmation of final approval subject to the following:

1. Payment of all required development fees;
2. Posting of the subdivision improvement bond;
3. Furnish the city with an up-to-date title report and clearance of all encumbrances on the dedicated streets;
4. Completion and signing of the final plat;
5. Compliance with all city ordinances.

Elaine McKay made a motion to recommend reaffirmation of final approval to Granada Hills Subdivision No. 8, 50 South Bountiful Boulevard, subject to the recommendations of staff, items 1 through 5; Barbara Holt seconded the motion; voting was unanimous.

Meeting adjourned at 7:00 PM.

Following the adjournment of the Planning Commission meeting, the City Council opened its meeting during which the Planning Commission and City Council held a work session to begin

studying the first draft of the proposed new Bountiful City Zoning Ordinance as prepared by Blaine Gehring, Planning and Redevelopment Director.