

**PLANNING COMMISSION MINUTES**  
**October 5, 1993**

Present: Chairman Dick Dresher, Jeff Chretien, Kathi Izatt, Don Milligan, Elaine McKay, Mike Holmes; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Paul Rowland, Assistant City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Mark Green, Mick Johnson

The minutes of September 21, 1993 were unanimously approved as corrected: Page 3, 3rd paragraph from bottom, last sentence, change "was" to "were"; page 4, 3rd paragraph, 2nd sentence, change "three" to "two"; add the following to page 3, last paragraph, insert before last sentence, "The use of public street right of-ways, especially 2800 South, where trash receptacles, children's toys, etc., are a safety problem caused by the existing residents and should be discontinued."

**Subdivisions**

10-5-93.3            Lot Split Approval at 168 West Center, Dennis & Renae Wardle, Owners

There is a new state law that requires approval by the city and a certified survey filed with the County Recorder's office when a lot is split, a piece sold off, etc. This will have to be done. The Wardles want to buy a small piece of property (729 sq. ft.) from their neighbor to build a detached garage in their back yard. This will not affect the required lot area for either lot. Staff recommends approval with the condition that the garage meet all setbacks and building codes.

Jeff Chretien made a motion to recommend approval of the lot split at 168 West Center Street with the condition by staff that the garage meet all setback and building codes when built, and provide a certified survey to be filed with the County Recorder's office; Don Milligan seconded the motion; voting was unanimous.

10-5-93.4            Consider Final Approval for Stone Ridge Subdivision Plat H Planned Unit Development, Joe Featherstone

On June 15, 1993, the Planning Commission granted a Conditional Use Permit for this Planned Unit Development. The final plans have been prepared and reviewed by staff who recommend final approval subject to the following:

1. The plat should grant an open space easement over all common open spaces to guarantee that they remain as open spaces for the use of the people in the PUD;
2. An exception must be granted by the City Council for building on lot 803 per ordinance 88-4. (Lot 803 is 200 ft. away from the public road);
3. The space reserved for parking recreation vehicles needs to be waived because the individual lots have sufficient space to meet this need. (The developer does not want a vehicle storage pad since these lots are over 1 acre each with ample on-site storage for their recreational vehicles. If they have a need for it, staff recommends that they provide off-site storage for RV's through the winter. The developers agreed to those terms);
4. The architectural building construction drawings will be submitted at the time building permits are requested. (In a regular PUD, the city requires the architectural plans, but since they are selling lots, there will be individual construction and architectural plans for each lot);
5. Posting a bond to guarantee the construction of the site improvements and landscaping;
6. Payment of all required fees;
7. Compliance with the ordinances of Bountiful City and the Condominium Ownership Act of the state, for the recording of a PUD.

Don Milligan made a motion to grant final approval to Stone Ridge Subdivision Plat H PUD, subject to the conditions recommended by staff; Jeff Chretien seconded the motion; voting was unanimous.

10-5-93.5            Preliminary Approval for Temple View Subdivision, 1700 So. Bountiful Blvd, Kent Hoggan, Developer

This property is owned by Memorial Estates Cemetery, and Mr. Hoggan has an option to purchase subject to the approval of the subdivision by Bountiful City. There are 10.14 acres that are very steep, having an average slope of 35%. The proposed development contains 5 lots all fronting on Bountiful Boulevard.

There are two natural drainage ravines; one along the north boundary of lot 1, and the second between lots 4 and 5. The sanitary sewer is not contiguous to this property. The developers would have to obtain easements from the lot owners to the south to extend

the sewer to serve the proposed lots. The sewer was not intended to serve this property since the proposed development of the land was for cemetery use. Mr. Balling noted that their engineer's plan had errors regarding the sewer line, and there was not enough detail. Ordinance requires a scale of 1" = 10 ft. with 2 ft. contour intervals which was not done.

Lot 1 does not have usable property within 170 ft. of the street, could not have access on usable land, and it is 60 ft. below the street. Lot 2 does not have usable property within 130 ft. of the street, could not have access on usable land, and is 50 ft. below the street. Lots 3 and 4 are marginal. The topographic maps must be submitted as required by the city to determine if they do qualify for usable building lots under the Foothill Ordinance. Lot 3 has some access and could maybe be worked out, but 4 does not have any area 50 ft. wide of usable space. Lot 5 is marginal and does not have access over usable land. This lot must be surveyed for compliance with the Foothill Ordinance. Variances would have to be granted to every one of these lots to build on.

Because of the problems described with these lots, staff recommends denial of the proposed subdivision unless these problems are cleared. The best use for the property would probably be that it remain for cemetery use.

Kathi Izatt made a motion to deny the proposal as presented on Temple View Subdivision, 1700 South Bountiful Blvd.; Elaine McKay seconded; voting was unanimous.

10-5-93.6 Preliminary approval for Temple Ridge Subdivision, 1600 So. between 1500 East and Bountiful Boulevard - Kent Hoggan, Developer, Bruce Kaliser and George Toland present.

This property is owned by Memorial Estates Cemetery whose owners would like to sell this parcel to Mr. Hoggan for a subdivision development. In 1983 and 1984, there were many problems with land movement and settlement on this property and on as many as 22 lots to the west and north of this property. Thousands of dollars were spent on repairs to homes and in geologic studies to determine the failures and to correct the problems. For these reasons, the city is requiring the developer to furnish an Engineering Geology Report of this property before considering approving a subdivision for building lots.

Mr. Bruce Kaliser, Geological Engineer, was retained by Mr. Hoggan to evaluate this property, and Mr. Kaliser appeared before the Planning Commission and reported his findings, concluding that, in his opinion, this property could be developed safely. Mr. Balling, however, was concerned about many of the things in Mr. Kaliser's report that will have to be done as the lots develop. Each one will have to have their own subsurface drainage, an analysis of the collapsible soil or a suitability of weathered rock for foundations, occurrence of clay soils, and local slopes on the lot lines, etc. He does not want to impact each person who buys one of these lots with the additional expense of a report. If we are going to allow a subdivision to develop, these things need to be worked out in advance. Based on the geology report for this property, staff recommends preliminary approval be denied until the following problems have been solved:

1. A ground water drainage system should be planned for every lot in the subdivision to meet the conditions of Items 1, 3, and 4 of the report (see attached);

2. A geotechnical/foundation investigation must be presented for a building pad site on every lot. This report shall specify the building site boundaries and include an investigation of the following: surface

drainage, subsurface drainage, collapsible soil occurrence, suitability of weathered rock for foundations, occurrence of clay soils, local slopes on and in juxtaposition of lot lines; past signs of ground deformation (This is required under item 2 of the report);

3. Items 3 and 4 of the report request the city to control the ground water infiltration from downspouts, irrigation water, and other underground utilities. The report also suggest the city valve off the water lines and the sewer system from the above properties to prevent water infiltration. (it would be impossible for the city to control the infiltration from these sources or to valve off our water and sewer systems);

4. There are several corrections which must be made on the preliminary plan and some exceptions to the Foothill Ordinance. These are listed on the preliminary subdivision plan.

George Toland, Soils Engineer, found collapsible soil in one area 30 ft. deep. Three things can be done with collapsible soil, 1. take ft out, 2. go below ft with support, 3. or collapse ft. Mr. Toland said they would take out a certain percentage of soil where they find it, and will try to collapse the soil by saturating ft again. He dug four holes and found stiff clay that he said will support foundations, etc. The study also **showed ground water** in spots. They will have to check each lot and put in a foundation drain.

Mr. Balling said the city dug a 15 ft. deep trench all the way across the property about 200 ft. east of the west property line, and found collapsible soils all along it. They never struck bedrock in the trench, but Mr. Kallser stated that just east of the trench, they struck bedrock after 14 ft. Mr. Balling again stated that we cannot approve a subdivision and have every one of the lot owners spend \$20,000 to run an extensive engineering and soils study. He wants each lot's problems to be specifically addressed.

Mr. Hoggan said he hoped if it was determined the land mass was stable and the water and the soils could be dealt with, that a preliminary approval would be given. If he spent a great deal of money having each lot tested, he would have some assurance that final approval would have a better chance of passing.

Planning Commissioners agreed that they could not consider preliminary approval until further study of the problems discussed this

evening had been done to resolve the issues to Mr. Balling's satisfaction and approval.

Jeff Chretien made a motion to table until such time as staff recommends to the Planning Commission that it is time to reconsider; seconded by Kathi Izatt; voting was unanimous.

Meeting adjourned at 8:45 PM.