

**PLANNING COMMISSION MINUTES**  
**December 15, 1992**

Present: Vice-Chair Dick Dresher, Elaine McKay, Kathl Izatt, Don Milligan, Mark Green, Mike Holmes; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Chairman Jeff Chretien, Mick Johnson; Barbara Holt, City Council Representative

12-15-92.2 Approval of Minutes of November 27, 1992 and December 1, 1992

An amendment to the minutes of November 17, 1992, page 3, 2nd paragraph from bottom of page, insert last sentence: "it was not the intent of the Planning Commission, in the motion, that Mr. Blosch would not be able to come back with a new proposal for a period of one year." The minutes were approved as amended by Mark Green, seconded by Elaine McKay; unanimously approved.

The minutes of December 1, 1992 were approved as written by motion of Mark Green; seconded by Don Milligan; Mike Holmes abstained; approved by majority.

**Subdivision**

12-15-92.3 Consider Approval of a Building Lot at 3860 South Bridlewood Drive, Rhoda Wright, Owner

When Bridlewood Subdivision was being developed, this lot was part of the preliminary plat, and was calculated by the average slope of the entire area, which, for all the lots in this subdivision, regardless of their individual slope, was only 12,000 sq. ft. The LDS church bought property in that area of the subdivision, including this lot, but prior to closing on the property, the church decided this particular piece was not needed. It became an isolated piece of property that was later sold by metes and bounds description.

This lot has a slope of 20%, and the Foothill Ordinance requires a 16,000 sq. ft. lot. Out of a total of 64 lots, 42% are less than 16,000 sq. ft. The adjacent lot to the south has 12,000 sq. ft. Ms. Wright filed a petition for a variance from the Board of Adjustment on December 8, 1992, and was granted the variance.

The streets have been constructed, dedicated, and fully improved along the frontage of this lot. Staff recommends approval of this building lot subject to the following conditions:

1. A 7 ft. wide utility easement around the entire perimeter of the lot be recorded;
2. Payment of required utility fees for power, sewer and water;
3. Payment of a subdivision fee of \$30-00;
4. Compliance with all provisions of the Uniform Building Code and Bountiful City ordinances;

Mike Holmes made a motion to recommend approval to City Council for the building lot at 3860 South Bridlewood Drive subject to the conditions outlined by staff; seconded by Kathi Izatt; voting was unanimous.

12-15-92.4 Consider Re-approval for Preliminary Approval to Canyon Creek Estates Subdivision, Tom Mabey and Jerry James, Developers

The Planning Commission granted preliminary approval December 7, 1992, to a 6 lot subdivision at the east end of Canyon Creek Drive. City Council granted preliminary approval January 8, 1992. The approval is good for a period of one year, and the developers would like to have this approval extended for another year. The following are conditions of approval:

1. That a 70 ft. diameter asphalt paved turnaround be placed at the end of the dedicated street;
2. That the street be constructed to the same width of the existing Canyon Creek Drive with all of the required city improvements;
3. That the developers grade out a section of road beyond the cul-de-sac for parking of vehicles, which will not encumber the street or the lot frontages;
4. That the fire hydrant water line be extended to the end of the street;
5. That all lots comply with the Foothill Ordinance;
6. That North Canyon Creek be channelized to provide capacity for the 100 year storm run-off without endangering the lots.

Staff recommends reaffirmation of preliminary approval be extended for another year subject to the conditions above.

Elaine McKay made a motion to recommend reapproval of the preliminary subdivision of Canyon Creek Estates; seconded by Mark Green; Kathi Izatt opposed; majority approved.

12-15-92.5 Consider Preliminary Approval for Viewpoint Subdivision, 3750 So. Bountiful Blvd., Ron Marshall

This subdivision was given approval by both the Planning Commission and City Council in February, 1980, as Viewpoint of Indian Springs. It was brought before the Planning Commission a year ago for reapproval, and it was denied because there was not two accesses to the property. There are now two access points, one at approximately 3750 So. Bountiful Blvd., and the second access is

the existing road stubbed off Canyon Creek Drive at approximately 1300 East.

The subdivision contains 29 lots with the average slope greater than 20%, which requires 20,000 sq. ft. per lot. All of the lots meet this requirement along with the required 5,000 sq. ft. of buildable space. None of the road grades exceed 12% which is in compliance with the ordinance.

The existing culinary water reservoir and san" sewer system will serve this area; however, the developers will have to pay the city to put in the water system. They will provide on-site storm detention.

After reviewing this proposal, staff recommends conceptual approval subject to the following conditions and exceptions:

1. There are areas of excessive cuts and fills that exceed 10 ft., and an exception must be granted. In 1980, exceptions were made for the excessive cuts and fills. At that time the City Council approved the development without sidewalks, which narrowed the road and reduced the cuts and fills. However, sidewalks have been provided around the entire development for all the lots that have frontage on the street.

2. In the undeveloped sections where the ground is too steep to develop lots, the developer is requesting an exception that they not have to provide sidewalks in these areas. This would include the area across from lots 111, 401, and 402, and at the extreme east end of the project, all on the south side of the street. On the north side of the street, along the undeveloped area, the sidewalk is shown against the curb 5 ft. wide. This conforms to the existing sidewalk where the road ties into the Creekwood Subdivision. Staff is requiring them to put in sidewalk in the access area to the major street and in front of the detention basin. In 1980, City Council approved sidewalk on one side only, although the Planning Commission recommended sidewalk on both sides.

3. An exception to Ordinance 88-4 which states that single family dwelling structures cannot be located farther than 200 ft. from the nearest public street. Lot 102 (a flag lot) and the building pad on lot 105 are farther than 200 ft. from the public street. The City Council may grant an exception to allow a structure to be set up to 500 ft. from a public street, provided they install a sprinkling system in the structure, provide a fire hydrant and an access fire lane. This is not an exception the Planning Commission will decide.

4. The ordinance requires a landscape and vegetation plan.

Mr. Balling noted that in 1980, preliminary approval was granted with the recommendation that final approval be granted subject to a soil study (required by ordinance), completion of all improvements including the storm detention basins, and the submission of a revegetation plan.

Staff recommends preliminary approval subject to the previous conditions as stated, and granting two exceptions: the sidewalks, and the cuts and fills in excess of 10 ft.

There was a question regarding the agenda which stated this was for preliminary approval, and the engineering report that states conceptual approval. Mr. Balling stated that one of the conditions of preliminary approval is that they have a soil study which has not been done. That is the reason the report stated conceptual. Both conceptual and preliminary approval may be granted this evening, subject to the soil study being completed.

Commissioners discussed their concerns regarding the sidewalk issue. Staff recommends that if there are going to be sidewalks in the undeveloped areas, they be against the curb, since no one will maintain a park strip. It was also felt a turnaround should be provided at the end of the road leading to the reservoir. Mr. Marshall stated they would put in a minimum turnaround at this location. They do not want to encourage public access to the water tanks.

Mike Holmes made a motion to recommend to City Council conceptual and preliminary approval subject to receiving a soils report and that it meets all requirements satisfactorily; that all requirements of the Foothill Ordinance are met; that the exception for cuts and fills be granted; that we do not grant the exception to the sidewalks; that the sidewalks all be installed; that we allow sidewalks in designated areas to be placed next to curb; that we require a minimum size turnaround at the end of the street leading to the reservoir; recommend to City Council that lot 102 (the flag lot), and lot 105 be granted an exception to the front setback; Kathi Izatt seconded the motion. There was discussion on the motion regarding sidewalks and lot 102. Mike amended the motion to say: only the undeveloped areas be allowed to place the sidewalk next to the curb, and to recommend lot 102 be approved as a flag lot; Kathi Izatt seconded the amended motion; voting was unanimous.

## **Zoning Ordinance**

12.15.92.6 Consider approval of amendments to Chapter 2 of the Bountiful City Zoning Ordinance for the definitions of C-17 "Day-Care, Family" and C-18 "Day-Care, Group"

Mr. Gehring explained that the State allows up to 12 children in a day-care facility. They do not license preschools. Bountiful allows only 6 children in a day-care. If we increase it to 12, we can handle it with a Conditional Use Permit so the neighbors can have some input. Mr. Gehring prepared an amendment to the definitions of Day-Care, Family and Day-Care, Group for study by the Planning Commission. Letters, which included the proposed amendments, were sent to licensed day-care providers and preschool operators inviting them to attend the meeting or submit their suggestions in writing. Several came to the meeting and took part in the discussion.

Commissioners discussed the amendments and recommended a few changes. Mark Green made a motion to recommend to City Council amending the ordinance as outlined by staff. Mike Holmes seconded the motion; voting was unanimous.

12-15-92.7 Consider approval of amendments to Chapter 10 of the Bountiful City Zoning Ordinance, "OffStreet Parking and Loading"

Mr. Gehring prepared the revisions from the meeting of December 1, 1992 as suggested by the Commission. He has added 10-1200 Stacking Lanes For Drive-Up Windows. After further discussion some modifications were made. Mark Green made a motion to recommend to City Council approval to the amendments to Chapter 10 as modified; Mike Holmes seconded the motion; voting was unanimous.

Meeting adjourned at 8:35 P.M.





