

PLANNING COMMISSION MINUTES
APRIL 21, 1992

Present: Chairman Jeff Chretien, Mark Green, Mick Johnson, Mike Holmes, Kathi Izatt, Elaine McKay, Dick Dresher; Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Russell Mahan, Assistant City Attorney; Shirley Chevalier, Recording Secretary

Excused: Don Milligan

Minutes of April 7, 1992 were unanimously approved with corrections by Kathi Izatt: Bottom of page 1, 3rd line from the bottom, end sentence with "and as the facility expands". Delete the words "look at" and begin a new sentence that says "As the developer constructs the current addition, he will install" (etc.) and add "parking lot" to the other items (sidewalk and landscaping); Page 2, 5th paragraph from top, add to end of sentence "and he will bring in letters from those owners with respect to the covered parking which he wants to convert to garages which are on the south of the property"; also Page 2, Mark Green's final motion, first sentence, insert between the words addition and providing, "on the north side of the property"; page 3, 4th paragraph from the bottom, second sentence, delete "understand" and insert "agree upon", continue sentence and delete "get" and insert "give".

Mr. Mike Youngberg was present with letters he obtained from property owners near his development at 880 South Main Street regarding garages placed next to their property line as well as his agreement with Canyon Oaks Realty regarding the parking lot. Planning Commission had requested he present these, but felt it should be an agenda item, which will be scheduled May 5, 1992.

Conditional Use:

4-21-92.5A 92-4C Reconsider Conditions of Approval for Heritage Place, 1150 South Main, As Approved April 7, 1992 - Gary Taylor

When the Planning Commission granted the Conditional Use approval, one of the conditions was to construct a sidewalk along their frontage on 1050 South St. The neighbors in this area do not want to construct the sidewalk on their property, and the required sidewalk across the Heritage Place property would serve no purpose until the remaining property owners on the block would agree to construct the walk.

Staff recommends the requirement for construction of a walk on 1050 South be rescinded. Staff further recommends that Heritage Place be required to deed to Bountiful City a strip of land 10 ft. wide along the back of curb and gutter for construction of a sidewalk at a future date when sidewalk could be installed along the entire block.

After discussing the matter of deeding the property, Mike Holmes made a motion to reapprove this project subject to a deed coming to the city for the appropriate 10 ft. of property, and that the developer pay the city or put the sidewalk in when notified, at his expense. Kathi Izatt seconded the motion. There was further discussion. Mr. Taylor said Zions Bank owns the property, and they will not give the deed and he cannot give away their property. However, when property is developed, it is a natural part of the process to grant the required easements to the city. Mike Holmes withdrew his first motion and made a new motion that the Planning Commission take no action on this reconsideration of approval for Heritage Place; seconded by Dick Dresher; Barbara Holt abstained; motion approved by majority vote.

Subdivisions - Preliminary:

4-21-92.6A Haskell Subdivision, 4 Lots, 150 E. 2500 S., Guy Haskell, Preliminary & Final

This subdivision is located in Neighborhood 9 District 7 which requires single family lots to have a minimum of 6500 sq. ft. and lot width of 70 ft. at the building setback line.

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

1. Replot the lots to provide a minimum frontage of 70 ft. at the building line;
2. Provide 7 ft. wide utility easements around the perimeter of the subdivision;
3. Construct a 4 ft. wide sidewalk along the frontage of all lots 4 ft. from the existing curb and gutter;
4. Replace all damaged curb and gutter along the frontage of the lots;
5. Payment of the required fees for power, sewer, and water installation and connection; 6. Payment of the required fees for the asphalt repair of the road for the service connections; 7. Posting of required bond to install the improvements as described above; 8. Payment of required subdivision fees for checking, recording, and administration of the plat; 9. Payment of a storm detention fee in the amount of \$3,213.00.

Mike Holmes made a motion to grant preliminary and final approval to the Haskell Subdivision, subject to the conditions outlined by staff, with the clarification on item #3 that the sidewalk begins 4 ft. from the back of curb; Elaine McKay seconded the motion; voting

was unanimous.

Subdivisions - Final:

4-21-92.7A Consider Preliminary & Final Approval to a Lot at 2282 So. Cave Hollow Way, Glenn McBride

The lot in question was never approved as a lot for development. It is in the foothill zone and has an average slope of 20-30% which requires a lot size of 20,000 sq. ft. and a frontage of 100 ft. at the setback line. Ordinance also requires a building pad of 5,000 sq. ft. located on the area less than 30% slope. This lot meets the conditions of the foothill zone.

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

1. The building and improvements be placed only on usable area less than 30% slope as required by the Foothill Ordinance;
2. Provide 7 ft. wide utility easements around the perimeter of the lot;
3. Replace all damaged curb and gutter and sidewalk along the frontage of the lot;
4. Payment of the required fees for power, sewer, and water installation and connection;
5. Payment of the required fees for the asphalt repair of the road for the service connections;
6. Posting of the required bond to install the improvements as described above;
7. Payment of the required subdivision fees for checking and administration of the subdivision lot;
8. Payment of the required storm detention fee.

Mr. Balling explained that an unapproved lot such as this must be approved by the Planning Commission and City Council before a building permit can be issued. The owner will record the lot by metes and bounds description.

Mike Holmes made a motion to grant preliminary and final approval for one building lot at 2282 So. Cave Hollow Way, subject to the recommendations by staff as noted; Mark Green seconded the motion; voting was unanimous.

Commercial Applications:

4-21-92.1 OA Orchard 6th & 14th Wards, 165 W. Monarch Dr. (3700 So.), Preliminary, Dennis Butler, Architect

This property is located in the Bridiewood Acres Subdivision, which set aside 3.34 acres for this purpose when it was developed. The site plan meets the conditions of the foothill area. There is more than the required landscaping and the grades and slopes are acceptable under the building codes. Drainage has been provided on site to convey the runoff water to a storm drain at the northwest corner of the property.

Staff recommends granting preliminary approval and the final plans to show:

1. Compliance with all building codes and ordinances of the city;
2. Payment of the storm detention fee in the amount of \$7,005.00;
3. Posting of a bond to guarantee the landscaping and site improvements;
4. Payment of all required fees for sewer, water, power, and repair of streets.

The parking lot will have some cuts that do not exceed 10 ft. There is a retaining wall around all three sides of the property.

Elaine McKay made a motion to grant preliminary approval to the Orchard 6th & 14th Ward LDS Church, 165 W. Monarch Dr., subject to the recommendations of staff; seconded by Kathi Izatt; voting was unanimous.

Miscellaneous:

4-21-92.11 A Discussion re Temporary Structures, Russell Mahan, Assistant City Attorney

There is a statute that states a municipality may not impose, among other things, requirements for the placement or use of temporary classroom facilities on school property. The issue is, since we can't control the schools, is it desirable to try to control it elsewhere? Planning Commission felt there was a need to implement an ordinance which gives the city some control over temporary structures. Mr. Mahan will prepare something which he will present to the Planning Commission in a month.

