

PLANNING COMMISSION MINUTES

January 15, 1991

Present: Chairman Cheryl Okubo, Berwyn Andrus, Mick Johnson, Elaine McKay, Kathi Izatt, Mike Holmes, Dick Dresher, Jeff Chretien; Les Foy, City Council Rep.; Jack Balling, City Engineer, ion Reed Boothe, Planning Director

Invocation: Jack Balling

Minutes of November 20, 1990 were unanimously approved as written.

Subdivisions-Preliminary:

1-15-91.6A Ridge Pointe (Brown Property) 67 lots, 1500 S. 2000 E.

Joe Featherstone, Developer; Ron Marshall, Maple Hills Realty; Scott Balling, Balling Engineering

This property is situated east of Bountiful Blvd. between Maple Hills Subdivision on the south and Eggett Estates on the north. There are 133 acres with an average slope of 28.86% which requires 20,000 sq. ft. per lot. It is located in the foothill area and all provisions of the Foothill Ordinance prevail. There are 9,700 ft. of roadway in this development, and all grades are 12% or less which meets the ordinance.

Staff recommends preliminary approval subject to the following conditions:

1. An exception granted to the cuts and fills over 10 ft. in height. Due to the steepness of the property, there will be a total of 20% in excessive cuts and 15% in excessive fills.
2. An exception granted to allow a maximum cul-de-sac grade of 8%. There are 5 cul-de-sacs in this development. ordinance requires the maximum grade into a cul-de-sac be 4% with approval to 8% by the Planning Commission. There is one downhill cul-de-sac that does not exceed 4%. All other cul-de-sacs are 8% grade or less.
3. An exception granted allowing a home on lots 12 and 19 to be further than 200 ft. but no further than 500 ft. from a public street. Ordinance allows 500 ft. with special approval provided certain conditions are complied with.
4. All areas cleared of natural vegetation to be replanted with equal or better plant materials. Final plans will show details. Sprinkler system to be required for these refurbished areas.
5. Lots 3, 4, 17, 18, 37, 38, 43, 52, 53, 59, 60 and 61 be allowed to have a reduced setback of up to 20 ft. Ordinance allows the developers to request a reduced setback for 20% of the lots.
6. An exception granted to allow lots 2, 3, 4, 5, 51, 52 and 53 to have double frontage lots.
7. A retention basin be constructed on the natural drainage ravine that traverses lots 9, 12, 13, 14

and 15.

8. Developer to obtain an easement and extend the sanitary sewer from 1500 E. and 1500 So. through the cemetery property, to adequately serve this development.

9. Storm detention to be provided on site.

10. The culinary water main to this property was paid by another developer and installed by Bountiful City along the frontage of Bountiful Blvd. This development must pay 1/2 of the cost of this water line along Bountiful Blvd. which is \$19,668.31. Developer must also install a pump station, culinary water system, and reservoir storage system to serve this property.

11. Developer to pay Bountiful City \$18,990.09 for curb and gutter along their street frontage on Bountiful Blvd., and developer to provide sidewalk along this same frontage.

Mr. Balling prepared a report for City Council regarding culinary water reservoir capacity increase. See letter attached.

Mick Johnson made a motion for preliminary approval subject to the conditions recommended by staff; seconded by Jeff Chretien; Kathi Izatt voted nay; motion carried by 7-1 majority vote.

Subdivisions-Final:

1-15-91.7A Sunset Hollow Plat C, 19 lots, 3200 S. 1000 E. Cancelled.

Commercial Applications:

1-15-91.10A So. Davis Community Hospital Addition, 465 S. 400 E. 3 Stories, Preliminary & Final; Richard Stringham, Architect

The existing medical clinic on the NE corner of 500 So. & 400 East will be demolished, and in its place will be the 3-story hospital addition. The existing hospital has 28,145 sq. ft. of floor space; the new wing will have 35,672 sq. ft. The ground floor will be used for office, dining, storage, and mechanical. The second and third floors will be used for patient care with a total of 66 beds.

Staff has reviewed the plans and recommends approval with the following conditions:

1. The proposed sewer manhole must be a 4811 pre-cast concrete manhole located at the junction of the sewer main. The end of the sewer main must be located and extended if needed by the developer.

2. The sewer line must be installed by a bonded, licensed contractor, and a permit obtained to work in the city street. The sewer connection fee will be \$30.00 per fixture unit as determined by the Uniform Plumbing Code.

3. The water system will be reviewed at the time the final plumbing and mechanical plans are completed and submitted. The fees will be based on the cost of the service, labor, and connection fees enforced by Bountiful City.

4. Payment of a storm detention fee of \$2,250.00. The storm drainage piping proposes to tie into a storm sewer that does not exist. The city is planning for the construction of this storm drain. If the drain is not completed before the project, the developer must provide a box tie into the existing curb and gutter.

5. The parking and driving areas to be paved with 311 of plant mix asphalt on a 611 road base minimum. Concrete curb and gutter 611 high is required around the perimeter of all parking lots, landscaped area, and drive areas.

6. Final building plans must conform to Uniform Building Code. Plans to be checked by a professional licensed plan checker, and checking fees to be paid when building permit is issued or within 30 days from the completion of the plan review.

7. Landscape and automatic sprinkler plans to be submitted before building permit is issued, and a cash or surety bond posted in the amount of 5% of the building valuation, to guarantee the completion of the site improvements and landscaping.

8. A cash bond in the amount of \$1,800.00 to be paid when the permit is issued to guarantee the repair of all sidewalk, curb and gutter, and street surface damaged or in disrepair.

9. Utility easements are required before the permit is issued. A 7 ft. wide easement is required along the frontage of both streets on this property. Other easements may be required by the Power Dept. or utility companies to serve this property.

10. Board of Health must approve this project before building permit is issued.

Les Foy made a motion to grant preliminary and final approval subject to the conditions recommended by staff; seconded by Berwyn Andrus; voting was unanimous.

1-15-91.10B Convenience Store, 2193 S. Orchard Dr., Final

Developer will remove the existing old Chevron service station and construct a 2-story building with approximately 5000 sq. ft. of floor space on the NE corner of 2200 So. and Orchard Drive. The second floor will be used for office space and storage for the convenience store only.

Staff recommends final approval subject to the following conditions:

1. The proposed 411 sewer line is to be connected to the sewer main in 2200 So. This will require a new connection, and the work must be done by a bonded licensed contractor who must obtain an excavation permit and pay a connection fee of \$600.00. If the existing sewer lateral can be located and used without interfering with the street, the described work and fees could be avoided.
2. If the existing 3/411 service line and meter can be used, the water connection fees could be avoided. If a new service is required, the connection fee is \$1,241.00. Where the existing water meter lid is shown to be located in the drive entrance, the owner will pay the city for the heavy frame and lid required.
3. Payment of a storm detention fee in the amount of \$588.00.
4. Building plans to comply with the Uniform Building Code. Plans to be checked by a professional licensed plan checker. Fees for checking to be paid at the time the permit is issued or within 30 days from the completion of the plan review.
5. All parking and drive areas to be edged with 611 high back concrete curbs. The drive entrances on 2200 So. that are not being used to be removed. City standard curb and gutter to be installed through these sections and those areas landscaped as required by ordinance.
6. Roof drainage needs to be defined on the plans and reviewed by Engineering Dept.
7. Landscape plan and automatic sprinkler plan to be furnished before building permit is issued. Present site plan lacks approximately 500 sq. ft. Ordinance requires 10% of the area to be landscaped. Staff recommends the area between 2200 So. and the present laundromat building be landscaped in addition to the park strip between sidewalk and curb and gutter.
8. A cash or surety bond in the amount of 5% of the valuation of the building to be posted to guarantee the completion of the site improvements and landscaping.
9. A cash bond in the amount of \$1,800.00 to guarantee repair to all sidewalk, curb and gutter, and street surface damaged or in disrepair.
10. A 7 ft. wide easement along the frontage of both streets deeded to the city. Other easements may be required by the Power Dept. or utility companies to serve this property.
11. The Board of Health must approve this project before the building permit is issued.

Les Foy made a motion for approval, subject to the conditions recommended by staff; seconded by Jeff Chretien; voting was unanimous.

Miscellaneous:

1-15-91.11A Discussion re Planning Commission Responsibilities Cheryl Okubo,

Discussion

Leader

All the existing planning and zoning ordinances are being put into one text and is before the State Legislature at this time. It will set forth the purpose of a Planning Commission in regard to such things as: provide for the health, safety and welfare, and promote the prosperity, peace and good order, comfort, convenience, and aesthetics of the municipality and its inhabitants and businesses, and to protect property values. Municipalities may enact all ordinances, resolutions and rules that they consider necessary for the use and development of land within the municipality including ordinances, resolutions, and rules governing uses, etc.

Other subjects are definitions; appointment, term, vacancy and compensation; use of state data; powers and duties.

1-15-91.11B Update re Block 29, Downtown Area - Tom Hardy

Mr. Hardy introduced John Thackery to the Commission. He is a partner in the firm of Johansen, Thackery & Co. City Council, acting as the Redevelopment Agency Board of Directors, approved an option agreement with this firm for redevelopment of the downtown area, including Block 29. This agreement is contingent upon certain things happening, allowing them the option of picking up property owned by Bountiful City.

The project area includes Block 29, and Block 20 which is to the south. First South Street is proposed to be closed between Main Street and 100 East. The footprint shown to the Commission also included Block 32 which is to the north of Block 29. It was mentioned it would be nice to have Block 32, but if excluded it would not be fatal to the project.

Mr. Thackery introduced Russ Naylor, Architect, who showed some elevations. The plan shows single story buildings using the same type materials (brick, and the existing street scape theme). There will be four major anchors with 10-25 year leases. If successful, the projected completion date for this project is fall of 1992.

(See attached letter from Dick Drescher per approval of minutes at Planning Commission meeting of February 5, 1991.)

Meeting adjourned at 8:45 PM.