

PLANNING COMMISSION MINUTES

November 5, 1991

Present: Chairman Jeff Chretien, Kathi Izatt, Mark Green, Don Milligan, Elaine McKay; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Mike Holmes, Dick Dresher, Mick Johnson

Minutes of October 15, 1991, were amended as follows: Page 2, second paragraph, line 5, delete "only"; minutes were unanimously approved as amended.

Subdivisions - Preliminary:

11-5-91.6A Maple Hills #4, 1800 E. Maple Hills Dr., Ronn Marshall (Ref. 7-2-91, 7-16-91, 8-10-91 PC Minutes)

This plat was granted preliminary approval in 1987, and since then the road system has been developed. Developers requested a variance to the Subdivision Ordinance to allow them to terminate two roads in the subdivision into cul-de-sacs over 600 ft. long rather than to extend them through and develop two loop roads that would tie back together over the ridge. These cul-de-sacs would be approximately 1,100 ft. and 1,000 ft. long; ordinance allows 600 ft.; however, there would be much less scarring of the hillside with this design. Previous approval would allow the development to proceed with the loop roads which would be much longer with deep cuts and fills.

Planning Commission visited the site in July and requested staff to research surrounding communities' ordinances on lengths of cul- de-sacs. This was done, and staff feels the city's ordinance is a good one and should not be changed. Mr. Marshall is back before the Planning Commission to get a decision.

Kathi Izatt said her concerns were safety first, closely followed by aesthetics. The safety factor, by not allowing the loop road, takes precedence over the fact that there will be big cuts and fills; she personally does not like any of the options. However, inasmuch as it had been approved previously, she would rather have the loop road for safety's sake for the people who live up there, police, snow removal crews, etc. Even though the density has been reduced, there are still two roads in excess of what the ordinance allows, and at least one flag lot, maybe more, that is longer and would need a variance.

Mr. Foy stated that if we were to extend the roads, they would be much steeper going up. The grades would be extremely difficult to get up there with a grader, while the cul-de-sacs end before the really steep grades begin making it safer to do it this way.

Mr. Marshall stated that by eliminating the continuance of the roads., there would be less homes, therefore less fire risk. If they built the road, there would have to be more development and it

would open up the county property that is contiguous to the south, 160 acres. The cul-de-sac design would guarantee no further development beyond that point.

Mr. Balling stated that, in his opinion, to develop the road would be more detrimental to the mountainside than the two cul-de-sacs, and would not be safer.

Les Foy made a motion to give preliminary approval to Maple Hills #4, granting the extension of the cul-de-sacs as outlined; Don Milligan seconded the motion; Kathi Izatt voted nay; Elaine McKay abstained from voting; majority voted approval.

Subdivisions - Final:

11-5-91.7A Eagle's Ridge Plats A & B, 1400 E. 1000 N.

Mr. Balling presented the plans, commenting that the final drawings have not yet been completed, and used the preliminary drawings for this review.

These plats are located in the NE corner of the city just under the "B". The road leading to the Lions shooting range is in this development. There are two access roads into this area, Northridge Dr. and Skyline Dr. The property to the south is owned by the Kingston family who do not want to develop their property at this time. However, there is a road from Skyline Drive, a county road that has been constructed and used for 50 years, giving access to people going to the shooting range as well as Bountiful Peak and Bucklin Flats on the mountain. Because it is a public access road and the ordinance requires two accesses, the city felt it would serve as one access, and the other access would come off North Ridge Drive.

There is the possibility that flooding could occur along the north fork of Stone Creek, called Dry Hollow. Developers will provide a detention basin where Northridge Drive crosses Dry Hollow. The city agreed to participate in the cost of it in the amount of \$85,000 which was approved by the City Council. The flood detention basin will cost twice that amount. The County was asked to assist in the construction of the basin, but they did not have funds available. This will be of great benefit to the city. The latest FEMA report (December 1990), stated that one of the areas where there are some problems is the north fork of Stone Creek.

Staff recommends final approval to plats A & B, subject to the following conditions:

1. Payment of all required fees; 2. Posting of the bond;
3. Providing the necessary easements to the city;
4. Completion of all the plans according to city requirements, including the detention basin, to the satisfaction of the City Engineer;
5. Submission of a title report;

6. Payment of all required costs the city may accrue due to the development of these two plats;
7. This recommended approval will also include the detention basin costs to be paid for between the city and developer.

Les Foy made a motion to grant final approval to Eagle Ridge plats A & B, subject to the conditions outlined by staff; Elaine McKay seconded the motion; Kathi Izatt abstained; majority voted approval.

Rezoning Petitions:

11-5-91.8A 91-2Z Proposed Boundary Change NE Corner 400 N. 400 E., Dr. Glenn Gold, Jr.

Dr. Gold is petitioning the city to allow him to use his property at 403 E. 400 No. for a medical office. Prior to 1982 his property was zoned to allow medical offices as a Conditional Use.

In October of 1982, Bountiful City adopted a new zoning ordinance and map using the concept of neighborhoods and zoning districts within those neighborhoods. The Gold property was classified as Neighborhood 1 District 6 allowing only single family dwellings, and the medical office use was omitted. Dr. Gold would like his property restored to its former classification, permitting medical offices as a Conditional Use.

The area in question is 1.6 acres with an existing house. Dr. Gold also owns adjacent property which was originally included in the boundary change for a total of 2.5 acres, but it has been changed to include only the 1.6 acres portion.

In order to accomplish this, the boundary between districts 6 and 10 would need to be changed to place the area now in District 6 in District 10, which allows medical clinics as a Conditional Use. No multi-family use is presently allowed in either district.

Kathi Izatt made a motion to recommend to City Council that they approve the rezoning request inasmuch as there is no significant change between the two districts; Les Foy seconded the motion; voting was unanimous.

Commercial Applications:

11-5-91.10A Lakeview Hospital Additions - Preliminary & Final Adam Watson, Architect

Lakeview Hospital is proposing three additions or remodels to the present facilities: A 12,000 sq. ft. single story MRI/Cath. lab addition to the southeast corner of the hospital; a 4,400 sq. ft. addition to the old laundry building, and a complete renovation of the old laundry building to create a physical therapy outpatient facility; remodeling the maternity ward in the existing hospital building.

The hospital architects are requesting "fast-track" approval for these plans to be able to move ahead and complete the work using the present contractor. The total cost of these projects is

in excess of \$2,000,000 which exceeds the \$500,000 requirement for fast-track construction. The plans will be reviewed as they are completed for each phase of development.

The temporary buildings that have been used by the hospital will no longer be needed and will be removed once the project is complete, with the exception of the Davis County educational facility which will stay.

Staff recommends fast-track approval to the plans subject to the following conditions:

1. Payment of the sanitary sewer connection fees established by South Davis Sewer District and Bountiful City, based upon the fixture units of the system;
2. Payment of all required water connection fees. Construction of the water system to meet city approval and specifications, and payment of \$2,175.00 for relocating 150 ft. of existing 6 in. water line, to be performed by Bountiful City;
3. All site improvements are acceptable per the submitted plans;
4. Fast-tracking - a permit to be issued for each separate addition, based on the total estimated cost as submitted by the architect. Bountiful City will charge a 65% plan check fee as outlined under the building code, and any additional expenses over the 65% fee will be assessed at the interim phase check.
5. Compliance with the Uniform Building codes and all city ordinances, codes, and specifications.

Elaine McKay made a motion to grant preliminary and final approval for the three proposed projects at Lakeview Hospital, subject to the conditions outlined by staff, including the fast-track approval and compliance with the Uniform Building Code and all city ordinances, codes, and specifications; Kathi Izatt seconded the motion; Mark Green abstained; majority voted approval.

Miscellaneous:

- A. Review Accessory Use Definition re Accessory Buildings - Postponed
- B. Discuss Planning Commission Priorities - Postponed
- C. Review Definitions of Professional Office & Business Office with City Attorney - Postponed
- D. Report re Albertson's Old Store

This location is the proposed site of Payless Drug, with changes being interior remodel, no structural changes. This requires no meeting before Planning Commission or City Council.

Commission members were handed copies of Kathi's revision of the by-laws to be studied and

discussed at the next meeting.