

PLANNING COMMISSION MINUTES  
May 7, 1991

Present: Vice Chairman Kathi Izatt, Berwyn Andrus, Dick Drescher, Mick Johnson, Jeff Chretien; Les Foy, City Council Rep. ; City Manager Tom Hardy; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Chairman Cheryl Okubo, Mike Holmes, Elaine McKay Invocation: -Tom Hardy, City Manager

Approval of the minutes of April 16, 1991: Kathi noted that on page 6, regarding the motion on Stone Ridge Subdivision, the minutes stated that voting was 7 for, 1 against, and 1 abstained. This would imply that Chairman Cheryl Okubo had voted. Kathi does not believe this is accurate, and recommends the minutes be changed to 6 for, 1 against and 1 abstained. Les Foy suggests leaving the minutes as written until we get confirmation from Chairman Okubo. If she did not vote, approval can be given for the change.

Page 7, Miscellaneous, it was stated this item had been tabled. Kathi said this implies action was taken to table, but it was not acted upon. The minutes will change the word "tabled" to "postponed to May 7, 1991 meeting."

Dick Drescher, referring to page 6 on the motion for Stone Ridge Subdivision, felt there had been another condition, i.e., after their preliminary grading of the roads, and after checking their topography, they were to come back to the Planning Commission with the final layout of the lots, any adjustments they would have to item #4 that indicated how many lots had a reduced setback, and any other changes. Dick feels the minutes should include this so the numbers in item #4 can officially reflect any change.

It was unanimously agreed to add condition #16 to the minutes: "Developers to return if there are any changes to the lot configuration, road alignment or any other corrections to the plats."

Les Foy made a motion to approve the minutes-as amended; seconded by Jeff Chretien; voting was unanimous.

#### Master Plan Report:

#### 5-7-91.4A Master Plan Discussion with City Manager Tom Hardy

The original Master Plan was implemented in 1978 based on 1970 census data. The raw figures from the 1990 census are available but not the block by block analysis. This information provides a wealth of data on the demographic characteristics of the community. Using the computer, we can purchase a disk from the Dept. of Commerce, do our own analysis, and put it into the Master Plan. Mr. Hardy sees a need for the Master Plan to be updated, and he complimented the Planning Commission on its initiative to get this started.

There have been several annexations that have changed the complexion of the southeast area in terms of boundaries, and the development in the foothills has changed our assumptions about what would happen there. Some facilities have been built that the Master Plan called for, and we have yet to build other facilities.

As Information becomes available and as we can find the time, staff, (Tom made a personal commitment also), including City Council, will commit to go through the document chapter by chapter and draft some updates for the Commission's review and comment.

The Master Plan does not focus on some current problems. The environment has become much more of an issue in the last 15 years. Things we took for granted - land filling, sewage treatment, air quality, hazardous waste, lead in the water - are all coming to the forefront. There may be the addition of an environmental section to the Comprehensive Plan which may include small quantity generation of household hazardous waste, to recycling and its future, to air quality with woodburning stoves.

Les Foy mentioned that in the last Council meeting this was discussed, and it was suggested that the Master Plan be addressed as a total package rather than one chapter at a time. It was the consensus of the Council that this would be the best way to do it. Mr. Hardy said he liked it and it would give the Planning Commission more flexibility to put the parts together and have them fit.

Kathi asked Mr. Hardy if he had any suggestions of how to incorporate citizen input into the updating process. He feels the best way to do this is to send an open letter, invite the citizens in for an evening, and divide them into groups. We could involve groups that have a vested interest in a certain element, e.g., the Downtown Merchants Association, the Chamber of Commerce, the Power Commission. The most constructive way to get the citizens to respond is to give them materials you want them to react to rather than an unstructured approach. The Clipper will publish the agenda and be given an advance story on the Planning Commission's updating of the Master Plan.

#### 5-7-91.4B Public Utilities Element of Master Plan

Kathi reported on this subject a year ago and has added responses from Dick Duncan, Street Dept., and Cliff Michaelis, Power Dept.

Jack Balling prepared a report regarding items such as water storm drainage, sewer, and streets which was presented to the City Council - a six year plan for public works construction. This does not include the power. The material in this report will be rewritten to include these items in the Utilities section of the Master Plan update. Also, Mr. Michaelis recommended that his paragraph to Kathi be added to the bottom of the Energy section.

Kathi asked about insufficient water pressure at certain times, and Mr. Balling explained how the water is pressurized at different locations in the city based on culinary pressure and not irrigation pressure. There are 13 reservoirs at various locations. Water storage is based on fire

demand (10 hr.) in all the residential areas. Mr. Balling said our water system is probably the best in the state. We have 13 million gallons of water storage. There are 5 or 6 pressure zones in the city, and in order to equalize the pressure through those zones, the water is dropped down through a pressure reducing station, going from 90 lbs. psi to 40 lbs. psi.

Mr. Balling said he will prepare a rewrite of the Utilities section available for the Planning Commission meeting July 2, 1991. This would give the Power Dept. an opportunity to do the same.

Kathi asked for a volunteer to begin working on another section. Les Foy said he will prepare his report on Parks and Recreation for the May 21st Planning Commission meeting.

Subdivisions - Preliminary:

5-7-91.6A Eagle Is Ridge Subdivision Revised (Formerly North Bench Subdivision), 1000 N. 1500 E., Blair Jones/Lloyd Hayes

There is an access road off Skyline Drive which ties onto a road that serves the Lion's shooting range. That road will continue down a very steep curving grade which is of concern to staff. The Foothill Ordinance requires two accesses. They have accesses off Skyline Drive and Northridge Drive.

Staff received a new flood insurance rate map from the Federal Emergency Management Agency (FEMA) for Bountiful City. They reduced the potential flood areas on the three creeks where we have large detention basins; Stone Creek, Barton Creek, and Mill Creek. However, on the north fork of Stone Creek, called Dry Hollow, there was an increase of a large flood area from the drainage that goes down through this subdivision. There are 150 to 200 homes that have potential flooding.

One way to reduce the flood potential and damage is to build a detention basin similar to what was built on the other creeks. The proposal to build a debris basin in the subdivision before it was developed was presented to the City Council on February 1, 1991 and approved, subject to obtaining Davis County flood funds. The city will meet with the County Commissioners to request the funding for the catch basin project. If they deny the funds, the city will have to try to fund it.

The developers have to provide storm detention for all water in excess of the natural runoff or pay a fee. These developers will pay a fee of \$42,000. There is a drainage basin that comes down through the center of the property. By taking out a cul-de-sac and extending the road to tie in with the Northern Hills Subdivision road, we can construct a dam across and build a storage basin which would provide for storm water runoff from their development as well as the property above.

The plans have been modified to allow the city to build the storage basin. Due to this, the road grades will be much less than 12%. However, there is too much drop in elevation between the

roads to provide a connecting link. This will leave a long dead end street. ordinance imposes a maximum length of 600 ft. There are circumstances to recommend an exception. This is the access road to the Lions shooting range. The city maintains it as a public facility and provides the water and electricity. If we allow the developers to go beyond 600 ft., it would be approximately 600 more feet to the end of their property, ending in the parking lot of the Lions shooting range.

It would be an all weather road built at the developers' expense, at a grade of no more than 4 or 5 percent.

In the event the area to the north develops (it is now Government property which they are trying to exchange), this road would then come across and tie back into the Northern Hills development. There is a stub road to it now. This would provide good circulation of traffic when the property to the north is developed.

Kathi asked if we would be in trouble with grades through the Lions area. Mr. Balling replied yes, it is on a steep hillside and the road access will be very steep. We would have to try and maintain a 12% grade. In the preliminary approval, the Planning Commission granted an exception to 15%. There are bad switchbacks and curves which will be hazardous for sight distance and accessibility, but this seems to be the only way to tie it together.

Questar natural gas pipeline from Wyoming has a right-of-way through this property. Notice was received from Questar that they want to make sure this development complies with all the provisions of that right-of-way for protection of the pipeline.

Les Foy made a motion to grant preliminary approval to Eagle's Ridge Subdivision and also grant a variance to extend the upper road to more than 600 ft., and that we comply with the right-of-way of Questar pipeline company; Jeff Chretien seconded the motion; voting was unanimous.

Subdivisions - Final:

5-7-91.7A Bridlewood Subdivision Plat 6, 6 Lots, 2900 S. 150 W., Clark Jenkins, Developer

This subdivision was granted preliminary approval March 26, 1991. There was concern about the extension of Monarch Drive because of an agreement with North Salt Lake and Bountiful on the access of 3700 So. North Salt Lake is now building a golf course which negates this alignment. This allowed the city to grant preliminary approval to this subdivision with an extension of lots because it will not tie onto 3700 South. At a future date they will probably tie onto Bountiful Blvd. They are asking for an extension for 6 more lots off Monarch Dr. This will not go beyond the 600 ft. for the cul-de-sac, and since it will be extended in the future, we do not want to terminate it in the cul-de-sac. The developers will have to provide a temporary turnaround.

Final plans have been prepared and submitted to the city. The bond letters and fee statement are being prepared. This project meets the Hillside Ordinance; the grades are between 6-8 percent. Staff recommends final approval be granted subject to the following conditions:

1. Completion of the plans to the requirements of the Engineering Dept. for final checking;
2. Posting of a Letter of Credit to guarantee the site improvements as outlined in the bond letter;
3. Payment of the required subdivision development fees;
4. Providing a title report and clearance of all encumbrances on the dedicated streets;
5. Provide an easement for the temporary turnaround at the end of the street.

Mr. Jenkins said they are working on the plans to extend the road to Bountiful Blvd., and may have it completed by the end of the year.

Berwyn Andrus made a motion to grant final approval to Bridlewood Subdivision Phase 6, subject to the conditions outlined by staff; Mick Johnson seconded the motion; voting was unanimous.

#### Rezoning Petitions:

5-7-91.9A 91-1Z Proposed Zoning Ordinance Text Change, 200 N. 500 W., Bob Thurgood

Mr. Thurgood presently owns a business at 1309 So. 500 W. His new facility would have a three bay automatic car wash and three bay oil change. The zoning ordinance, Chapter 12.1-14, item 4, states that "service bays and automotive service facilities shall be designed so as not to front on any public street." Since this is a corner lot, he will front on either 200 N. or 500 W.

He is petitioning the city to have this text removed from the zoning ordinance so he can build according to the plans. This will be heard by the City Council on May 22nd at 7:30 PM.

Other automatic car washes have been built with the bays fronting the street. The Legal Dept. ruled that a car wash is not an automotive service facility.

Staff recommends to the Planning Commission that this sentence be eliminated from the ordinance.

Some opinions of the Planning Commission was to not totally remove it from the ordinance, but rather to treat each case individually. This removal from the text would apply to all automotive service facilities, not just car washes.

What is considered "fronting" on a street was asked. The term would mean exactly parallel to the street. Anything less than 90 degrees is a partial front. We might want to exempt corner lots or make some provision for a corner lot.

On a corner lot you can designate one as a front yard and one as a side yard. The builder could decide which street he wanted to be the front.

Of these two streets, one is a major (500 W.) and one is a minor (200 North). However, the minor street would front onto residential property, and this is not desirable. The reason this was put into the ordinance was for aesthetics.

It was felt there was less exposure when the bays are facing the street than when they face the side.

Mick Johnson made a motion to recommend to City Council that in the first sentence, "service bays" be eliminated, and the last sentence "Service bays in automotive service facilities shall be designed so as not to front on any public street" be eliminated. Les Foy seconded the motion; Dick Drescher opposed; majority voted 4-1 in favor.

Miscellaneous:

5-7-91.11A Discussion with Chairman of Board of Adjustment, Robert  
Robinson

Mr. Robinson did not attend this meeting, so this item will be rescheduled.

Meeting adjourned at 8:30 PM.