

PLANNING COMMISSION MINUTES

April 3, 1990

Present: Chairman Robert McKenzie, Berwyn Andrus, Elaine McKay, Kathi Izatt; Leslie Foy, Council Rep., Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Cheryl Okubo, Mike Holmes, Mick Johnson, Dick Dresher

Invocation: Elaine McKay

Minutes of March 6, 1990 unanimously approved as written. subdivisions-Preliminary:

4-3-90.7A Don Christensen Subdivision, 30 Lots, 1800 S. 1200 E.
(Name changed to Canyon Oaks Subdivision)

Mr. Balling presented the site plan and stated there were several items concerning the development. In the new ordinance the maximum grade on all cul-de-sacs is 4%, however the Planning Commission has the option of granting an exception (Section 14-1-7). There is one downhill cul-de-sac in this development. The drainage in this area has been provided for by several inlet boxes and piping into Mill Creek. Staff recommends granting an exception to a maximum of 8% in this downhill cul-de-sac.

Mr. Balling stated he is concerned about the slippage in the canyon area and recommends a soil stability test be made before final approval is given.

This project is in compliance with all the development requirements. It is noted that this location is not in the foothill ordinance, however the lots are all 12,000 sq. ft. (8,000 sq. ft. is the minimum lot size in this area.) Ordinance allows 10% of the lots to have reduced front yard setbacks up to 20 ft.

Staff recommends preliminary approval be granted with the recommendation that they be allowed a maximum 8% on the one downhill cul-de-sac, and a soil stability test be made in the canyon before final approval.

Berwyn Andrus made a motion to grant preliminary approval to Canyon Oaks Subdivision subject to soil stability analysis for the lots facing on the creek, and a variance to the ordinance in allowing 8% grade on the downhill cul-de-sac; Leslie Foy seconded the motion; voting was unanimous.

Miscellaneous:

4-3-90.12A Holmes Park Subdivision, 275 W. 850 N., Reduced Front Yard Setback Lots 9, 10, 11, 12

The developer has requested lots 9, 10, and 11 be allowed to have reduced front yard setbacks of

20 ft. , and lot 12 a 25 ft. setback. Staff recommends these lots be granted the variances.

Leslie Foy made a motion to approve front yard setbacks of 20 ft. to lots 9, 10, and 11, and a 25 ft. setback to lot 12. Elaine McKay seconded the motion; voting was unanimous.

4-3-90.12B Review Foothill Overlay Zone, Chapter 6 of Zoning ordinance

There will be a joint meeting of the City Council and Planning Commission Wednesday, May 2, 1990 to discuss the Foothill Ordinance and to review the goals and policies of the Master Plan.

One concern is whether the slopes of the streets are too steep. The Foothill Ordinance sets 12% as the maximum slope, but allows a variance to 15%.

Two other areas that need to be discussed are:

1. Cuts and fills. The maximum allowed is 10 ft., but with the undulation in the foothills, this varies from 5 ft. to 20 ft.

2. Lot and access design. Ordinance allows a home to be placed 200 ft. from the nearest public street and will allow a variance to 500 ft. granted by the City Council, subject to certain conditions being met. This is measured from the street along the centerline of the driveway to the nearest point of the dwelling.

4-3-90.12C Review Goals & Policies of Master Plan

There are areas such as the fractured business development in Bountiful, future public park sites, more cultural growth, assigning an individual or a team to study the Master Plan and implement some of the ideas set forth in the plan - all are items that need to be addressed.