

## PLANNING COMMISSION MINUTES

June 5, 1990

Present: Chairman Robert McKenzie, Cheryl Okubo, Elaine McKay, Mick Johnson, Berwyn Andrus, Kathi Izatt, Mike Holmes; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Dick Drescher; Les Foy, City Council Rep. Invocation: Jack Balling

Minutes of May 15, 1990 unanimously approved as written.

### VII. Subdivisions - Preliminary:

6-5-90.7A. Viewpoint of Indian Springs - Reaffirmation of Preliminary Approval Granted February 19, 1980; Ron Marshall, Tom Mabey

Mr. Boothe presented the area site plan, pointing specifically to the portion of the development being considered tonight. Preliminary approval was granted February 19, 1980, subject to providing the following conditions:

1. Additional soils study, especially along the proposed roadway;
2. Details of the detention basin, with specific details of the overflow from the detention basin to Bountiful Blvd.; granting a 10 ft. storm drain easement, and the storm detention facility to be approved by the City Engineer;
3. Submit a revegetation plan;
4. Engineering plans showing how the slope will be handled (the plat presently shows a 1: 1 slope which would require the use of specially engineered structures);
5. An additional map showing how lots 11 and 20 can be developed, to be drawn on a horizontal scale of 111:20 ft. with 2 ft. contours;
6. A structure provided along the outside edge of the curve to negate the possibility of vehicles jumping the curve;
7. The road proposed to extend 2,500 ft. into a cul-de-sac;
8. A 15 ft. right-of-way through lot 10 to gain access to lot 9;
9. The 230 ft. approach from Bountiful Blvd. to be included in the final plat.

Staff sees no additional problems and recommends reaffirmation of preliminary approval subject to the conditions as stated above.

Mr. Mabey gave a brief background on the events after preliminary approval was granted. Final drawings were prepared but never presented to the city for final approval. Since then the developer ran into problems and the bank took it back. Another developer wants to purchase the property and continue with the project. They want the preliminary approval reaffirmed so they can proceed.

One concern of the Planning Commission was the 10 yr. period that has lapsed and whether there

are different ordinances in effect now. Mr. Balling stated the Hillside Ordinance is still the same.

Another concern was the cuts and fills the Planning Commission discussed at a recent meeting, in which it was felt strict enforcement should be made that cuts and fills not be over 10 ft. Mr. Balling said the previous approval was granted an exception under the provisions of the ordinance, and since this had already been approved and final drawings have been completed, the new owners want to proceed with the project. Mr. Mabey stated the road which also serves as an access road to the city's tank, has already been graded where the biggest cuts and fills are located.

Due to the length of the dead end road, they have proposed a temporary turnaround at the east end. An inquiry was made as to the possibility of getting rid of the dead end and continuing the road. The property has been split up, and the new owners do not own the east portion. When the subdivision was presented to the city the first time, in 1980, it was under one ownership. The people who own the back property are waiting, since they are landlocked from any future development until the next owner proceeds. It was felt that the Planning Commission would not even consider an approval now without the road going through since the dead end is too long.

In summary, the Planning Commission can reaffirm the previous approval; not approve the previous approval; approve with conditions (with the concerns of the road system developing); or table for future consideration.

Cheryl Okubo made a motion to table this item for 2 weeks for further study. (The Planning Commission will take a field trip to the site at 6:00 PM June 19th). Kathi Izatt seconded the motion; 4 approved; Berwyn Andrus opposed; Mick Johnson abstained. Majority voted 4-2 to table for two weeks.

Subdivisions - Final:

6-5-90.8A Canyon Oaks - 30 lots, 1800 S. 1200 E., Don Christensen, Developer

This project was given preliminary approval in April, 1990. The City Engineer has made a final review of the plans and recommends final approval be granted subject to the following conditions:

1. Compliance to all conditions as outlined in the final review letter of June 4, 1990;
2. Posting of a \$248,673 bond to guarantee the improvements;
3. Payment of all subdivision fees in the amount of \$84,682.65;
4. Submission of an engineering soils stability report for the lots that back onto Mill Creek ravine;
5. Providing a title report to show clear title on all public properties within the subdivision plat;
6. It is recommended that the storm drain fee be paid in the amount of \$2,100 per acre since the subdivision does not provide for storm detention and we have capacity in Mill Creek to accept the runoff water. The fee should be reduced for the lots that back onto Mill Creek to

10,000 sq. ft. per lot, since the majority of the lot will remain in an unused condition.  
Mr. Boothe added the following item:

7. Lots 15, 16, 19, and 29 meet lot area and width but are shallow in depth. It is requested they be allowed to have a 20 ft. front yard setback (ordinance requires a 30 ft. front yard setback).

Regarding #6, it is required that the subdivider pay a storm drain fee if storm detention facilities are not provided on the property. The city has capacity to handle storm water in Mill Creek. Plans have been prepared to bring the water down into Mill Creek, but by virtue of the impact on the Mill Creek facilities, they still have to pay the detention fee on all lots except those that back onto the creek, lots 20 thru 26, since they naturally drain into the creek.

Mike Holmes made a motion to grant final approval to Canyon Oaks subdivision, subject to items 1 through 7 as recommended by -staff; Berwyn Andrus seconded the motion; voting was unanimous.

6-5-90.8B Maple Hills No. 6, 2 Lots, 1875 So. Bountiful Blvd., Karl Prisbrey, Developer

The property is located on the north side of Mill Creek Canyon. The detention basin is on the northeast corner of Bntfl. Blvd. and Mueller Park Road. The plat has a total of five lots; the three on the west side of Bountiful Blvd. have received final approval. They are now requesting approval for the two lots on the east side. Staff recommends final approval be given subject to the following conditions:

1. The city to deed back to the developer the slope deed which was given to Bountiful City to construct Bountiful Blvd.;
2. Developer to pay for the water line which was installed by the city (\$4,756-00);
3. Developer to pay for the curb and gutter that was installed by the city (\$3,060.20);
4. Developer to pay all other fees as outlined in the subdivision development letter of June 5, 1990;
5. Developer to post a bond in the amount of \$6,780 to guarantee the site improvements outlined in the development letter;
6. Developer to provide the city with a current title report showing clear title to all public properties;
7. The developer to pay a storm detention fee of \$1,932.00 in lieu of providing for storm detention.

Mick Johnson made a motion for final approval to Maple Hills No. 6, subject to the 7 items recommended by staff; motion seconded by Elaine McKay; voting was unanimous.

Miscellaneous:

6-5-90.12A Election of new Planning Commission Chairperson and Vice Chairperson

Cheryl Okubo was elected Chairwoman and Kathi Izatt Vice Chairwoman of the Planning

Commission for the remainder of their respective terms.  
meeting adjourned at 7:45 PM.

## SUBDIVISIONS - Preliminary:

2-19-80.5	Viewpoint of Indian Springs Plat One - 17 Lots South Slope of North Canyon	Represented by John Naser and Kay Peterson
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Mr. Boothe presented the site plan for Viewpoint of Indian Springs and stated that in order for this plat to go forward, exceptions would have to be made by the Planning Commission and City Council with regard to maximum cuts and fills and maximum road grade. In addition, the developers are requesting that sidewalk not be required on the north side of the road. It was determined that the exception for maximum cuts and fills would involve approximately 50 feet of 11-foot cut and approximately 150 feet of 15-foot fill, a total of approximately eight percent of the total road length. (The Ordinance provides for a maximum of 10-foot cut and fill. The plat has one section of road about 330 feet long (approximately 14 percent of the total road length) with a grade of 15 percent, with 12 percent allowed by ordinance. Mr. Balling also noted that the plat shows only one ingress and egress for the time being. However, future plans will provide a tie back to North Canyon with a second access.

After discussing the design standard exception provision in the ordinance and evaluating the requested exceptions, Councilwoman Southwick made the motion that preliminary approval be granted to this plat with exceptions allowed as requested and defined above with regard to road grade, cuts and fills; however that sidewalk be required on both sides of the road. Mr. Bradford seconded this motion which carried by a majority; Mr. Hawkins voted nay. Mr. Hawkins indicated that there should not be any exceptions granted at the preliminary stage. Councilwoman Southwick also put the developers on notice that they might be subject to impact fees which are being considered by the City.

Mr. Boothe also noted that the following items would need to be provided prior to final approval being granted: (1) additional soils study, especially along the proposed roadway; (2) details of the detention basin, with specific details of the over-flow from the detention basin to Bountiful Boulevard and a 10-foot storm drain easement granted and the storm detention facility being approved by the City Engineer; (3) submission of the revegetation plan; (4) engineering plans showing how the slope will be handled (the plat presently shows a 1:1 slope which would require the use of specially engineered structures); (5) an additional map showing how Lots 11 and 19 can be developed, to be drawn on a horizontal scale of 1":20' with two-foot contours; (6) a structure be provided along the outside edge of the curve to negate the possibility of vehicles jumping the curve; (7) the road proposed to extend 260 feet into a cul-de-sac east of the east boundary of the plat to be included as a part, of the final plat; (8) a 15-foot right-of-way be required through Lot 10 to gain access to Lot 9; and (9) the 230-foot approach from Bountiful Boulevard to be included in the final plat. Mr. Bradford made the motion that the conditions as listed by Mr. Boothe be required prior to final approval being granted to this plat, Mr. Todd seconded the motion and voting was unanimous.

DATE: June 5, 1990  
TO: Planning Commission  
FROM: City Engineer  
SUBJECT: Final Review of Canyon Oaks Subdivision

I have made a final review of the subject subdivision plat and construction drawings, and find that the work is in agreement with the City ordinances and specifications. I recommend final approval be granted, subject to the following conditions:

1. Compliance to all conditions as outlined in the final review letter of June 4, 1990.
2. Posting of a bond to guarantee the improvements of \$248,673.00.
3. Payment of all subdivision fees as outlined in the amount of \$84,682.65.
4. Submission of an engineering soils stability report for the lots that back onto Mill Creek ravine.
5. Providing a title report to show clear title on all public properties within the subdivision plat.
6. It is recommended that the storm drain fee be paid in the amount of \$2,100 per acre since the subdivision does not provide for storm detention and we have capacity in Mill Creek to accept the run-off water. The fee should be reduced for the lots that back onto Mill Creek to 10,000 square feet per lot, since the majority of the lot will remain in an unused condition.

When the above conditions are met, the subdivision may be signed and recorded.

DATE: June 5, 1990

TO: Planning Commission

FROM: City Engineer

SUBJECT: Final Review of Maple Hills No. 6 Subdivision

I have made a final review of the subject subdivision plat and recommend final approval be granted, subject to the following conditions:

1. The City to deed back to the developer the slope deed which was given to Bountiful City to construct Bountiful Boulevard.
2. The developer pay for the water line which was installed by the City (cost of \$4,756.00).
3. The developer pay for the curb and gutter which was installed by Bountiful City (cost of \$3,060.20).
4. The developer pay all other fees as outlined in the subdivision development letter of June 5, 1990.
5. The developer post a bond to guarantee the site improvements in the amount of \$6,780.00, as outlined in the development letter.
6. That the developer provide the City with a current title report, showing clear title to all public properties.
7. That the developer pay a storm detention fee of \$1,932.00 in lieu of providing for storm detention.