

PLANNING COMMISSION MINUTES

August 21, 1990

Present: Chairman Cheryl Okubo, Berwyn Andrus, Dick Dresher, Jeff Chretien, Kathi Izatt; City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, City Planner

Excused: Elaine McKay, Mike Holmes, Mick Johnson, Les Foy

Invocation: Kathi Izatt

Minutes of August 7, 1990 were unanimously approved as corrected. Subdivisions - Conceptual:

8-21-90.6A Murray\McKay Property, 275 No. 1500 E., approx. 17-20
lots; Miles Construction, Developer

This item was cancelled. Miscellaneous:

8-21-90.12A Review Goals & Policies of Comprehensive Master Plan
Public Utilities, Kathi Izatt

The sewer system in Bountiful is served by gravity lines eliminating the need for pump stations. The water plan is set up so that the pumps or storage reservoirs are interconnected providing uninterrupted service.

The city has collector roads, feeder streets, and arterial streets. Each year the city coordinates its street work schedule with the utility companies. (Streets will be addressed in another report).

There is a real effort, especially by the Power Dept., to keep costs down, using available resources, constantly searching for new sites where they can keep abreast and ahead of the growth of the city.

In reference to the text in the Comprehensive Master Plan that addresses the issue of public utilities, (see E1) , it is felt that it is outdated and should be rewritten, including a report written two years ago. Kathi will work on this and present it back to the Planning Commission before recommendation to City Council.

9-21-90.12B Review Bountiful Street and Parks Dept. Development Plan (900 So. 200 W.)
Gregory Allen, Architect

The existing tin building will be removed, the greenhouse relocated, and the existing fuel islands will be removed and new ones installed. The new fuel islands are in two locations. There is a dual island for diesel dispensing, and a covered single island for regular gas. Each tank has a 12,000 gallon capacity.

The new building is one story, no basement, with office areas for both the Street and Parks

Depts. The vehicle storage area will also be shared by both departments.

There are two accesses to the site from 200 West. One is 35 ft. wide through a motorized gate to maintain security; the other access is 30 ft. wide through another motorized gate.

There will be a landscape buffer between the street and the site, including the greenhouse, with some plantings and berming. There will be a concrete slab that the Parks Dept. can put tables on that will be shielded from the street by the berm. Some of the existing trees along 200 West will be eliminated. Annual flower beds and low growing shrubs will be planted.

The signage consists of an etched aluminum sign 3 ft. in diameter with the city seal. There will be 811 high cast aluminum letters spelling "Bountiful City". "Parks Department" and "Street Department" will be in 611 high lettering, with the address being 811 high. It was suggested that a monument sign might be installed also.

Bids will be opened September 18th; work will begin October 1st, and the completion date will be sometime in July, 1991.

Kathi Izatt made a motion to recommend approval of the plans for the new Parks and Street Departments' facility as presented; seconded by Jeff Chretien; voting was unanimous.

DATE: August 21, 1990
TO: Planning Commission
FROM: City Engineer and Planning Director
SUBJECT: Review of McKay-Murray Preliminary Subdivision
at 250 North 1400 East

This subdivision is in the foothill zone and has an average slope of 19.5%, which requires lots to be 16,000 sq. ft. with 80 ft. of frontage. All lots meet these conditions.

The zone requires that the development must have two access routes. This does not have two access ties. There is one access from 250 North Street and the only other access would need to come from Granada Hills Subdivision (400 feet to the south on 1500 East Street).

The subdivision shows a half street on 1500 East. (The property line is along the centerline of the proposed street.) The City ordinance does not allow half streets, and the full street needs to be dedicated.

The north boundary line of the property is about 175 feet south of the center of Stone Creek. This property is owned by Ralph Keller under Custom Inc. The preliminary plan proposes development only to the north property line. If the land is developed as proposed, this would landlock the Keller property. We would suggest that the Keller property be included and the property be developed to Stone Creek on the north. If this plan developed to Stone Creek, the approach road could be shifted to the north and lengthened to reduce the grade from 15% to 13%.

Recommendation

We would recommend that the owners of this subdivision contact the owners of the Eubank property and the Keller property and develop all of these properties together, and provide for the required access, street grades, and foothill requirements to comply with the City ordinance.

JPB:ehc