

PLANNING COMMISSION MINUTES

July 17, 1990

Present: Chairman Cheryl Okubo, Kathi Izatt, Mike Holmes, Mick Johnson, Jeff Chretien; Jack Balling, City Engineer

Excused: Berwyn Andrus, Dick Dresher, Elaine McKay; Les Foy, City Council Rep.; Jon Reed Boothe, Planning Director

Invocation: Cheryl Okubo

Minutes of June 19, 1990 unanimously approved as written. Subdivisions - Preliminary:

7-17-90.7A Viewpoint of Indian Springs - Reaffirmation of preliminary approval. Cancelled.

7-17-90.7B Bridlewood Subdivision Plat 5 (4 lots), approximately 4000 So. 200 W. (Intersection of Monarch Dr. and Bridlewood Dr.) Clark Jenkins, Dave Bird, present. (Final approval is also requested.)

The location is on the south extremity of the city limits. Eventually Monarch Dr. will tie into 3700 So. which is the road agreed on by Bountiful and North Salt Lake as the collector road to serve this area. For the time being, the developers wish to extend Monarch Dr. four lots to the south. There will be a temporary turnaround at the end of this property, with part of it being on Lot 2. Since most of it will be on the property to the south and west, staff recommends the frontage of lot 2 be fully improved with sidewalk, curb and gutter.

Staff has reviewed the plans and they meet with all the requirements of the Foothill Ordinance. A bond letter has been prepared in the amount of \$27,818.00, which includes the fees (\$13,010.89) for the water and engineering laterals, underground power, storm detention, etc.

It is recommended by staff that preliminary and final approval be granted subject to the posting of the bond, payment of the fees, and the completion of the improvement drawings.

Mick Johnson made a motion to grant preliminary and final approval to Bridlewood Subdivision, Phase 5, subject to the conditions recommended by staff; Mike Holmes seconded the motion; voting was unanimous.

7-17-90.7C Northbench Estates, Plats A, B & C (formerly Quailbrook) 67 lots, 1400 E. 900 N., Todd Jones & Lloyd Hayes, present.

The property is on the north end of the city and located in the Foothill Development Zone. Skyline Drive, off 13th E. and 4th No., runs through the southern part of this development. The south end of the property is owned by the Kingston family, and they are not seeking to develop at this time. Skyline Dr. would have to be extended and an access provided into this property.

Eventually Skyline Dr. will go east, across the Stone Creek debris basin fill, tying onto Bountiful Blvd. The preliminary plat shows the access off Skyline Dr. to the subdivision.

The streets are proposed to have no greater cut or fill than 10 ft. except where the roadway crosses over the Dry Creek ravine. The grades on the streets will not exceed 12% except for the stub road out of Northern Hills Subdivision which will have to be 15%.

Ordinance requires two access routes. These will be provided by the access from Skyline Dr., Bountiful Blvd., and Northern Hills. The first phase development will only have one access until the development of Bountiful Blvd. Some of the access property is owned by the Dept. of Agriculture (Forest Service). They are in the process of trying to exchange that land with the developers. Mr. Balling feels an exception may have to be granted to only one access at this time with provisions that, when the property exchange is made, there be another access here or from Skyline Drive.

Most of the conditions have been met for the Foothill Development Zone except some of the lot sizes which will be specifically defined on the final plats. The developers are proposing a 20 lot phase for a total of 3 or 4 phases, depending on how fast the lots sell. The roads would be developed as the phases sold. The sanitary sewer and electric power utilities are available in the Quailbrook Subdivision and adequate to serve this development.

Staff recommends preliminary approval be granted subject to the following conditions which must be completed before granting final approval:

1. Compliance with the provisions of the Foothill Development Zone;
2. Payment of the storm detention fee and draining the south half of the development to Stone Creek;
3. Submission of a revegetation plan;
4. Working with the City to secure access from Bountiful Blvd.;
5. Providing an easement for the water line extension and grading the easement to city standards, and payment of the water line extension (\$14.50 per ft.);
6. Compliance with all other provisions of the city Subdivision ordinance, with two exceptions: if a tie is made from Northern Hills, we allow a 15% grade; and we allow development now with one access.

Kathi Izatt strongly feels there needs to be two accesses in the initial development phase for safety's sake. She is skeptical about developing in bits and pieces, and would prefer seeing all the utilities and roads in, especially the access from Northern Hills.

Mr. Balling suggested a progressive bond that would transfer from section to section as the phases are developed, then released when the final phase is done. There would be a time frame on the bond so if it was not completed within this limit the city would attach it.

Mike Holmes made a motion to grant preliminary approval to North-bench Estates, Plats A, B,

& C, subject to the conditions outlined by staff, and the access road from Northern Hills must be master planned at this time as part of the preliminary approval.

Before the motion was voted on, there was more discussion regarding the access road in that it is being planned on property that does not at this time belong to the developer, therefore it is difficult to grant the approval when this situation exists. If the property is not acquired, then the road will have to be built on site with more area being granted an exception for 15% grade.

Mike Holmes made a motion to table this item for two weeks to allow the developers to study the possibility of providing the access onto their own property, so that they do not depend on the Forest Service property to solve the second access problem; Kathi Izatt seconded the motion; two opposed; motion ended in a tie vote; Cheryl Okubo voted to approve the motion; majority approved 3-2.

Miscellaneous:

7-17-90.12A Master Plan Report - Park, Recreation and Open Space Les Foy

Postponed.

DATE: July 16, 1990

TO: Planning Commission FROM: City Engineer

SUBJECT: Preliminary and Final Review of Bridlewood Subdivision Phase 5

We have made a review of the referenced subdivision, which is located at 3900 South Monarch Drive. This subdivision contains four lots and is on the extension of Monarch Drive, which will tie onto the 3700 South collector road that was agreed to by Bountiful and North Salt Lake.

We would recommend final approval, subject to posting of a bond to guarantee the improvements and the payment of the fees as outlined in the letter to the developer.

Jack P. Balling JPB:ehc

DATE: July 17, 1990

TO: Planning Commission FROM: City Engineer

SUBJECT: Review of Preliminary Subdivision Plat for
Northbend Estates, Plats A, B, C

This subdivision contains 67 lots and is located in the northeast corner of Bountiful City, just west of the letter "B" on the foothill. The subdivision is within the Foothill Development Zone. The slope of the land varies between 0% to 20% and requires lots of 12,000 sq. ft. in the sections less than 15% slope and 16,000 sq. ft. for those areas over 15% slope. The frontage must be 80 ft. wide and the lot must have 5,000 sq. ft. of usable land less than 30% slope. These conditions have been met on the preliminary drawing, with the exception of some of the lot sizes which will be specifically defined on the final plats.

The subdivision shows preliminary drainage plans of the surface water into Dry Creek and onto Skyline Drive. We recommend that the water be drained to Skyline Drive where possible and that storm detention be waived for payment of the detention fee.

A re-vegetation plan will be required for the areas where the hillside will be disturbed for roadway construction. This will be required in the final subdivision review.

The streets are proposed to have no greater cut or fill than 10 feet, except where the roadway crosses over the Dry Creek drainage ravine. The grades on the streets will not exceed 12% except for the stub road out of Northern Hills Subdivision.

The ordinance requires two access routes. These will be provided by the access from Skyline Drive, Bountiful Boulevard, and Northern Hills. The first phase development will only have one access until the development of Bountiful Boulevard.

The culinary water source to serve this development is about one-half mile south of this development on Bountiful Boulevard in the Granada Hills Subdivision. The City ordinance requires the developer to provide an easement and grade the easement to the approval of the City and to pay for the installation of the water line from the source to their property. This must be done before the development can be given final approval.

The sanitary sewer and electric power utilities are available in the Quailbrook Subdivision and adequate to serve this development.

We would recommend preliminary approval subject to the conditions as follows:

1. Compliance with the provisions of the Foothill Development Zone.
2. Payment of the storm detention fee and draining the south half of the development to Stone Creek.

3. Submission of a re-vegetation plan.
4. Working with the City to secure access from Bountiful Boulevard.
5. Providing an easement for the water line extension and grading the easement to the City standards, and payment of the water line extension (present fee is \$14.50 per foot).
6. Compliance with all other provisions of the City subdivision ordinance.

Jack P. Balling JPB:ehc