

PLANNING COMMISSION MINUTES

November 20, 1990

Present: Chairman Cheryl Okubo, Elaine McKay, Kathi Izatt, Mike Holmes, Berwyn Andrus, Jeff Chretien; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mick Johnson Absent: Dick Dresher

Invocation: Cheryl Okubo

Elaine McKay rewrote her report following the format of the Master Plan to replace the report as written in the minutes of November 6, 1990; minutes were unanimously approved.

Home occupations:

11-20-90.4A Susan Larsen, 1474 No. East Hills Circle Family Day Care, 6 or less children.

Mrs. Larsen has been conducting a day care in her home for the past several years and did not know that she needed a city Home occupation license. A neighbor's complaint brought this to the attention of the Planning Department.

Mrs. Larsen's home has been inspected by the Bountiful City Fire Department and has met with their approval. Many of Mrs. Larsen's neighbors and parents of children who attend her day care were present, all of whom praised her work and said the neighborhood had never experienced any negative effects from the home occupation.

Jeff Chretien made a motion to approve; seconded by Elaine McKay; Mike Holmes opposed; majority voted approval.

Subdivisions - Preliminary:

11-20-90.7A Temple Hills Estates Plat B, 500 S. 1450 E. , Dean Hill

This item had been tabled from the November 6, 1990 meeting in order for Planning Commission members to take a field trip to the site.

Some of the problems from the first meeting were: cuts and fills exceed the ordinance requirements of 20 ft. along the frontage of lots 25 and 26 when the cul-de-sac is constructed in the eastern section; grades leading into the cul-de-sac exceed the 12% grade requirement of the ordinance - the proposed grade would be 15%; lots 30, 31, and 32 have double frontage on two streets. Since this is an unusual topographic condition, ordinance allows City Council to make an exception for this condition.

Kathi Izatt firmly believes too much granting of excessive cuts and fills and steep grades has

been given by the Commission in the past and it is time to say no. Mike Holmes feels that denying is not the proper way of making our feelings known and feels 15% is alright, but does not like the degree of cuts.

Staff recommends approval be granted subject to the following conditions:

1. Lots 17 through 22 be allowed to have a minimum area of 16,000 sq. ft.;
2. Exceptions be granted to the excessive cuts on lots 25, 26, and 27;
3. 15% grade on cul-de-sac road;
4. Allow double frontage for lots 30, 31, and 32 due to topographic conditions;
5. The west end of lots 30 and 31 to be stabilized with landscape treatment of rock or vegetation, or combination of both. This treatment to be worked out between developer and city staff.

Elaine McKay made a motion to approve subject to conditions recommended by staff; seconded by Jeff Chretien; Kathi Izatt voted nay; majority voted approval.

Commercial Applications:

11-20-90.10A Robintino's Restaurant, 1385 So. 500 W.

Robintino's is proposing to open up another restaurant in the vacant Bratten's building. Their lease expires in 1-1/2 years at their present location at 370 W. 500 So. At that time they will have only one location at 1385 So. 500 W. They will add an additional 920 sq. ft. to the existing 6,000 sq. ft.

Staff recommends approval subject to the following conditions:

1. The building plans must be approved by the County Health Dept.
2. The restrooms do not meet the state requirements for handicapped. We recommend the restrooms be remodeled to meet the plumbing code;
3. The upstairs area should have two exits. However, since the building is not being changed in this area, this could be approved;
4. The roof system must be reviewed by a structural engineer to make sure it will support the air conditioning units that are proposed;
5. The grease traps must be approved by So. Davis Sewer Dept.;
6. Full compliance with the Uniform Building Codes and posting of bond and payment of fees as required;
7. Provide a 7 ft. wide public utility easement along the property frontage (500 West);
8. Refurbish the existing landscaping by the summer of 1991;
9. Entire building to be inspected and approved by the Bountiful City Fire Dept.

Les Foy made a motion to approve subject to conditions recommended by staff; Berwyn Andrus seconded; voting was unanimous.

Miscellaneous:

11-20-90.11A Planned Dwelling Group, Dr. Candland Olsen, 776 So. Woodmoor Circle. Dr. Olsen and Richard Stringham, Architect, present.

Dr. Olsen has a total of 1.15 acres (50,000 sq. ft.) of land at the above address, which extends from frontage on Woodmoor Circle north to Barton Creek. He has the area for two lots, but the frontage on a public street (80 ft.) for only one lot. In a Planned Dwelling Group, the zoning ordinance allows one home to be built behind another, and both to share the same 80 ft. frontage, subject to the following conditions:

1. Approval by the Planning Commission and City Council;
2. Entire lot to remain in single ownership;
3. Development to meet the minimum lot area required for 2 lots;
4. Front yard, side yards, and rear yards to meet the setback requirements for single family lots;
5. Rear dwelling to be within 30 ft. of an access driveway;
6. Rear dwelling to be located within 200 ft. of a public street as measured along the route of vehicular access.

One concern the Planning Commission had was how to keep this type of development in one ownership. Dr. Olsen stated that he will probably sell off the front portion at some time. There is nothing the city can do to enforce this. We can request a deed restriction be put on the property, but do not have the power to do it.

Another concern was the long covered walkway into the front entry. It is lighted but not heated, and no side walls. it is approximately 30 ft. long and 200 ft. from the street. The Commission questioned the acceptability of the covered walkway meeting the 200 ft. requirement.

Jeff Chretien made a motion to approve; seconded by Berwyn Andrus; Kathi Izatt and Mike Holmes voted against; approval was by majority vote.

11-20-90.11B Review of Foothill Development chapter of zoning ordinance. Postponed.

11-20-90.11C Review of height of single family dwellings in zoning ordinance. Postponed.

DATE: November 20, 1990
TO: Planning Commission
FROM: City Engineer
SUBJECT: Robintino's Restaurant, 1385 South 500 West

Robintino's is proposing a 900-square-foot addition to the old Bratten's cafe building. We have reviewed the plans and would recommend approval, subject to the following conditions:

1. The building plans must be approved by the County Health Department.
2. The restrooms do not meet the state requirements for handicapped. We recommend the restrooms be remodeled to meet the plumbing code.
3. The upstairs area should have two exits. However, since the building is not being changed in this area, this could be approved.
4. The roof system must be reviewed by a structural engineer to make sure it will support the air-conditioning units that are proposed.
5. The grease traps must be approved by the South Davis Sewer Department.
6. Full compliance with the Uniform Building Codes and posting of bond and payment of fees as required.
7. Provide a seven-foot-wide public utility easement along the frontage of the property.

DATE: November A 1990
TO: Planning Commission
FROM: City Engineer
SUBJECT: Review of Preliminary Plat for Temple Hill Estates Plat B Subdivision

This subdivision is an extension of the Temple M Estates Subdivision at 500 South 1400 East which was approved in August, 1990. This subdivision contains 16 lots and is located in the foothill area, and all of the provisions of the Foothill Ordinance prevail.

The land has an average slope of 23%, which requires a minimum lot area of 20,000 sq. ft. Lots 17 through 22 do not meet the 20,000 sq. ft. minimum area. The developers would like to add these six lots to Plat A approval, which would reduce the minimum lot area to 16,000 sq. ft., since the average slope of Plat A plus the six lots (17 through 22) would be between 15% to 20%. This would also give a good transition as the development proceeds eastward (12,000 in Plat A, 16,000 in the middle six lot area, and 20,000 in the east section).

The cuts and fills also exceed the ordinance requirements of 10 feet. In order to construct the cul-de-sac in the eastern section, the cuts will be made up to 20 feet along the frontage of Lots 25 and 26.

The grades on the road leading into the cul-de-sac also exceed the 12% grade requirement of the ordinance. The proposed grade would be 15%. If the grade were to be reduced to 12%, the excessive cuts (over 10 feet) would extend along Lots 27 and 28 and the earthwork would be enlarged to cover all of the east lots.

Lots 30, 31, and 32 have double frontage on two streets. The Planning Commission should recognize that this is an unusual topographic condition and may make an exception to the ordinance for this condition.

After review of the subdivision, we would recommend approval, subject to the following conditions:

1. Lots 17 through 22 be allowed to have a minimum area of 16,000 sq. ft.
2. Exceptions be granted for:
 - (a) Excessive cuts on Lots 25, 26, and 27,
 - (b) Allowance of 15% grade on cul-de-sac road,
 - (c) Allowance of double frontage for Lots 30, 31, and 32.