

DATE: November 30, 1989  
TO: Planning Commission  
FROM: City Staff  
SUBJECT: **Preliminary and Final Review of Norm Dobson Subdivision  
on Bountiful Boulevard and Mueller Park Road**

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This subdivision is being proposed along the Bountiful Boulevard which was constructed by Bountiful City. The roadway was deeded to the City in 1983 for the purpose of constructing a detention basin on Mill Creek and to excavate the roadway for the material to build the dam.

In 1985 a water line was paid for and installed across this property by the Eggett Subdivision developers, with the understanding that they would be reimbursed for the costs across this \_property when it was developed. In 1988 the City installed the curb and gutter and the asphalt pavement to serve the City access needs, with the knowledge we would collect the expense for the curb and gutter when the property developed.

This boulevard has never been dedicated as a public road, and will not be dedicated until the developer of this property and the adjacent property (Utah State Retirement property to the north) pay for their share of the street development costs.

Since this subdivision is not on a dedicated road, Bountiful Boulevard must be dedicated and the fees paid before approval could be granted. We would recommend approval, subject to the following conditions:

1. A subdivision plat be prepared, including the dedication of Bountiful Boulevard.
2. Payment of the water line for 820 feet at \$14.50 per foot to be reimbursed to Eggetts . . . \$11,890.00
3. Payment for the curb and gutter of 817 feet along the east side and 360 feet along the west side at \$6.50 per foot for 1177 feet . 7,650.50
4. Payment for the installation of the water laterals to 3 lots at \$485.00 each ..... 1,455.00  
(The balance of the water connection, \$800, will be due when building permit is obtained)
5. Payment of the subdivision fees at \$10.00 per acre for the lot area only, and engineering checking fee.

6. Payment for the underground power as required by Bountiful Power and Light Co.
7. Payment for storm detention fee of \$2,100 per acre for 3 lots of minimum required size of 20,000 sq. ft. each, or 1.38 acres @ \$2,100 . . . 2,892.50
8. Completion of the plans and approval for the sanitary sewer.
9. Provide all required easements as needed for the sanitary sewer and other utilities.
10. Posting a bond to guarantee the construction and compliance for:
  - (a) Construction of sanitary sewer
  - (b) Construction of 4' concrete walk
  - (c) Repair of curb and gutter
  - (d) Repair of road and asphalt patch
  - (e) Setting of survey markers and monuments
11. We would also recommend that the sewer and water laterals be installed to Lots 4 and 5 so that the road crossings can be made all at the same time and to avoid future disruption of use on the roadway.

The above fees and requirements are the minimum requirements for any subdivision and probably should include the price of the asphalt paving for a minor street of 30-foot width to serve the lots. Since this paving was installed by the City to serve our service needs and access across the bench, we recommend the asphalt paving fee, which would amount to 588' x 30' at \$1.00 per sq. ft = \$17,640, be waived.

The excavation and grading for the roadway was performed by Bountiful City in exchange for the land for the roadway and detention basin, and the earthwork for building the roadway should be waived because of the land grant. It should be pointed out that this is a very significant cost and the adjacent property which is owned by the Utah State Retirement also donated the land; however, they are under agreement to pay the City \$50,822 for the earthwork as well as all other improvements.

The City also owns the property in front of Lots 4 and 5 which was acquired for a slope easement to construct the road. The City agreed to seed the slope with crested wheat grass when the earthwork was completed. This has not been completed, and the City is still under obligation to seed the slopes. The deed to these slopes should be given back to Mr. Dobson for frontage of Lots 4

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and 5. We would recommend this land exchange be made when Mr. Dobson plats these two lots.

With completion of the above conditions, we would recommend approval of the three lots or the five lots which are proposed on the preliminary plat.

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Jack P. Balling  
City Engineer

JPB:ehc