

**PLANNING COMMISSION MINUTES**  
**May 3, 1988**

Present: Chairman Doug Todd, Berwyn Andrus, Robert Goodman, Mick Johnson, Richard Sharp, Dick Dresher; Harold Shafter, Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Robert McKenzie

Absent: Cheryl Okubo

Invocation: Mick Johnson

**Subdivisions - Final:**

5-3-88.8A Bountiful Bench Estates, Plats B & C, approx. 600 So. and Bountiful Blvd.

Plat B consists of 8 lots and Plat C, 9 lots. Developers are requesting that lots 201, 207, and 208 in Plat B, and lots 313, 314, and 320 in Plat C all be given 20 ft. front yard setbacks. The center portion of this property will not be platted.

Staff recommends final approval subject to: 1. Posting of the required bond; 2. Payment of all required fees; 3. Final engineering drawings approved by the City Engineer; 4. Lots 201, 207, and 208 in Plat B, and lots 313, 314, and 320 in Plat C all to have 20 ft. front yard setbacks.

Harold Shafter made a motion to give final approval to plats B and C with conditions recommended by staff above; Berwyn Andrus seconded the motion; voting was unanimous.

**Commercial Applications:**

5-3-88.11A Albertson Parking Expansion SW Corner, 32 spaces net.

Adjacent property located south of a portion of the existing parking lot off Main Street has been purchased to expand the number of stalls for this project. Mr. Boothe recommended some landscape variety changes from some shown on the landscape plan as part of staff approval for this project.

Richard Sharp made a motion to grant preliminary and final approval as presented; seconded by Harold Shafter; Dick Dresher abstained; approval was by majority vote.

**Miscellaneous:**

5-3-88.12A Doug Hattery, Wasatch Front Regional Council  
Presentation of long range transportation plan.

The Salt Lake area has been and is projected to continue to be a rapidly growing urban area. This rapid growth has led to traffic congestion on many of the area's major streets and highways, and

will continue to do so in the future. In order to reduce this congestion, the transportation system needs to be significantly upgraded over the next 20 years.

By the year 2005, population is expected to grow by over 34%, most of which will take place in suburban areas, especially the west side and southeast corner of Salt Lake County and in south Davis County.

In order to handle the projected traffic volume in 2005 expansion in the following areas will need to be implemented:

1. Complete the arterial street system in the developed areas of the region;
2. Improve north-south travel on 1-15 and on the east and west sides of the valley (one additional lane on each side);
3. Provide increased capacity between Salt Lake and Davis Counties;
4. Provide for east-west travel south of 5400 South;
5. Serve University of Utah and Research Park traffic

Estimated costs to develop this system is projected at close to two billion dollars.

5-3-88.12B Proposed Lot Development at 700 E. and south of 400 No. - Larry Eckman

(Doug Todd abstained from chairing this proposal. By official motion, Doug Todd recommended Richard Sharp as permanent Vice Chairman, seconded by Mick Johnson; voting was unanimous.)

Mr. Balling presented the site plan. This property is located at the end of 700 East which has been dedicated to the city and is stubbed through to Stone Creek where it deadends. At one time it was thought this street might connect into 250 North Street. In the meantime, 250 No. was developed with no provision made for a stub street coming out of 250 No. to tie onto 700 E. It left a landlocked piece of property. Mr. Eckman owns the property to the south and wishes to turn it into a building lot. He has built a bridge across Stone Creek. There is not enough room to develop a cul-de-sac, nor is the bridge wide enough. It qualifies for a flag lot even though it is not in the Foothill Ordinance.

Staff reviewed this and feels it is acceptable. They have designated a road to the center of the creek. They propose to develop a hammerhead dead end turnaround, which complies for a flag lot. Staff recommends this be dedicated to the city so that it may be serviced by emergency vehicles, etc., and that they complete the curb and gutter from the end of the present curb and gutter, across the bridge, and around the hammerhead tying it into the existing curb and gutter on the east side, and pave the

street. A fire hydrant will have to be installed, and Mr. Eckman agrees to do this.

When the city used this as an access, they constructed a 4 in. water line which is substandard. It will be removed at the city's expense. A.,v,442<sup>4</sup>

If approved, the following conditions are recommended:

1. The road be dedicated to the city for access;
2. Property owner to pay the fee for extension of the line and placement of a fire hydrant;
3. Post a bond to guarantee completion of the improvements, i.e., the curb and gutter and paving of the street;
4. Payment of all applicable fees, and installation of utility service lines;
5. Easements as required by the city for utilities.

Mick Johnson made a motion to approve subject to the conditions listed above; seconded by Dick Dresher; Doug Todd abstained; majority voted approval.

5-3-88.12D Discussion re Foothill Development Zone, 250 ft. plus setback requirement.

When the Foothill Development Zone was developed in 1979, there was a provision where no home could be more than 250 ft. back from a public street, for emergency vehicle access. This was amended in 1980 to allow it to go further than 250 ft. if certain provisions were met, outlined in the zoning ordinance on page 6-5, 6-4015 Lot and Access Design. Several homes have been built under this provision. Staff feels, however, that in the future the available space that can be developed will be difficult without going back further than the 250 ft. Staff recommends to the Planning Commission that they consider amending that provision.

After discussing emergency vehicle access, location of fire hydrants, etc., Richard Sharp made a motion to modify 6-4015 Lot and Access Design to read as follows:

"Single family dwelling structures shall not be located farther than 250 ft. from the nearest public street as measured from the public right-of-way to the nearest point of the dwelling." The rest of 6-4015, pp 6-5, 6-6, 6-7, 6-8, 6-9 and 6-10 to be deleted. Mick Johnson seconded the motion; voting was unanimous.

Meeting adjourned at 8:45 PM.

NOTE: For the official record, Richard Sharp was unanimously appointed Vice-Chairman of the Planning Commission.