

Bountiful City
Administrative Committee Minutes
July 5, 2016

Present: Acting Chairman – John Marc Knight; Chairman – Chad Wilkinson; Committee Members – Lloyd Cheney and Dave Badham; Assistant Planner – Andy Hulka; Recording Secretary – Julie Holmgren

Excused: Todd Christensen

1. Welcome and Introductions.

Acting Chairman Knight opened the meeting at 5:00 p.m. and introduced all present. [Mr. Knight was appointed Acting Chairman due to the continuation of item #3 from the prior Administrative Committee meeting.]

2. Consider approval of minutes for June 13, 2016.

Mr. Wilkinson made a motion to approve the minutes for June 13, 2016. Mr. Cheney seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Cheney
<u> A </u>	Mr. Knight
—	Mr. Badham (Abstained)

Motion passed 3-0.

3. CONTINUATION: Consider approval of a Variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 2234 South Wood Hollow Way, Kristopher Clayton, applicant. (Continued from Monday, June 27, 2016.)

Edwin Barnes, trustee for the Culler Family Trust, was present representing the applicant.

The following were also present: Julie and Mark Nelson (2320 Wood Hollow Way, Bountiful); Preston and Chantelle Menlove (2190 Wood Hollow Way, Bountiful); Clark and Denise Ward (2276 Wood Hollow Way, Bountiful); Bob Green (2127 Wood Hollow Way, Bountiful); Steve Erickson (2185 Wood Hollow Way, Bountiful); Constance Smith (2635 Dearborn Street, Salt Lake City); and Boyd Clayton.

Andy Hulka presented a summary of the previous meeting's staff report and summarized the purpose for the continuation of this item.

Mr. Hulka noted that at the conclusion of last week's Administrative Committee meeting the committee desired to further study the issues and comments made at the June 27, 2016 Public Hearing and consult with staff regarding those issues. Mr. Knight stated that at that Public

Hearing there were some legal allegations that he felt should be followed up on, and he felt that the committee needed to be updated on the canyon storm drain plan and any impact this parcel might have on that.

Mr. Cheney provided an update on the canyon storm drain plan. He stated that the Engineering Department has been aware of the condition of the pipe under the Fawn Lane crossing for some time. Due to pressing needs on other storm drain projects, this project has not yet had the needed repairs. It is anticipated that those repairs will be completed during the current budget year. The city is working on two projects which will address the needs of that particular facility. Concerning the matter of the variance, construction on the subject property as proposed is below that crossing. There is not any runoff that would contribute from the subject property that would pass through the Fawn Lane crossing. Repairs previously made under Cave Hollow Way are more than adequate to handle any drainage which would come off from this lot. Debris seen in the bottom of the canyon is the result of the previous improvements functioning as designed to catch the debris and hold it there. The removal of that material will be completed as part of the work to repair the Fawn Lane problem. Mr. Knight inquired regarding the timetable for that repair. Mr. Cheney explained that the city is currently working on the second part of that project – to complete the new manholes for the pipe – then a liner will be installed in the pipe that actually goes under Fawn Lawn. It is a two-step process and should be completed by fall.

Edwin Barnes stated he is a co-applicant and would represent Kris Clayton at the meeting. Mr. Knight stated that at the last meeting he had inquired about changing the three car garage to a two car garage. Mr. Barnes stated that he had discussed it with Mr. Clayton and it is not an option; Mr. Clayton is unwilling to change to a two car garage as it will deprive him of the value of the lot as he sees it.

Mr. Knight stated he was satisfied that he had heard all the answers to questions needing to be addressed at the variance continuation. Mr. Badham stated that since the last meeting he had considered the issues raised and was comfortable moving forward.

Mr. Badham made a motion to grant approval of a variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 2234 South Wood Hollow Way, Kristopher Clayton, applicant, with the condition that plans for a three-car garage be eliminated and replaced with a two-car garage because the three-car garage plan encroaches into additional 30% slopes not covered by the variance criteria.

Mr. Wilkinson commented that staff had surveyed the area and found a number of three-car garages in the Wood Hollow and Cave Hollow neighborhoods. He suggested the issue may not be the three-car garage but rather it is encroachment on the 30% slopes. Mr. Wilkinson presented an option which would require the applicant to move the home location slightly to the south and thus reduce encroachment on the 30% slopes. Mr. Badham questioned if the applicant would be agreeable to that option. Mr. Barnes recalled a discussion from the previous Administrative Committee meeting and noted it was discussed that moving the home uphill five feet would increase the height of the wall behind and decrease the amount of 30% slope encroachment. Mr. Badham also noted that the applicant mentioned that option

would make their driveway steeper than they preferred. Mr. Barnes stated that he was confident that Mr. Clayton would prefer to adjust his driveway grade rather than lose the third bay for the garage.

Mr. Badham stated that he had made his motion based on impressions he received from the applicant and based on how he felt it best to deal with the 30% slope and keep disturbance at a minimum.

Mr. Badham pointed out a section of the map showing limits of disturbance and questioned the grading plan for the project. Mr. Cheney explained there needs to be some practical consideration for construction of the house. He noted that due to the height of the wall that there will need to be some scaffolding used in the construction, and that will result in some disturbance. Mr. Badham noted his willingness to make a motion based off of the grading plan submitted by the applicant. He sought verification that they were willing to abide by that. Mr. Barnes stated that Mr. Clayton had previously indicated that they were not planning to push excavated dirt and to have limited disturbance. Mr. Barnes said there is no evidence of plans to flatten out the area, and there will be no backyard landscaping except to repair the scar of construction. Mr. Badham noted that the natural grade needs to be accommodated, and Mr. Barnes stated it would have to be done within the limits of disturbance.

After reconsidering the options available, Mr. Badham withdrew his motion.

Mr. Cheney offered additional information for consideration. He calculated the approximate area of disturbance to be approximately 3300 square feet. Mr. Cheney noted that by sliding the house up the hill and still maintaining the three-car garage the result would be a 700 square foot reduction of disturbance. Mr. Badham asked regarding any other consequences, especially those which concern retaining walls. Mr. Cheney stated that at the front of the garage there would be a 10 foot wall and approximately 19 feet at the back. Mr. Cheney noted that there would be about a foot in rise at the shallowest end of the driveway. Mr. Knight asked about the impact of a tall wall. Mr. Cheney stated it can be done, but it is more expensive, and there are construction issues. Mr. Barnes stated that the tradeoff is that the wall would be higher, but the side yard would be wider on the west side of the proposed home.

Mr. Badham made a motion to grant approval of a Variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 2234 South Wood Hollow Way, Kristopher Clayton, applicant, with the amended footprint of the house as drawn shifted to the southeast the width of the existing proposed third garage (approximately 13 feet – plus or minus a foot) and based off of staff recommendations. Mr. Knight seconded the motion.

 A Mr. Knight
 A Mr. Badham
____ Mr. Wilkinson (Abstained)
____ Mr. Cheney (Abstained)

Motion passed 2-0.

Mr. Knight proposed an additional motion that the house be built as originally proposed. Mr. Wilkinson stated that proper Administrative Committee procedures do not allow for any additional motions.

Mr. Wilkinson explained that the decision of the Administrative Committee can be appealed before an Administrative Law Judge. He further explained that the appeal must be filed within 14 days of the written decision from the committee which likely will be approved at the Administrative Committee meeting on July 11, 2016. Appeals are heard through a public hearing process before the Administrative Law Judge within 45 days of the appeal filing.

4. Consider approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 131 Oakridge Drive, Jonathan Heath, applicant.

Mr. Wilkinson made a motion for approval of a Conditional Use Permit, in written form, to allow for Solar Panels at 131 Oakridge Drive, Jonathan Heath, applicant. Mr. Badham seconded the motion.

<u> A </u>	Mr. Wilkinson
<u> A </u>	Mr. Knight
<u> A </u>	Mr. Badham
—	Mr. Cheney (Abstained)

Motion passed 3-0.

5. Miscellaneous business and scheduling.

Mr. Knight ascertained there were no further items of business. The meeting was adjourned at 5:20 p.m.



Chad Wilkinson, City Planner