

**Bountiful City  
Planning Commission Minutes  
June 6, 2017  
6:30 P.M.**

Present: Chair – Sean Monson; Planning Commission Members – Dave Badham, Jesse Bell, Von Hill, and Tom Smith; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation – Richard Higginson; Planning Commission Member – Sharon Spratley; City Attorney – Clint Drake

**1. Welcome and Introductions.**

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for May 16, 2017.**

Dave Badham made a motion to approve the minutes for June 6, 2017 as written. Von Hill seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**3. Consider approval of an amended site plan for a parking lot at Ridgewood Condominium at Maple Hills located at 1374 E Ridgewood Way, Ralph Mabey, representing the Ridgewood Condominium at Maple Hills HOA Board, applicant.**

Ralph Mabey was present. Chad Wilkinson presented the staff report.

The applicant, Ralph Mabey, representing the Homeowners Association of the Ridgewood of Maple Hills Condominium development, is requesting a change to the site plan approved with the original development. The request is to convert an area currently occupied by two tennis courts into parking for nine vehicles and a modified recreational area. The revised recreation area will include a pickle ball court, basketball court and open grass area for use by residents and guests of the development.

The site plan was originally approved in 1977 as part of the overall plan for the Ridgewood of Maple Hills Condominium development. As with all condominium communities, the original approval included the provision of common area open space and recreation areas as a part of a set of amenities for the residents of the development. The applicant stated that the tennis courts have had declining use over the years and that the additional parking proposed is desirable for the residents of the development. The application materials also cite a need for additional parking for the club house located to the north west of the existing tennis courts.

At the time of approval, the development was required to provide 800 square feet of recreational open space per unit. This totaled approximately 120,800 square feet based on the number of units proposed. According to approved plans, the development originally provided approximately 126, 242 square feet of recreation space which was ±5,400 square feet in excess of the minimum required. The proposed parking area would reduce the recreational open space by approximately 4,900 square feet. Based on this reduction the development would still exceed the minimum requirements at the time of development by approximately 500 square feet. The parking will still benefit the residents and guests of the

development by providing parking adjacent to the recreation area and club house. The submitted plan also shows the “filling in” of a sloped area to the south west of the tennis courts. This change does not seem to be necessary and is not recommended for approval by staff.

The proposed change is not expected to have significant impacts. The development had previously provided recreational space in excess of required minimums. With the reduction, the development will still have recreational open space exceeding the minimum required at the time of approval.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the amendment to the site plan subject to the following conditions:

1. Revise the plan to remove the note stating that the existing slope area to the south east of the tennis courts, adjacent to Ridgewood Way will be filled in.
2. Meet any requirements of Bountiful Power related to the existing power line on the northwest side of the tennis courts.

Mr. Mabey stated that the retaining wall and power transformer work has been completed. Staff stated that the size of the recreational/open space for this PUD will still meet the requirements needed for approval.

Von Hill made a motion to approve an amended site plan for a parking lot at Ridgewood Condominium at Maple Hills located at 1374 E Ridgewood Way with the two conditions outlined by staff. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**4. Consider preliminary and final subdivision approval for Hepworth Farms Subdivision located at 444 N 400 E, Janet Gold, applicant.**

Janet Gold and Ted Peck were present. Paul Rowland presented the staff report.

Ms. Janet Gold is requesting preliminary and final approval for a five lot subdivision at the northeast corner of 400 North and 400 East. The property is not in a subdivision and consists of three parcels which combined contain 3.21 acres and currently have four single family homes and a large detached barn/garage.

The proposed subdivision consists of five lots that front onto 400 North and also 400 East. Currently the three parcels consist of a large flag lot which fronts on to 400 East, a corner lot parcel with a single home and a large lot fronting on 400 North which contains two homes. The owners are anxious to subdivide the property so that each of the existing homes is on a lot that is compliant with current zoning regulations. The remaining property is then placed in a new single family lot.

This property is located in the R-4 Zone. All of the proposed lots exceed the minimum lot size and frontage requirements and have been divided so that all of the existing houses meet the required setbacks and side yards. There is a large overhead power transmission line running over what will become lot 3 and lot 4. A new 15 ft. wide utility easement will need to be shown on the final plat covering the power lines.

The proposed new lot faces 400 East along the newly reconstructed concrete street. Culinary water is available from a 6” fire hydrant line just north of the lot, irrigation water is already stubbed into the

property and while 400 East was under construction, a sewer lateral to serve the lot was installed so that the new street would not have to be excavated to provide for utilities. Power in the area is all overhead and will be available to the new lot.

Because the only new lot fronts onto the recently reconstructed 400 East Street, the walk and the curb and gutter are almost brand new. No overall bond will be required for the subdivision, however the damaged curb and walk and drive approaches along the 400 North frontage will be required to be removed and replaced with Bountiful standard improvements. In addition, the concrete will be required to be removed from the park strips and replaced with landscaping meeting Bountiful City ordinances along the 400 North frontage in the area where the walk and curb are replaced. A bond will be required to cover that work.

With this being an already developed area, no on-site storm water detention basin will be required, rather the developer will be required to pay the normal Storm Water Impact Fee.

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards. Staff recommends the Planning Commission pass along a recommendation for preliminary and final approval with the following conditions.

1. Remove and replace the damaged C&G and walk along 400 North and remove the corresponding concrete park strip and replace with approved landscaping
2. Payment of all required fees.
3. Post a bond and sign a development agreement for the required subdivision improvements
4. Provide a current Title Report.

Staff and applicants discussed the sidewalk and curb and gutter damages and the need to remove and replace it. Mr. Peck discussed the possibility of changing the height of the sidewalk and curb and gutter to match the height of the road. Staff will work with the applicants with the replacement of the concrete.

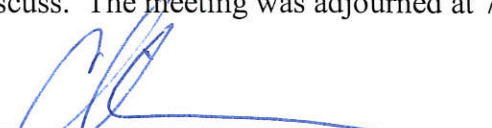
Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City Council for the preliminary and final subdivision approval for Hepworth Farms Subdivision located at 444 N 400 E with the 4 conditions outlined by staff.. Jesse Bell seconded the motion. Voting passed 4-0-1 with Commission members Badham, Bell, Monson, and Smith voting aye with Hill abstaining.

**5. Consider approval of the Findings of Fact for a Variance to allow installation of a 6 foot fence in the front yard at 2933 Lewis Park Cove, Rudy Larsen, applicant.**

Von Hill made a motion to approve the Findings of Fact for the approval of a variance to allow installation of a 6 foot fence in the front yard at 2933 Lewis Park Cove. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Monson, and Smith voting aye.

**6. Planning Director's report, review of pending applications and miscellaneous business.**

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:03 p.m.

  
Chad Wilkinson, Bountiful City Planner