

PLANNING COMMISSION MINUTES
October 6, 1998

Present: Chairman Lois Williams, Vice-Chairman Dean Thurgood, Dick Dresher, Mark Green, City Council Representative Barbara Holt, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: City Attorney Rusty Mahan, Al Hess and Paul Summers.

Lois Williams welcomed all those present. Dick Dresher made a motion to approve the minutes for September 1, 1998 with the one spelling correction. Dean Thurgood seconded the motion as amended and voting was unanimous.

Site Plans

1. Consider revised preliminary and final site plan approval for North Point Condominiums at 360 N. 500 W., Brian Knowlton, developer.

Brian Knowlton, developer, was present. Brian explained that since he can't get the easement for the access from 400 North he has added the six units that he previously lost and has made a landscaped area on the north side. He has been able to add additional parking along the outside parameter of the property. This provides a surplus of parking and meets the landscaping requirements.

Barbara Holt asked if permission has been given from UDOT to access onto 500 West? Mr. Knowlton mentioned that he has met with UDOT but nothing has been finalized at this time.

Dick Dresher suggested a landscaped island be placed on the north and south parking area to break up the rows of parking? Mr. Knowlton agreed with this suggestion since there is ample parking and he would lose only two parking spaces. Mr. Dresher also asked if one dumpster would be sufficient for the complex? There will be a large dumpster that will be emptied on a by-weekly basis.

Blaine Gehring mentioned that Staff recommends the Planning Commission send a favorable recommendation for the revised final site plan approval to the City Council with the six previous conditions and the addition of 7 and 8 as listed.

1. Provide a blanket public utilities easement over all common ground for the installation and operation of all required utilities.
2. Planning Director to approve all new proposed fencing.
3. Drive approaches onto 500 West must be Bountiful standard approach.
4. Impact fees will be assessed for water and sewer based on current impact fee

ordinances. No storm drain impact fee will be assessed because storm detention is provided on site.

5. Provide draft of homeowners association organization and covenants with final subdivision plan.
6. Dumpster enclosure to match the exterior materials of the condominiums.
7. Obtain required approvals from UDOT on 500 West drive approaches.
8. Add landscape islands to the north and south parking areas with at least one island per side.

Dick Drescher made a motion to recommend to the City Council approval of the revised preliminary and final site plan approval for North Point Condominiums at 360 N. 500 W. subject to the conditions from Staff with the addition of item #7 and #8. Barbara Holt seconded the motion and voting was unanimous.

Subdivisions

2. Preliminary and final approval of The Knoll at Moss Hill Subdivision.

Kelly Rasmussen, developer, was present. Blaine Gehring explained that this subdivision was granted final approval earlier this year as a 4-lot subdivision using a short cul-de-sac along the east side of the property to provide access for the lots from the top. The approval involved granting three exceptions to the subdivision ordinance. Mr. Rasmussen has decided to reconfigure the subdivision as a 3-lot development with access off of the existing Moss Hill Drive. This subdivision is not in the foothill so there are no restrictions on the slope, width or size of the driveway. With the lots laid out this way, there is no need for the exceptions and the lots can be developed with only small additions to the existing improvements.

As before, one of the main concerns about the property is that the water pressure will be lower than most people in Bountiful are accustomed to. A notice has been placed on the plat stating that the City can only deliver water at 32 psi. and that the home owners will be responsible for installing devices in their home if they want water at a higher pressure.

Staff recommends preliminary and final approval of this subdivision subject to the following conditions:

1. Inclusion of Public Utility Easements as directed by the City Engineer.
2. Include on the plat signature blocks for acceptance by all affected utilities.
3. Payment of all necessary fees and bonds as required by ordinance and as outlined in the bond letter.

4. Make all necessary corrections to the plat and construction drawings as outlined by the City Engineer.

There was a discussion about previous concerns with the sidewalk, the road and where the water lines and water meters will be placed. The concerns with the sidewalks should not exist now that the lots front on Moss Hill Drive. The sidewalk abuts the curb and the road is wider than other streets in Bountiful. Snow removal should not be a problem with the wider road. The water will be serviced from the back of the lots but where the meters will be located is not known at this time.

Dick Drescher mentioned that on the plat the wording for the 32 psi sounds like this is all that will be allowed. Mr. Drescher suggested that it be reworded.

Barbara Holt made a motion for approval of preliminary and final approval of The Knoll at Moss Hill Subdivision subject to the recommendations from Staff. Mark Green seconded the motion and voting was unanimous.

Meeting adjourned at 7:45 p.m.