

**PLANNING COMMISSION MINUTES**  
**November 3, 1998**

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

Absent: Chairman Lois Williams, Paul Summers, Al Hess, City Attorney Rusty Mahan.

Dean Thurgood welcomed all those present and introduced all Board Members. Mark Green made a motion to approve the minutes for October 20, 1998 as written. Barbara Holt seconded the motion and voting was unanimous.

**Site Plans**

1. Consider approval to build beyond 200 feet from a public street at 1615 E. Maple Hills Drive, Wells Vanwagoner, developer

Blaine Gehring explained that Mr. Vanwagoner has read the Foothill Ordinance and is aware of all the requirements and he will comply with them. There are several retaining walls along or around the driveway and turn-around areas. These will need to have engineered designs as per city ordinance provided for review and approval at the time the building permit is issued. Because the fire hydrant will be provided near the house, the City requires a 10 ft. wide easement be granted to the City along the centerline of the fire line. Mike Barfuss, Fire Marshall, will review the site plans for a sprinkling system in the home.

Staff recommends a favorable recommendation for approval to build beyond 200 feet from a public street be granted with the following conditions:

1. All requirements of Section 14-13-105 E. of the Zoning Ordinance be met.
2. Provide retaining wall designs for all retaining walls as per city ordinance.
3. Grant a 10 ft. wide easement along the centerline of the fire line.
4. Pay fees for a fire hydrant:

200 ft. of 6 inch D.I. Pipe @ \$20.00/ft.	=	\$4,000.00
1-6 inch x 6 inch tapping valve	=	1,438.00
1-6 inch hydrant	=	<u>1,700.00</u>
Total		\$7,138.00
5. Pay other impact fees as required by city ordinance.

It was asked if this is an existing flag lot? This is an existing subdivision with approved lots and

this flag lot is legal and can be built on. In this subdivision there are several flags lots.

Wells Vanwagoner expressed his appreciation to the Staff and Planning Commission for their corporation and assistance in helping get this started. This home is to be shown in the Parade of Homes this coming June.

Dick Drescher made a motion for approval to build beyond 200 feet from a public street at 1615 E. Maple Hills Drive Subject to the conditions from Staff. Mark Green seconded the motion and voting was unanimous.

Dean Thurgood thanked Mr. Gehring for the special training meeting between the Planning Commission, Board of Adjustment and City Council members. It was very educational and helpful.

Meeting adjourned at 7:09 p.m.