

**PLANNING COMMISSION MINUTES
MARCH 17, 1998**

Present: Chairman Lois Williams, Vice-Chairman Ken Cutler, Dean Thurgood, Dean Jolley, Dick Dresher, City Council Representative Barbara Holt, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Mark Green.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for February 17, 1998 as written. Dean Jolley seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit and preliminary and final site plan approval for an assisted care living facility for South Davis Community Hospital at approximately 500 E. and 500 S.

Richard Stringham, architect, Gordon Bennett, administrator of South Davis, and Bill Hunt, manager of the facility, were present.

Blaine Gehring explained that South Davis Community Hospital would like to build a new assisted care living facility on their property east of the Barton Creek channel which bisects their property. The facility would be two stories and have a total of 62 beds (31 1-bedroom, 10 2-room suits, and 12 studios). The building would be located on the northern part of the property next to the creek with the existing street being changed to accommodate the building. It would be oriented to the south with a circular drive in front with some limited visitor parking. Employee and staff parking would be in the rear where there would be an extension of the driveway through from the existing hospital.

This is in the Hospital (H) Zone which allows for Convalescent and Rest Home Services as a conditional use permit. As mentioned in the application for this use, the site is surrounded on three sides by hospital facilities and other medical office uses. It is set back far enough off of 500 South that it will not be an intrusion on the residential uses along 500 South. The street will be lined with several trees and the landscaping will buffer 500 South. This use will not create a lot of traffic other than employees, staff and occasional visitors. It will not create any new streets as the private street used by Lakeview Hospital is already there. The alignment of the street will be altered slightly.

Davis County Flood Control has given their approval to the project subject to conditions which have been met on the site plan.

Staff recommends granting the conditional use for the assisted care facility and sending a

favorable recommendation to the City Council with the following conditions:

1. Provide proper openings in the west side of the dumpster/chiller enclosure to allow free drainage of storm water.
2. Install a 6" fire hydrant at the south east corner of the building.
3. Coordinate with Bountiful Light and Power to locate any required transformers and for the removal and relocation of any necessary overhead power lines.
4. Obtain approval from Davis County Flood Control for the grated covering on the Barton Creek Channel located at the entrance.
5. Pay the following fees at the time a building permit is issued:
 - A. Water impact fee to be based on size of meter required for the project.
 - B. Sewer impact fee to be determined when final plans are submitted for the building permit.
 - C. Storm drain fee based on a net site area of 1.95 acres X \$2,100 per acre + \$4,090.59.
 - D. Power fees to be determined by Bountiful Light and Power.
 - E. Fee for a 6" fire hydrant with line:

6" tap	\$1,600
6" line and hydrant	<u>1,928</u>
	\$3,528
6. Show all existing easements for water, power and the Barton Creek channel.
7. Provide easements as required by Davis County Flood Control for access along the creek and for access to the basins located northwest of the project.
8. Provide a 7' wide public utility easement along the north side of 500 South Street.
9. Provide a 40' wide public utility easement 20' either side of the centerline of the hospital access road from 500 South to the project's north property line.

There was a discussion between the Planning Commission Members on some of the items listed above.

Lois Williams opened the Public Hearing for those with concerns or comments. Shawn Asherson has some concerns with having enough parking, noise from operating equipment, air conditioners, heating furnaces, garbage pick up, deliveries etc. He also asked that plans, 8 ½ x 11, be available to the public. Mr. Asherson was informed that the parking is adequate and more than required, all mechanical equipment will be on the far north side of the building and garbage pick up is planned to be picked up around 10:00 or 11:00 A.M.

Paul Barron was disappointed that plans were not available for him and his neighbors. He said he came into the Planning Office to review the plans but no reduced copies were available. Mr. Barron is pleased with the look and placement of the facility, the landscaping, sprinkling system and a fire hydrant. Mr. Barron asked if there is an ordinance restricting the number residence allowed in this type of facility? Mr. Barron was informed that this is a commercial use so residential restrictions do not apply. There will be 62 units which are a very low density for this type of facility. There will be less traffic and people than any kind of apartment complex.

There were no further comments so the Public Hearing was closed. Dick Drescher made a motion to recommend to the City Council a conditional use permit and preliminary and final site plan approval for Paragon Assisted Living with amended recommendations from Staff (the above recommendations have been amended). Dean Thurgood seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for a 5-plex behind an existing single family home at 386 W. 400 N., Shaw Building Group, applicant.

Blaine Gehring explained that within the last week Von Bradley, present, has entered into a contract to purchase this property. He may or may not follow through with this same site plan. Mr. Bradley will be the owner of this property within three weeks. Because the original applicant was not present, Mr. Gehring recommends tabling this item until Mr. Bradley brings this site plan or another one back.

Dick Drescher mentioned that he has some concerns with the current site plan. The concerns are with the driveway, side yards for the new units and rear yard set backs for the existing house. Mr. Gehring will review the ordinance as well as the plans before submitted again.

Ken Cutler made a motion to table this item for a future date. Barbara Holt seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary and final approval of a single lot for Jim East at 2329 S. 200 W.

Blaine Gehring recommended to Jim East that it would not be necessary for him to be present since it was an oversight of the City that this has not been properly taken care of. A few months ago, Mr. East filed for a building permit to build a new home on a portion of his family's property at 2319 S. 200 W.. He had just recently demolished an older home and was going to replace it. When we looked at the property, there had actually been two old homes on the property and one was still there, being occupied by Mr. East and his family during the construction of the new home. With two homes, the property had been non-conforming under the R-1-6.5 Zone. With one of those homes gone, it was now technically in compliance and a second home could not be built. Mr. Gehring began the process to describe a separate lot for the new home while maintaining a reasonable setback and the required frontage on the remaining

property and home. The building permit was finally issued. During the process no thought was given as to having the lot officially approved as required.

Mr. East and his family now live in the existing home. When the new home is final, Mr. East's daughter will occupy the existing home. It is the intent, in the future, to create a cul-de-sac with additional building lots with the remaining property. Mr. East has now submitted a metes and bounds description of the lot and is seeking the formal approval of it.

Staff recommends sending a favorable recommendation for preliminary and final approval of this lot split to the City Council with the condition that a 7-foot wide public utility easement be provided along 200 West frontage of both lots.

There was a discussion on where the new and the existing homes are located and where the old home was. It was also discussed where the new lots are going to be placed on the property.

Ken Cutler made a motion to recommend to the City Council for preliminary and final approval of a single lot for Jim East at 2329 S. 200 W. with the recommendations from Staff. Dean Jolley seconded the motion and voting was unanimous.

Meeting adjourned at 7:52 P.M.