

**PLANNING COMMISSION MINUTES
FEBRUARY 17, 1998**

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

Absent: Dean Thurgood.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Mark Green made a motion to approve the minutes for February 3, 1998 as written. Dick Dresher seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for Peregrine's Pointe Condominiums at 300 W. Center Street, Pentalon Construction, developer.

Steve Peterson, representing Pentalon Construction, was present. Blaine Gehring explained that this project will consist of 36 condominiums on the 2.94 acre site for a net density of 12.3 units per acre. There will be a driveway through the project from 200 North to Center Street with smaller drives off of it to access the units. Most of the units are in groupings of four or five units with three 2-unit combinations near 200 North. Each unit will have a single car garage with two spaces on a driveway pad in front. Two dumpsters are being provided on the site for garage collection.

The units are two-story townhouse style with three bedrooms each. The exterior finish does not meet the current standard of 50% brick, stone or similar masonry material with almost 90% or better being in stucco. This will need to be increased to meet the ordinance requirement. A landscaping plan has been submitted which meets the ordinance and represents 42.39% of the site.

Steve Peterson has some concerns about having 50% brick on these units. Not only will it change the look of the units it will create a massive looking structure. Mr. Peterson was told that the ordinance requires that buildings must have no more than 50% stucco and the remaining must be brick or natural stone type material. Mr. Peterson will change the plans to meet the ordinance. There will be a monument sign on Center Street, a 6-foot vinyl chain link fence will be placed on the east and west property lines and each unit will have a patio with an enclosed privacy fence.

Staff recommends the Planning Commission send a favorable recommendation for preliminary and final site plan approval to the City Council with the following conditions:

1. Exterior materials on the buildings must have nor more than 50% stucco material

as required by the Zoning Ordinance.

2. All units on the west side of the project need to be regraded to eliminate run off onto the adjacent properties to the west.
3. Provide a blanket public utility easement for all common areas.
4. Provide draft of homeowners association organization and covenants with final subdivision plan.
5. Pay the following utility fees at the time the first building permit is issued.

6" culinary water line (765 ft. of 6" pipe @ \$20.00/ft)	\$15,300.00
1-6" fire hydrant	1,728.00
2-6" tap & valve @ \$1,438.00/each	<u>2,876.00</u>
TOTAL	\$19,904.00

6. Pay water impact fees and lateral fees to be determined as meter and lateral sizes are calculated for each building to be paid at time of construction.
7. Pay sanitary sewer impact fees of \$1,558.00 per dwelling unit to be paid at time of construction.

Note: Storm drain impact fees will be waived. Developer is providing on site detention.

Mark Green made a motion to recommend to the City Council for preliminary and final site plan approval for Peregrine's Pointe Condominiums at 300 W. Center Street with the amended recommendations from Staff (the above recommendations have been amended). Dick Dresher seconded the motion and voting was unanimous.

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

Brian Knowlton, developer, was present. Paul Rowland explained that as part of the original site plan approval for the North Point Condominiums, there was a second access required out to 400 North which Mr. Knowlton was to secure and provide proof of the same to Mr. Mahan. Mr. Knowlton has not been able to secure the required right-of-way for the access. Mr. Knowlton is submitting an alternate site plan with two accesses out to 500 West. The alternate plan is an overall reduction in total units to 42 rather than 48. The new plan provides for 40.7% landscaping on the site and one more parking space than required (93 required and 94 provided). This is an alternative plan if the required right-of-way to 400 North cannot be provided. A new landscaping plan has also been submitted showing the new landscaping. Staff recommends the Planning Commission send a favorable recommendation for the alternate final site plan approval to the City Council with the following conditions:

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 water 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.

Dick Drescher mentioned that on the current plans it does not show twenty feet between the two buildings now under construction. Twenty feet is required by the ordinance and if this is not at twenty feet it will have to be corrected.

Ken Cutler made a motion to recommend to the City Council the alternate preliminary and final site plan approval for North Point Condominiums at 360 N. 500 W. subject to the recommendations of Staff 1-6. Dean Jolley seconded the motion. Dick Drescher feels that another condition should be added to verify the 20-foot between buildings. Mr. Cutler left his motion as made, no changes. Voting passed by majority vote. Dick Drescher opposed the motion.

Meeting adjourned at 7:40 P.M.