

**PLANNING COMMISSION MINUTES**  
**APRIL 21, 1998**

Present: Chairman Lois Williams, Vice-Chairman Ken Cutler, 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 and Dean Jolley.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Mark Green made a motion to approve the minutes for April 7, 1998 with one word correction. Dick Dresher seconded the motion and voting was unanimous.

**Conditional Use Permits**

1. Public hearing to consider granting a conditional use permit for a motel at 550 N. 500 W., Richard Beauregard, applicant.

Richard Beauregard was present. Mr. Beauregard mentioned that this building was formerly a motel and he would like to convert it back to that use. Included in this conversion would be the completion of the second level and removal of some storage sheds. There is a demand for a motel in Bountiful that can be used for a week or month at a time.

Blaine Gehring mentioned that there is an access road to the trailer park and there needs to be clarification of cross easements with the trailer court. If there is an easement there will be access to all parking stalls and there will not be a problem with the parking. Mr. Beauregard said that there is an agreement for the easement.

A public hearing was opened for those who had any questions or concerns. Martha Kerr, residing at 420 W. 400 N., asked if zoning will be changed if this is granted? Ms. Kerr was told that the zoning will remain the same.

There were no further comments and the public hearing was closed.

A discussion followed with questions about the placement of the dumpsters, adding landscaping in the park strip, evidence of access easement to adjoining property, signs and what materials will be used for the addition. It was decided to add some additional conditions and let the Staff make final judgement on remaining concerns.

Mark Green made a motion to grant a conditional use permit for a motel at 550 N. 500 W. subject to the following changes and additions:

1. All remodeling and additions be done only after issuance of a building permit for the

same.

2. Furnish evidence of a cross easement for the adjoining property for vehicle access.
3. Approval from Staff on location and screening for garbage containers.
4. Landscaping upgraded to include park strips to be planted, trees to meet requirements and other necessary improvements.

Ken Cutler seconded the motion and voting was unanimous.

### **Site Plans**

1. Consider preliminary and final site approval for a four-plex and an addition to an existing single family home at 386 W. 400 N., Vaughn and Jan Bradley, owners.

Vaughn and Jan Bradley were present. Vaughn Bradley explained that he has purchased the property and would like to build a four-plex in the rear and an addition of a second unit and two garages to the existing home. The existing home is to be remodeled to fit the overall character of the addition. Mr. Bradley would like to move the driveway away from the house and have a green strip along both sides of the driveway.

Blaine Gehring explained that he has talked with Mr. Bradley concerning no more than 50% stucco on the house and the units. This will be adjusted to meet the requirements. This can be added as a condition if needed.

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

1. Provide new 1 inch water service into the new 3 bedroom additions.
2. Provide new 4 inch sewer lateral into the new 3 bedroom additions.
3. Provide 7 foot wide public utility easement along the front of the property and along the west property line.
4. Relocate a fire hydrant to the east side of the driveway with a 10-foot wide easement along the centerline of the pipe.

5. Pay the following impact fees:

A. 6 inch fire line fee:	
130 feet of 6 inch pipe	\$2,600.00
Hydrant	1,728.00
Tap and valve	<u>1,500.00</u>

\$5,828.00

B. Water impact fees:  
1 inch meter \$2,588.00  
1 ½ inch meter 5,606.00  
\$8,194.00

C. Sewer impact fees:  
5 equivalent residential \$1,556.00 x 5=  
units \$7,780.00

\_\_\_\_\_D. Storm drain impact fees:  
0.53 acres x \$2,100.00  
acre \$1,113.00

E. Power fees as determined by the Power Department.

Dick Dresher asked about what type of fence will be provided and will the dumpster be enclosed? On the west side there is an existing chain link fence and some shrubs. Mr. Bradley would like to tie into the existing fence with some type of privacy fence and replace the remaining fence around the property. The dumpsters will be enclosed behind a stucco brick wall. Mr. Dresher feels that this project is too tight.

Mark Green also feels that this project is too tight but does not know how to change without eliminating one unit.

Ken Cutler made a motion to send a favorable recommendation to the City Council to grant a preliminary and final site plan approval for a four-plex and an addition to an existing home at 386 W. 400 N. subject to the conditions recommended by Staff with the addition of the following:

6. Meet the requirement for no more than 50% stucco on the units and the house.
7. Allow the driveway to be moved for landscaping on both sides of the driveway.

Dean Thurgood seconded the motion and voting past by majority vote. Mark Green and Dick Dresher voted against the motion.

Mark Green asked to be excused for the remainder of the meeting.

2. Consider preliminary and final site plan approval for a new church at 240 W. 1500 S., First Southern Baptist Church, owner.

Dan Cook, Architect, and Mike Pliss, Pastor, were present. Dan Cook explained that they wish to build a new church building about 10,000 sq. feet. The existing church will remain until the

new one is completed, at that time the existing one will be demolished. The overall remodel of the site will include the demolition of the garage and the home owned by them to be replaced by a larger parking lot and a new parking lot in the rear. The portion of the building that is used for worship will have 250 fixed seats that will require 50 parking spaces. They are providing 71 spaces. This should take care of item #10 in the staff report. Mr. Cook mentioned that the conditions listed do not present a problem.

Blaine Gehring recommends the Planning Commission send a favorable recommendation to the City Council for preliminary site plan approval with the following conditions and eliminating #10:

1. On site storm water detention will be required. Storm water run off calculations will be required to determine size of the detention basin and piping.
2. Show how and where the outfall from the detention basin works to SR 106
3. If there is an easement for the outfall line, it must be shown on the plan. If not, one must be acquired and shown on the plan.
4. Ground at the edge of the building foundation must be 6" below top of the foundations.
5. Final contours required on the final drawing.
6. Coordinate with Bountiful Light and Power for the removal and relocation of power services on the property.
7. Demolition permits will be required for the demolition of the existing buildings.
8. Easements will be required along the front of the property and the
9. Correct the minimum landscaping area along the west sides of the parking areas to a minimum of 5 feet.

Dick Drescher made a motion to send a favorable recommendation to the City Council for preliminary site plan approval for the First Southern Baptist Church at 240 W. 1500 S. subject to the conditions recommended from Staff. Ken Cutler seconded the motion and voting was unanimous.

### **Subdivisions**

1. Consider final approval of Bridlewood South Estates Subdivision Phase 2 amended.

Merrill Bunker, developer, was present. Mr. Bunker explained when Bridlewood South Estates Subdivision Phase 2 was originally approved, the lots on the north side of Monarch Drive (lots 211 through 214) were very deep and included property up the steeper parts of the slope in the

rear of those lots. Mr. Bunker is now ready to develop Phase Three and wants to change the back lot lines of these lots to better conform with the actual topography.

Paul Rowland explained that there is quite a hill that comes off of Bountiful Boulevard and then levels out. When the preliminary approval was done for this phase, it included some grading for the building pads on these lots 211 through 214. It has been recommended to amend the subdivision changing lots 211 through 214 to become lots 222 through 225.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for approval of this plat for lots 222 through 225 and all new easements, the vacation of lots 211 through 214 and the release of all recorded easements on those lots.

Ken Cutler made a motion to recommend to the City Council final approval to amend Bridlewood South Estates Subdivision Phase 2 as recommended by Staff. Dick Drescher seconded the motion and voting was unanimous.

2. Consider final approval of Bridlewood South Estates Subdivision Phase 3.

Paul Rowland explained that phase three is pretty much as originally approved at the time except for the amendment from phase two. The developers are requesting approval of the final plat of phase three which include 9 lots on a new cul-de-sac. Staff recommends the Planning Commission send a favorable recommendation to the City Council for final approval of Bridlewood South Estates Subdivision Phase Three with the following conditions:

1. Posting of a site improvement letter of credit and guarantee as outlined in the bond letter.
2. Payment of subdivision fees as outlined in the bond letter.
3. Payment of underground power fees as required by Bountiful Light and Power.
4. Completion of the corrections on the subdivision plans.
5. All building pads required to drain to the street as per the Uniform Building Code.

Ken Cutler made a motion to recommend to the City Council final approval of Bridlewood South Estates Subdivision Phase Three subject to the conditions from Staff. Dick Drescher seconded the motion and voting was unanimous.

### **Memorandum**

Blaine Gehring explained that he has been working with a group of students from the University of Utah on a special in-fill master plan study. They are doing this as part of the Planning Practice class under Gene Carr. Each year, two or three cities participate in real life planning studies in order to give the students experience as part of their curriculum. They have been studying the vacant land that is left in Bountiful, formulating recommendations on what should

be done and looking at some specific areas of concern. Those areas of concern include the downtown business area, the residential areas east of downtown to 400 East, and the large open lots in the Val Verda area. He has asked these students to come to the May 19<sup>th</sup> Planning Commission meeting to present their preliminary findings and receive your input. After they have received input from the Planning Commission and City Council, they will refine their study and present a final document to the City. Mr. Gehring said he has been very impressed with their work so far and feels their presentation will be very informative. He asked the Planning Commission to mark their calendars and plan on being at that meeting.

Meeting adjourned 8:10 P.M.