

**PLANNING COMMISSION MINUTES
MAY 19, 1998**

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

Absent: Ken Cutler, Mark Green and Dean Jolley.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for May 5, 1998 as written. Barbara Holt seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit for an in-home preschool for up to 12 children at 846 N. 1000 E., Kimberly Ball, applicant.

Kimberly Ball, applicant, was present. Blaine Gehring explained that in-home day care and preschools with 7-12 children require a conditional use approval under our ordinance. Mrs. Ball has applied for such a permit to allow her to have up to 12 children per session in her preschool. The preschool will be held in her basement. Several families from the immediate neighborhood will be served by her. She will be encouraging carpools for those not within walking distance which will reduce any traffic impacts. She will be holding only one session per day. Staff recommends granting the conditional use permit for an in-home preschool with up to 12 children per session for Kimberly Ball. No conditions are recommended.

Kimberly Ball explained that she is a certified school teacher and would like to stay home with her son. She will be holding two sessions one on Monday and Wednesday and another on Tuesday and Thursday from 9:00 A.M. to 11:30 A.M. She has created a map, for those car pooling, showing a way to drop off and pick up their children so the children don't have to cross any streets. The preschool will be held in the basement which has its own entrance. The backyard is enclosed with a fence.

Public Hearing was opened for those with comments or concerns. There was no one present so the Public Hearing was closed.

Dean Thurgood made a motion to grant a conditional use permit for an in-home preschool for up to 12 children at 846 N. 1000 E., Kimberly Ball, applicant. Barbara Holt seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary subdivision approval for The Knoll at Moss Hill Subdivision, Kelly

Rasmussen, developer.

Kelly Rasmussen, developer, and Dave Hansen, partner, were present. Paul Rowland said this property is located at the corner of Moss Hill Drive and 1300 East. This property has been undeveloped for several years and it has some unique problems. The property is steep next to Moss Hill Drive but is flatter on the east side. On the east side of the property there is a 10" culinary water line, an 8" sewer line and an 8" irrigation line. Currently Moss Hill Drive has curb and gutter along the east side but there is no sidewalk.

Mr. Rasmussen would like to divide this property into four lots. In order to make this happen this property has to be a subdivision with a dedicated street built to City standards. In order to allow this subdivision, it will require some exceptions to the usual subdivision approval. These exceptions are as follows:

1. Allow four double fronting lots. Lots 1,2, and 3 of this subdivision and lots 7, and 8 of Moss Hill Subdivision #2.
2. Allow an offset at the intersection of Moss Hill Drive and 1300 East of about 40 feet.
3. Allow sidewalk on only the west side of the cul-de-sac.

Staff recommends preliminary subdivision approval for The Knoll at Moss Hill Subdivision with the following conditions:

1. Require the repair of existing curb and gutter and installing a new sidewalk along Moss Hill Drive and Lakeview Drive.
2. Hydropneumatic pressure systems should be installed in each home. The water pressure for these lots will be about 30 PSI which is less than typical. The owners need to be aware of this situation.
3. Add a vicinity map per ordinance.
4. Show finished contours with cuts and fills.
5. Revise the cross section of the road to reflect the 54-foot width required for a subdivision.
6. Resolution of retaining wall along east side of road. It needs to be taken out of the public right-of-way.

A discussion followed regarding water pressure, cleaning of sidewalks, size of lots, and landscaping. Barbara Holt made a motion to send a favorable recommendation to the City Council for preliminary subdivision approval for The Knoll at Moss Hill Subdivision subject to the recommendations of Staff. Dean Thurgood seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for Willey Used Car Dealership at 2175 S. Main.

Dave Nelson, general manager of Willey Honda, and Rick Hinds, contractor, were present. Blaine Gehring explained that Willey Motors has purchased the old Bountiful Arts Center site from Bountiful City and would like to create a used car lot. The site is 1.63 acres in size. Of that, 74% is in either building or hard surface for car display. There is 28% landscaping area on site with the major portion being in the back of the property. There will need to be some on site storm detention due to the lack of adequate capacity in the storm drain on Main Street. The existing utility hookup will be used. The landscaping plan meets the city ordinance.

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

1. Stormwater detention needs to be provided on site with the overflow piped to the inlet box on Main Street north of the project.
2. No connection impact fees will be required *if* the existing water and sewer laterals can be reused. If existing services are inadequate, impact fees will be based on current fee schedules.

A discussion was made regarding the landscaping. Dick Drescher made a motion to send to the City Council a favorable recommendation for preliminary and final site plan approval for Willey Used Car Dealership at 2175 S. Main subject to the recommendations from Staff and an addition that a revised landscape site plan can be resubmitted for review if desired by owner and the required street trees (quantity and size) be provided per ordinance. Dean Thurgood seconded the motion and voting was unanimous.

Special Presentation

1. Presentation of In-Fill Master Plan Study by the Planning Practice Students at the University of Utah.

Blaine Gehring introduced Gene Carr, Director of the Planning Practice Class, and students Kim Courtney, Mike Christensen, Laron Selfridge, Tania Tudly, Suvy Yong and Steve Parkinson also an intern for the summer for Bountiful Planning Department. Mr. Gehring explained that Mr. Carr contacts his colleagues in the planning profession to see if there are real projects that his students can get involved with the actual planning. Mr. Carr has asked Mr. Gehring if he had a project that his students could get involved in? Bountiful has a need to prepare an In-Fill Master Plan and could use the students input and help to prepare the plan.

Mr. Gehring gave these students four basic assignments. The first one was an over all study of the vacant land use in the City and to break this down into neighborhoods and areas as to what

should happen with this land. The first area to study was the old Val Verda area which has large deep lots that are under utilized. The students were to find ways that the City could set some polices to help use this land better. The second area to look at was the commercial district. What can the City and business owners do to improve this area? The third area is east of the downtown area between 500 S. to 400 N. how to preserve the single family housing area? Mr. Gehring turned the time over to the students to give their presentation.

Each student gave some valuable information and suggestions on creating new lots rather than using flag lots, new policies and a new zone area, preserving the older homes and neighborhoods, and getting the business owners and the City involved as a committee to preserve Main Street and increase the volume of customers.

Mr. Gehring thanked the students for their hard work and valuable information that has been presented. Mr. Gehring has enjoyed working with the students and will use their recommendations in making the necessary legal and political adjustments to their information. There is a lot of merit in what has been presented and Mr. Gehring would like to draft this information for an adoptable Master Plan.

Barbara Holt mentioned that the students have done a beautiful job with their presentation.

Gene Carr thanked Mr. Gehring for allowing these students to participate. Mr. Gehring has done an excellent job working with the students. Mr. Carr is pleased with the time and effort that Mr. Gehring has spent working with the students and his effort shows in what has been presented.

Meeting adjourned at 9:20 P.M.