

PLANNING COMMISSION MINUTES

June 15, 1999

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

Absent: Vice-Chairman Al Hess, Lois Williams.

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for June 1, 1999 with two corrections. Barbara Holt seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a Conditional Use Permit for an Arcade at 575 W. 2600 S., Towne & Country Partners, applicant.

The public hearing on this issue has been canceled. Rusty Mahan mentioned that last November the ordinance was changed to allow arcades as a permitted use in the C-G Zone. A public hearing is no longer required and all those present with comments or concerns can meet with Blaine Gehring after the meeting.

Site Plans

1. Consider preliminary site plan approval for the First Southern Baptist Church at 700 N. 400 E.

Mike Pless, Pastor, and Dan Sullivan, member of this Church, were present. Blaine Gehring explained that since the last time this was brought to the Commission there have been some changes. The new owners of Five Points Mall have worked a land trade with the church. The new property is located at 700 North and 400 East just across the street from Lindquist Mortuary. The site currently has a home and a separate apartment on it along with a large garage. It is a flag shaped lot having 132 feet of frontage and widening out further back to an overall width of 198 feet. The plan will be to build on the north side of the narrow portion and expand parking in the wider rear portion. The parking will be provided in phases as the church's congregation grows. They also plan on moving the existing garage to the northeast corner of the property for storage of equipment, etc.

The church itself will be the same as the one proposed on 1500 South with a larger footprint to make up for the space lost to the existing building on the original plan. Landscaping will be provided along with a new perimeter chain link fence with slats. A dumpster enclosure is shown extending into the landscaping area. Staff feels that there is room to pull the dumpster out into the parking lot area on the concrete pad and maintain the full landscaping buffer along the south

property line. The dumpster enclosure should also be of a material to match the exterior of the building.

Paul Rowland explained that the plans which were submitted are not complete for preliminary approval. Mr. Rowland has talked with the engineer and these changes are being made on the plans for the final approval. The existing storm drain system will be used and no requirement for detention but there will be an impact fee. The existing utilities probably can be used, but at this time has not been completely reviewed. The Planning Commission can grant preliminary approval with a large list of conditions or wait until July 6, and grant preliminary and final approval.

Barbara Holt made a motion to table this item until July 6, 1999 for preliminary and final approval. Paul Summers seconded the motion.

Dick Dresher mentioned that the ordinance to allow a church as a permitted use in a residential use has not yet been approved by the City Council. To prevent any legal problems this item should be tabled for the ordinance approval.

The voting on the motion past unanimously.

2. Consider preliminary and final site plan approval for Stone Creek Village Apartments at 1125 North Main, Scott Garner, applicant.

Dick Dresher excused himself from the quorum. He is involved with this development. Scott Garner, applicant, was present.

Blaine Gehring explained that Scott Garner owns a 2.004 acre parcel at 1125 North Main which he would like to develop into an apartment complex with 20 units while leaving two existing single family homes up front. This is the first development of this kind since the ordinance has been amended regarding the combining of existing homes on the same development with multiple family units.

This development has an overall property size of 87,288 square feet. The ordinance requires that 6,500 square feet be subtracted for each unit that will remain on the property before calculating density for the additional units. Thus, 13,000 square feet have been subtracted from the 87,288 square feet leaving a net of 74,288 square feet or 1.705 acres. Under the R-3-13 zoning for this area, that would allow for another 22 units. Mr. Garner is proposing 20 additional units, 10 of which will be two-bedroom and 10 will be three-bedrooms. The parking for these units would require 45 spaces, and 46 spaces have been provided with one space for each unit covered. There is also 40.1% of the new units' area in landscaping.

Stone Creek cuts through the back portion of the property. It has an existing easement that will need to be maintained. The fire lane turnaround and the location of the fire hydrant have been reviewed by the Fire Department and they do not have an objection about the configuration of the turnaround or the fire hydrant location.

There are some concerns which need to be addressed. First, the east section of storage units west of the creek are shown to be 3 ft. from the fence line rather than property line. Unless there is a deed correction, the units need to be 3 ft. from property line. Second, Main Street is a State highway and UDOT permits are required for the driveway and any sewer and water excavations in the street. Last, City access requirements for a development of more than 20 units is to have at least two accesses. In order to eliminate three driveways along the frontage, Staff has asked that the existing driveways be eliminated and combined with the new driveway for the apartments. As a result, an exception needs to be granted to this development to allow the 22 units to access off the one driveway.

Paul Rowland read and explained the Staff's recommendations for approval.

1. An exception be granted to allow for 22 units on a single driveway.
2. Developer shall be required to obtain and submit copies of all necessary permits from UDOT *prior* to the issuance of building permits for the apartments, to include permits for the driveway access, sewer excavation, and water excavation.
3. Provide 10 ft. wide easements along the north, south and west property lines and a 7 ft. wide easement along the east property line.
4. Provide a 10 ft. wide easement along the centerline of the new 6-inch fire line.
5. Access bridge across Stone Creek shall be designed for HS-20 loading and shall be designed to span the channel without applying any load to the walls or floor of the existing channel structure. Install 6 ft. chain link fence on each side of the bridge.
6. Work with the City Engineer on sanitary sewer size and location.
7. Owner's mechanical engineer must submit calculations to size water meter. Water impact fees will be based on meter size or sizes.
8. Posting of bonds and payment of fees.

Impact Fees

Fireline Fee: (approximate; final determination when exact location of hydrant is determined in the field)

280 ft. of 6 inch line @ \$20.00/ft.	\$ 5,600.00
1-6 inch hydrant	2,061.00
1-6 inch tapping valve and sleeve	<u>1,500.00</u>
	\$ 9,161.00

Water Impact Fee: (based on size of meter or meters)

Sewer Impact Fee:
20 units @\$1,556.00 per E.R.U. \$31,120.00

Storm Detention Fee:
2.004 acres @ \$2,100.00/acre\$ 4,208.40

9. Building permit fees and bonds to be determined at time of issuance of building permit.
10. Dumpster enclosure to match exterior material on the apartments.

Mr. Gehring explained that Mr. Garner has submitted a proposed time frame for the Stone Creek Village apartments regarding the renovation of the single homes. In reviewing this with Mr. Mahan, it was decided that the intent of the ordinance was for it to be determined in advance that the structures can be brought up to code before the building of apartments is begun. Mr. Gehring is proposing that the following condition be placed on the site plan approval for Stone Creek Village:

To have the existing homes inspected by the project's architect to determine what is needed to bring them up to the current codes and have them reviewed with the Fire Marshall and Engineering Inspector. Within 60 days of that walk through inspection, building permits for the code upgrades for the existing homes need to be issued and work commenced. No building permits for the apartments will be issued until the walk through inspection is done and no occupancy permits for the apartments will be issued until occupancy permits for the code upgrade to the homes have been issued.

Mark Green made a motion to recommend to the City Council preliminary and final site plan approval for Stone Creek Village Apartments at 1125 North Main subject to the conditions from Staff 1-10 with the addition of the following:

11. The 3 ft. set back from property line or fence line be resolved before issuing a building permit.
12. To have the existing homes inspected by the project's architect to determine what is needed to bring them up to the current codes and have them reviewed with the Fire Marshall and Engineering Inspector. Within 60 days of that walk through inspection, building permits for the code upgrades for the existing homes need to be issued and work commenced. No building permits for the apartments will be issued until the walk through inspection is done and no occupancy permits for the apartments will be issued until occupancy permits for the code upgrade to the homes have been issued.

Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:40 p.m.