

PLANNING COMMISSION MINUTES
February 16, 1999

Present: Vice-Chairman Al Hess, Dick Dresher, Lois Williams, City Council Representative Barbara Holt, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Dean Thurgood, Paul Summer, Mark Green and City Engineer Paul Rowland.

Al Hess welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for February 2, 1999 with a correction on page three. Barbara Holt seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a conditional use permit to allow a small candle manufacturing business at 1178 S. 425 W. #1, Wind River Scents of Nature, applicants.

Brad and Melanie Christensen, applicants, were present. Blaine Gehring explained that the Christensens are desirous of opening their business in one of Mike Stock's new buildings in the Fordham Commercial Park area. The business is a small operation with only three regular employees and one or two part-time seasonal workers during the holidays. The Christensens feel that this is a good location and building which will offer enough parking for employees with a separate entrance and exit in the building to help control the traffic in and out. The operation will not be large enough to pose any major problems with either safety or environmental concerns. It will also be completely contained within the building so no outside storage or other on site concerns will be present. Mr. Gehring has some concerns for potential fire hazard. Any interior potential problems would be covered in the Building and Fire Codes by the Fire Marshall, Mike Barfuss, as the business is considered for licensing.

Al Hess opened the public hearing. No one was present so the public hearing was closed.

Melanie Christensen explained that they have an existing business in West Haven and wish to transfer the business to Bountiful. The wax for the candles is melted in large vats heated by electricity. The business is mainly wholesale but there is a small amount of retail sales. There will be a separate room used for display and sales. This building was designed for three tenants but the Christensens will be using the entire building. The Christensens deliver most of their products. UPS will deliver some items and there will be some delivery trucks bringing supplies.

A brief discussion followed with Barbara Holt making a motion for approval for a conditional use permit to allow a small candle manufacturing business at 1178 S. 425 W. #1, Wind River Scents of Nature, applicants. Lois Williams seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary and final approval on a condominium plat for Liberty Court Condominiums at 386 W. 400 N., Vaughn Bradley, applicant.

Vaughn Bradley, applicant, was present. Blaine Gehring explained that Mr. Bradley is in the process of completing the conversion of a single family home to a duplex and adding a four-plex to the property located at 386 W. 400 N. He would like to make these condominiums and has prepared a condominium plat to be known as Liberty Court Condominiums. The plat is basically the layout and configuration granted site plan approval by the City last year. State law requires that condominiums plats be treated as subdivision plats which require approval by the Planning Commission and the City Council. Staff recommends the Planning Commission send this plat to the City Council with a favorable recommendation for preliminary and final subdivision approval.

Rusty Mahan mentioned that the issue is not to construct anything but to change the form of ownership from apartments to condominiums. State law requires that the plat be approved by the City and recorded. The building already exists. This process is to record the form of ownership.

Dick Drescher mentioned this layout has changed from the first one that was approved. The previous one had carports and parking spaces where now you have garages which enhance the project. The dumpster needs to be enclosed and do you have enough parking spaces?

Mr. Gehring explained that there is enough parking. Two parking spaces have not been penciled in because of descriptions covering them. The dumpster needs to be enclosed with the same type of material to match the building. Mr. Bradley needs to post a bond until the landscaping has been completed. These changes will be reviewed by the Staff.

Lois Williams made a motion to approve the preliminary and final approval on a condominium Plat for Liberty Court Condominiums at 386 W. 400 N.. Barbara Holt seconded the motion and voting was unanimous.

Meeting adjourned at 7:35 P.M.