

**PLANNING COMMISSION MINUTES**  
**November 2, 1999**

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

Absent: Al Hess.

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for October 19, 1999 with a name correction. Barbara Holt seconded the motion and voting was unanimous.

**Site Plans**

1. Consider preliminary and final site plan approval for a new surgical center/medical office building at approximately 475 E. 500 S., South Davis Community Hospital, applicant.  
(Continued from 10/19/99)

Richard Stringham, Architect, and Bob Smith, Eagle Gate Medical Management, were present. Dean Thurgood mentioned that this was presented at the last Planning meeting and there were some problems with parking and allowable usable space. Blaine Gehring explained that Richard Stringham has discussed with him the ordinance provisions for parking and what could or could not be taken out to calculate net usable space. Mr. Stringham has submitted the revised building floor plans accordingly with areas to be deducted from usable floor area. Mr. Gehring has reviewed the plans and found some stalls which did not meet ordinance requirements and deducted them from the totals. Tom Hardy, Dick Dresher and Mr. Gehring have reviewed the plans with the final calculations and the findings have been submitted. The basis for the things that have been put back into usable space are: (1) for toilets or restrooms to be counted in the deductible, they need to be common to the public and not part of an office suite or other designated use; and (2) uses which will generate other types of traffic (i.e., delivery of gases and laundry) should not be deducted. The net result is that the surgical center must have 154 parking stalls on their property including 6 stalls meeting ADA requirements. There are a couple of revisions which have been recommended to Mr. Stringham, which if it is done will meet this requirement.

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

**Grading and Drainage**

1. The 12" pipe draining the northwest corner of the parking lot may not work. The main storm drain is in the west side of 400 East and there may be too many

utilities blocking the way to prevent the pipe from going through. If blocked, the pipe must go directly to the creek. If allowed, full panel concrete replacement is required for trenching and repair to 400 East.

2. New drive approached needs to be Bountiful standards drive approaches.
3. No detention will be required with payment of the storm drain fee.

#### Utilities

4. The new utilities require multiple road cuts into 500 South. The developer will be required to pay for a 2" overlay of 500 South Street between the driveways.

#### Easements

5. A 15' wide easement is required along the centerline of the new fire hydrant line.
6. A 7' wide utility easement is required along the 500 South frontage.
7. The existing easement for the water line must be abandoned.

#### Permits and Fees

8. Demolition permits required for all demolished with permit fees as per the Uniform Building Code schedules.
9. The new building must meet all zoning ordinances and the requirements of the Uniform Building Code.

10.	6" fire hydrant line	320'@ \$20.00	\$ 6,400.00
	6"x6" tapping valve & sleeve		2,876.00
	fire hydrant		<u>2,061.00</u>
	Total fire hydrant		\$11,337.00

11. 3" water meter impact fee \$17,644.80  
lateral and meter set to be determined at date of installation

12. Overlay fee 50' x 140' = 1,700 sq. ft. @ \$0.37/sq. ft. = \$2,590.00

13. Storm Impact Fee \$2,100.00 per acre s = \$1,596.00

14. Power fees to be determined by the Power Department

#### Landscaping and Trash Facilities

15. If dumpsters are to be used, one dumpster for the existing hospital and one for the

surgical center must be provided and shown on the plans as per ordinance requirements.

### Parking

16. Final site plan must show 154 parking stalls, including 6 stalls meeting ADA requirements on the property designated for the surgical center.

Richard Stringham mentioned that the revised plan will provide 30 extra parking stalls for the project. Mr. Stringham feels that when the existing building is torn down and made into parking there will be a surplus of parking. Mr. Stringham is comfortable with the new plans.

Craig Preston, Administrator of Lakeview Hospital, has some concerns with the demands for parking. A facility of this size will generate a large demand for parking. If, in the future, South Davis decides to expand the basement for additional office space will they be required to return to the Planning Commission for additional parking?

Rusty Mahan mentioned that the facility will be required to return to the Planning Commission if there are going to be any changes in office space.

Dick Dresher asked about the enclosures for the existing and the new dumpsters. The new dumpster will need to be enclosed to match the building. The existing dumpster is not enclosed and by ordinance should be. Mr. Dresher feels that the existing dumpster should be added to the conditions to enclose the dumpster to meet the ordinance.

Mr. Dresher mentioned that he did meet with Mr. Gehring and reviewed the plans that Mr. Stringham submitted. The items taken out look legitimate and the parking is adequate for the facility. If, in the future, any expansion for additional office space is needed, it will be a condition to return to the Planning Commission for approval. Parking is based on the date of the approved plans.

Dick Dresher made a motion for preliminary and final site plan approval for a surgical center and expanded parking at 475 E. 500 S. based on the recommendations of Staff 1-16 with the addition of items 17 & 18:

17. The parking approval is based on the date of the approved plans. If any future changes are considered by the owner, it must be reviewed by the Planning Commission.

18. Enclosures for the existing and new dumpster as required by ordinance.

Dean Thurgood seconded the motion and voting was unanimous.

### Subdivisions

1. Consider preliminary and final subdivision approval for the Hansen Subdivision at 2450

South 150 East

Melvorn Hansen, property owner and, Clark Hansen, his son, were present. Paul Rowland explained that this proposed three-lot subdivision is located on the west side of 150 East at about 2450 South. It is owned by the Hansen family and is being subdivided to break it into thirds. This parcel of ground already has two houses on it. The property contain 0.972 acres or about 42,340 sq. ft., which is enough property for three lots, each with more than the required 70 ft. of frontage. The area is zoned R-1-6.5.

The three proposed lots front on 150 East, which is an improved street without sidewalks in this area. All of the other utilities and improvements are already in place, however, because this is previously undeveloped ground, no utilities have been stubbed into the new lot which is being created between the two existing houses. Because the improvements are in place, no subdivision bond will be required.

Staff recommends sending to the City Council preliminary and final approval be granted to the Hansen Subdivision with the following conditions:

1. The sidewalk be completed across all three lots.
2. Payment of the following fees:

Storm water impact fee:	\$ 2,041.00
Subdivision fee:	9.72
Subdivision Checking fee:	180.00
Subdivision Recording fee:	<u>35.00</u>
<hr style="width: 100%; border: 0.5px solid black;"/> Total	<u>\$ 2,265.72</u>
3. Complete final minor corrections to the plat.
4. Submit a current title report.

Mr. Rowland explained to Mr. Hansen the purpose for the storm water impact fee. There are some minor corrections that need to be on the subdivision plat and a current title report for the property.

Rusty Mahan explained that in 1998 the Utah Legislature added to the Utah Code the following which will be added as a requirement to all new subdivisions.

The legislative body shall approve the map or plat as provided in this part. Before the legislative body may approve a map or plat, the owner of the land shall provide the legislative body with a tax clearance indicating that all taxes, interest, and penalties owing on the land have been paid.

After the map or plat has been acknowledged, certified, and approved, the owner of the land shall file and record it in the county recorder's office in the county which the lands platted and laid out are situated.

This will be added to the conditions as follows:

5. Submit tax clearance certificate indicating that all taxes, interest and penalties owing have been paid.

Mark Green made a motion to send to the City Council preliminary and final approval of the Hansen Subdivision subject to the recommendations from Staff with the addition of Item #5. Lois Williams seconded the motion and voting was unanimous.

2. Consider preliminary and final subdivision approval for Britton Subdivision at 188 East North Canyon Road

Larry Britton, owner, was present. Paul Rowland explained that Mr. Britton is the owner of a large parcel of property which has been an unofficial flag lot for many years. His property was actually landlocked but he had a long standing agreement to cross the Lewis property for access. With the creation of the Lewis Park Subdivision, Mr. Britton wanted to have a legal access so there would be no questions as to ownership of the street frontage. As part of that, he wants to create a second flag lot.

When we made the amendment doing away with flag lots a year ago, this was one we recognized as in progress and one we would approve when all the property issues were settled. We asked Mr. Britton at that time to give us a proposal which he did with staff approval. Mr. Britton has now submitted a plat creating the two flag lots. As per the old ordinance, they will each have a 25-foot wide stem extending back to the larger “flag” portion of each lot. Mr. Britton’s existing house occupies lot 1 and new lot will be Lot 2. The stems are same property as Lot 129 of Lewis Park Estates Subdivision Phase 1.

Lot #2 backs onto South Davis Water Subconservancy irrigation reservoir. This has been reviewed with Linford Beckstrand on what kind of impact will be placed on the reservoir by having a house close to the reservoir. Mr. Beckstrand has no concerns with this.

Staff recommends sending to the City Council preliminary and final subdivision approval be granted to the Britton Subdivision with the following conditions:

1. The sidewalk be completed across both lots.
2. Payment of the following fees:

Storm water impact fee:	\$2,163.00
Subdivision fee:	10.30
Subdivision checking fee:	120.00
Subdivision recording fee:	<u>35.00</u>
Total:	\$2,328.30
3. Complete final minor corrections to the plat.

4. Submit a current title report.

And the addition of Item #5

5. Submit tax clearance certificate indicating that all taxes, interest and penalties owing have been paid.

Larry Britton explained that in the beginning his lot was on the road then the road was moved 100 feet which left him as a flag lot. Mr. Britton is going to have the recorded plat lot line on the south revised about 3 to 6 inches to match the lines of where his fence is. He feels that it will not cause any problems with surrounding property owners.

Mark Green asked where is the access to the Davis County Subconservancy located and why was the road moved? There is a twenty foot wide road that gives them access to the reservoir and pump house. The road was not a dedicated road it was an established road used and maintained by the Lewis's. The Lewis's keep their rights to it so they could close it once a year. If the road remained where it was, lots could not be created on both sides.

Mark Green made a motion to send to the City Council preliminary and final approval of Britton Subdivision subject to the recommendations of Staff with the addition of Item #5. Paul Summers seconded the motion and voting was unanimous.

3. Consider preliminary subdivision approval for Dunn-Rowe Subdivision at Canyon Creek Drive and Indian Springs Road.

Richard Dunn, owner, was present. Paul Rowland explained that this subdivision is located at the intersection of Canyon Creek Drive and Indian Springs Road just east of Bountiful Blvd. The property has been excluded from the three subdivisions that surround it because the ground has been occupied by a horse barn and stable ground. North Canyon Creek flows through the south side of the property adjacent to Indian Springs Road.

Mr. Dunn is requesting a three lot subdivision that will not require any road work, however because of the creek and grade of the property it will require extensive grading and storm drain work. Lot #3, the lowest of the three lots, is quite low and raises concern about the 100 year flood plain. In order to provide a better building pad on lot #1, the developer is requesting an extension of the creek culvert which currently runs under Indian Springs Road and currently dumps out in the middle of this lot. Because this creek is mapped as part of the FEMA FIRM MAP, building will be in the area currently mapped as 100 year flood plain map. All building must be done outside of the 100 year flood plain.

Access to lots #2 and #3 are proposed to be by a single bridge over the creek. This bridge will need to be designed to meet an H-20 loading, the same loading standards that all creek crossing in the city require. A complete hydrologic study needs to be done showing exactly the extent of the flood plain and what kind of stream alteration needs to be done to allow the stream flow. The County has previously lined the creek below this property, adjacent to Bountiful Blvd., with

rocks.

The three lots are large enough and have adequate frontage. The 30% slope does not apply to these lots because none of the property is natural ground. The ground is either road fill, road cut, or some type of excavating. There is nothing to be considered natural ground.

Staff recommends sending to the City Council preliminary approval for Dunn-Rowe Subdivision subject to the following conditions:

1. A complete hydrologic study is conducted on the property and creek showing the extent of the 100 year flood plain, and that building pads are available on lots #1, 2 and #3 that do not interfere with the flood zone.
2. The developer submit all proposed changes to FEMA and obtain a LOMA (letter of map amendment) stating the buildings will be outside of the 100 year flood zone.
3. Obtain a permit from Davis County Flood Control for all stream alteration work and the bridge.
4. Provide completed bridge design showing final grade and structural details. The bridge must be designed to support an HS-20 loading standard.
5. Provide drawings showing how utilities will be installed across the creek to serve all three lots.

There was a lengthy discussion on the storm run off into the creek and the location of the 100 year flood plain. This is only for preliminary approval until all the concerns have been met. This creek does not support any fish population and most of the time there is very little water or no water in it. The danger is not the snow melt it is in August with large thunder storms.

Mark Green has some concerns with a large thunder storm and the type of soil at this location. This could create a huge potential for a large flow coming down and over the creek.

The existing FEMA map showing the 100 year flood plain going through this property. This map does not show any high flow elevations, which has caused problems throughout the City. The burden is put onto the property owners to provide this information. Balling Engineering will do a study for FEMA on this property.

Mark Green is uncomfortable with giving preliminary approval and sees no benefit before a report from FEMA has been submitted, stating this could be a non issue subdivision. Mr. Rowland explained that the preliminary approval stands for one year. If nothing has been done during this time then the process starts over.

Paul Summer made a motion to send to the City Council preliminary approval for Dunn-Rowe

Subdivision subject to the recommendations from Staff with the addition of lot 2 be included on Item #1. Barbara Holt seconded the motion and voting past by majority vote. Mark Green opposed the motion.

### **Zoning Ordinance Amendments**

1. Consider revisions to Chapter 15 of the Zoning Ordinance dealing with Temporary Uses

Blaine Gehring has made all the changes that the Planning Commission has requested and some additions that Rusty Mahan has made and is now asking for their approval. There was a brief discussion.

Lois Williams made a motion to send to the City Council for a public hearing and approval for revisions to Chapter 15 of the Zoning Ordinance. Paul Summers seconded the motion and voting was unanimous.

Meeting adjourned at 8:15 P.M.