

PLANNING COMMISSION MINUTES
May 18, 1999

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

Absent: Paul Summers

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for May 4, 1999 as written. Barbara Holt seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for the remodel of the Dan Eastman building at 190 North Main, Al Hess and Marv Blosch, developers.

This item was moved forward to have a quorum for voting. Al Hess and Dick Dresher excused themselves from the quorum since they are involved with this development.

Al Hess, owner and developer, was present. Blaine Gehring explained that the Dan Eastman dealerships were bought out by Larry Miller. The dealership located at 190 N. Main has been moved to the location on Highway 89. Al Hess and Marv Blosch have purchased this property and submitted plans for a remodel to the building on site and reconfigure the parking lot including the landscaping. The remodeled building will have retail in the building which now houses the sales and administrative offices, retail space conversion on the south end of the service area, and a two floor remodel of the north end of the service area for offices. A new atrium will be built between the two buildings as an entrance to the office space. Future plans include a new office building on the corner of 100 North and Main of about 6,000 square feet per floor.

The parking lot will have a new configuration to provide better accessible parking for the buildings. All perimeter landscaping will be increased to 10 feet. The driveway and ramps on the north will be eliminated and made into landscaped area. New landscaping will be provided around the perimeter of the building as well.

There are no concerns with utilities and drainage since nothing will be changed. The Redevelopment Agency has granted a revolving loan for \$500,000.00 for this project.

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

1. Provide a 7 ft. utility easement along the street frontages which the City may not

have at present time.

2. Obtain all necessary demolition and building permits for the remodel.
3. A separate site plan approval for the future office building will be required at the time it is built.

Al Hess mentioned that he plans on having an office of about 5,000 sq. ft. About 2/3 of the building will be office with the remaining 1/3 as retail space. With the loan now in place Mr. Hess would like to start immediately.

There was a discussion about street parking, parking on the property and eliminating the driveway ramps. Mark Green made a motion to recommend to the City Council for preliminary and final site plan approval for the remodel of the Dan Eastman building at 190 North Main subject to the recommendation from Staff. Lois Williams seconded the motion and voting was unanimous.

Mark Green excused himself from the meeting. Al Hess and Dick Drescher returned to the quorum.

2. Consider preliminary and final site plan approval for Great Harvest Bread parking lot expansion at 43 E. 500 S., Tom Cordova, owner

Mike Flood, representing Symphony Homes, owner of Keva Juice in the Great Harveat building, was present. Blaine Gehring explained that Tom Cordova, owner of Great Harvest Bread Co., has purchased the old home directly west of his store at 43 E. 500 S. Mr. Cordova wants to demolish the home and create an expanded parking lot and a drive through window for Great Harvest. The current parking was established as part of an overall shopping area plan which included the building to the east of Great Harvest, the pharmacy and pizza shop. For whatever reason, the Great Harvest building was divided off without sufficient parking and there have been problems with parking at that location ever since.

The new parking lot, combined with the existing parking in front of the store, will provide 24 total spaces where only about 6 has been before. In addition, there would be a drive through window provided on the westside of the store reducing even further demand for parking at the store. New landscaping would be provided along the back, front and west side of the property portions of which relieve some of the congestion from single entry on the east.

There is a problem with the landscaping plan-perimeter, screening trees are shown at 30 feet on center, like the street trees. These screening trees need to be every 15 feet, so an additional 8 trees will need to be provided at every 15 feet between the ones already shown.

Because of the fall of the land there is a problem with the water drainage. There are two large detention basins in the northwest and southwest corners that drain back into the street. One of

the conditions for the approval is to raise the north berm to an elevation of 98.5.

Staff recommends sending a favorable recommendation to the City Council for preliminary and final approval of the Great Harvest Bread expanded parking lot with the following conditions:

1. Provide full details of the north detention basin with the north berm raised to elevation 98.5.
2. Provide a 10 ft. wide public utility easement along the north property line to cover the existing overhead power lines.
3. Add vicinity map and finish contours to the site plan.
4. Demolition permit required of the demolition of the existing house and shed.
5. Post a \$2,000.00 refundable cash curb, gutter and sidewalk bond.
6. Provide 8 additional screening trees along the west and north property lines. All screening trees are to be planted every 15 feet on center.

Rusty Mahan asked about the ownership of the access to the drive-up window. Mike Flood mentioned that currently the access is being used as an easement. There are two parking spaces along the side of Great Harvest that the Medicine Shop uses and this has been part of the dispute between them. Tom Cordova has been working with the owners of the Medicine Shop with the parking issues. Mr. Mahan suggested that a condition be made to provide proof of ownership or easement for the access also to provide documentation of the two lots being divided.

Dick Drescher suggested that some type of barrier be placed to direct the traffic to the west to close the office traffic from coming through. It was mentioned that the dumpster enclosure needs to be made from the same type of material as the building, not a chain link. Mr. Drescher asked if it is necessary to have screening trees on the west property line? It was decided to do away with the trees and use some type of shrubbery.

Lois Williams made a motion to recommend to the City Council preliminary and final site plan approval for Great Harvest Bread parking lot expansion subject to the conditions recommended from Staff with the revision of #6 and the addition of #7 as follows:

6. Provide evidence of satisfactory easements for drive-up access.
7. Dumpster enclosure is made from appropriate materials to match the building.

Dick Drescher seconded the motion and voting was unanimous.

3. Consider final site plan approval for Phase 1 of Pages Lane Condominiums at 350 W. Pages Lane, Brian Knowlton, developer

Brian Knowlton, developer, was present. Paul Rowland explained that Brian Knowlton has completed final drawings for the first phase of the Pages Place Condo project. The road that will be serving the units is 30 feet wide, which is the same width as our standard residential street. This will provide the required traffic capacity for this phase of the development and the coming phases.

The concerns listed as conditions with the preliminary approval were that the drainage from the properties south and east was taken care of and that the developer produce a deed showing that all of the property parcels involved had been combined into one piece under his control. The drainage issues have been resolved with the final grading plans, and Mr. Knowlton has produced a real estate purchase contract for the parcel that he does not already have title to. However, he has not yet recorded a deed combining all of the parcels into one. The intention of this condition was to insure that all of the property was under the control of the developer. While the real estate purchase contract shows an agreement to purchase the necessary ground, it falls short of the need to provide evidence of ownership. Mr. Knowlton has submitted a slightly revised plan eliminating one building (4 units) and moving the temporary turnaround back onto the property that is owned by Mr. Knowlton. There will be four 4-Plexes a total of 16 unites.

Because the ground water is so high and part of the water is to be drained out to Stone Creek, which is on the high side of the lot. About three feet of fill is to be brought in to build up the remaining ground. This will create a natural drainage for the water.

Staff recommends that the Planning Commission send a favorable recommendation for final approval of Pages Place Condominiums with the following conditions:

1. Payment of all required fees, including power fees, posting of an acceptable bond or letter of credit and guarantee, and signing of a Development Agreement with the City.
2. Provide evidence of a recorded deed combining all parcels of ground into one piece and being held by the developers.
3. Correction of the few errors on the construction drawings.
4. Recording of a Condominium Plat with the County Recorder according to the State of Utah when the foundation locations have been set and can be accurately located.

Mr. Rowland mentioned that item #2 can be eliminated.

Barbara Holt made a motion to send to the City Council final site plan approval for Pages Place Condominiums Phase 1 at 350 West Pages Lane subject to the three conditions from Staff. Al Hess seconded the motion and voting was unanimous.

Zoning Amendments

1. Consider amending the Zoning Ordinance regarding swimming pools and fencing around them to be compatible with Davis County Health Department definitions and requirements.

Blaine Gehring explained that recently he has had to deal with fencing problems around a newly constructed swimming pool and large spas. Mr. Gehring has asked Linda Carrigan from the Davis County Health Department for some help with this issue. Mr. Gehring has realized that while the City had similar definitions and requirements regarding these things, the ordinance was not as definitive nor as restrictive for security provisions as was the County's ordinance. Mr. Gehring would like to amend the City's ordinance to contain the wording as the county on this issue to provide better security against trespassing by toddlers or others for these types of uses and to help us better coordinate enforcement with the county.

Rusty Mahan explained that the Davis County Health Department and Davis County Animal Control work with Bountiful City. In order to eliminate more problems the ordinance need to be similar or exactly the same as these organizations.

There was a discussion and some unanswered questions. Mr. Gehring suggested to table this item to give him some time to get with the Davis County Health Department for better wording and definitions.

Dick Drescher made a motion to table this item for another date. Barbara Holt seconded the motion and voting was unanimous.

Meeting adjourned at 8:07 p.m.