

PLANNING COMMISSION MINUTES
September 7, 1999

Present: Chairman Dean Thurgood, Vice Chairman Al Hess, 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 and Mark Green.

Dean Thurgood welcomed all those present and introduced all members. Barbara Holt made a motion to approve the minutes for August 17, 1999 as written. Dick Dresher seconded the motion and voting was unanimous.

Conditional Uses

1. Consider granting a temporary conditional use permit for a mobile sales office for Lewis Park Subdivision, Smoot Development, applicant.

No one present to represent Smoot Development so this item has been moved to be last on the agenda.

2. Consider granting a temporary conditional use permit for a mobile sales office for Winder Dairy in the Colonial Square Parking Lot.

Dick Dresher excused himself from the quorum. He is involved with this project. Kent Winder and Dennis White were present. Blaine Gehring explained that Winder Dairy has lost their lease at their location in Colonial Square Shopping Center and will be building a new store just to the east of The Boarding House on the south side of the center. Their current landowners have told them they need to be out by September 1st. This means that they will need a temporary sales trailer in the parking lot in front of their new location while their building is under construction.

The building pads located in Colonial Square are individually owned by the individual business's like condominium spaces and the parking lot is owned in common. It has been agreed with the owners association that a permit may be granted for the temporary sales trailer for a period of 120 days. Mr. Gehring has that signed document in the file.

Staff recommends granting a temporary conditional use permit for a sales trailer in the Colonial Square Parking lot with the following conditions:

1. The temporary conditional use permit will be for no more than 120 days as requested by the owners association.
2. All necessary building permits must be obtained for placement of the trailer and its connection to necessary utilities. Occupancy and sales from the

trailer may not take place until a Certificate of Occupancy from the Bountiful Building Department is issued.

A Public Hearing was opened. No one was present to speak on this issue so the Public Hearing was closed.

Lois Williams made a motion to grant a temporary conditional use permit for a mobile sales office for Winder Dairy in Colonial Square parking lot subject to the recommendations from Staff. Dean Thurgood seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for new parking lot behind the Mandarin Restaurant and Xcel Fitness, 900 North and 400 East.

Paul Rowland explained that as a result of the popularity of the Mandarin Restaurant and the New Xcel Fitness facility at 900 North and 400 East, there is a terrible parking problem along 900 North each evening as patrons converge on the two businesses. During the site plan approval of the Xcel facility, parking was discussed as a potential problem and if the parking became a problem in the future something would have to be done to remedy the situation. The parking has now become a victim of the success of the two operations.

As a remedy for the parking problems along 900 North, the Mayor has approached the owners of the building and the two businesses about additional parking in the rear of the building. The owners of the surrounding homes, Sanford, Taylor and Haslam, were also contacted. The City owns several pieces of property west and south of the Winegar property and has agreed to build additional parking for the stores if the owners would enter into a lease agreement to reimburse the City for the up-front costs. The proposed parking lot is big enough to park about 43 vehicles. While this is not a lot of parking, it will provide parking for the employees of the two businesses.

In order to make the parking access work properly, we have made a verbal agreement with the owner of the property directly west of the Mandarin to swap a small amount of property and help with some landscaping where the grades will change. The City has proposed a solid vinyl fence around the parking lot which will match the fences that the property owners on the south of the lot already have installed. The landscape area between the fence and the parking lot has been reduced to accommodate the difference in grade between the asphalt and the surrounding lots. If the fence were out 10 ft. from the curb, it would be two to three feet lower, and the neighbors would lose their privacy.

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

11. Vinyl fencing around the lot as shown on the plan.
2. Reduced landscaping between the parking lot and the fences to 5 ft. as shown on the drawing.

Mr. and Mrs. Darryl Sanford, residing at 291 E. 750 N., were present. Mr. Sanford has some concerns with drainage, lighting, sound buffers and protection from vandals and kids being in the parking lot after hours.

Mr. Rowland mentioned that the new parking lot will be in the rear of both facilities and will be used mainly for the employees. Between both facilities the 43 parking spaces should be enough for all employees. There will be lights in the back corners of the parking lot facing the buildings. They will be on some type of timer and will not reflect into the surrounding yards. There will be a 6-foot solid vinyl fence along the back and south side of the parking lot.

There was a discussion about the lights, where the water drainage will go, and police patrolling the parking lot. The parking lot will have to be raised so the water will drain properly and not into the Sanford's back yard. It was suggested to have motion sensor lights put on the back of the building. It was also mentioned that all businesses have screening trees as part of the landscaping ordinance and should be one of the conditions.

Dick Dresher made a motion to sent to the City Council preliminary and final site plan approval for a new parking lot behind the Mandarin Restaurant and Xcel Fitness at 900 North and 400 East subject to the recommendations from Staff with the addition of the following:

3. All employees of both facilities be required to use the parking lot in the rear.
4. Require that all screen trees and landscaping be done according to the ordinance.

Barbara Holt seconded the motion with the addition of the following:

5. Provide adequate security lighting in the rear parking lot with timers and/or some type of dimming system. Place motion detector lights on building and/or fence.

The motion past unanimously.

Subdivisions

1. Consider preliminary subdivision approval for Phases 1 and 2 of the Ralph Keller property adjacent to Bountiful Boulevard extension.

This item has been cancelled at the request of Mr. Keller.

Conditional Uses

1. Consider granting a temporary conditional use permit for a mobile sales office for the Lewis Park Subdivision, Smoot Development, applicant.

Walley Greenfield was present. Blaine Gehring explained that Smoot Development will be selling the lots in the new Lewis Park Subdivision (North Canyon Road and Davis Boulevard). They would like to set up a temporary sales trailer on site to better accommodate the sales. The trailer is proposed to be located on Lot 131 which is the first lot into the subdivision east of Davis Boulevard on the south side of North Canyon Road. A 12' x 48' trailer would be placed on the lot with four gravel-based parking stalls being provided.

While the ordinance does not directly require landscaping on site, we have required some landscaping around the trailer and in the front setback area. All necessary building permits to locate th trailer and hook it to necessary utilities must also be obtained.

Staff recommends granting a temporary conditional use permit for a mobile sales trailer to be located at 170 E. North Canyon Road for Smoot Development with the following conditions:

1. As per ordinance, the temporary conditional use permit shall be for a period of 6 months with one 6 month extension to be granted by the Planning Commission.
2. The trailer shall be located only on Lot 131 of the Lewis Park Subdivision under this permit. If it is to be moved, it must be done by review and approval of the Planning Commission.
3. The front yard area and the area within 10 feet of the perimeter of the trailer and its connection to necessary utilities. Occupancy and sales from the trailer may not take place until a Certificate of Occupancy from the Bountiful Building Department is issued.

Rusty Mahan mentioned that this permit is granted for a maximum of one year. If all the lots are not sold during this time, the sales trailer will have to be removed.

There was a brief discussion and the Public Hearing was opened. No one was present to speak on this issue and the Public Hearing was closed. Al Hess made a motion to grant a temporary conditional use permit for a mobile sales office for the Lewis Park Subdivision subject to the recommendations from Staff. Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 8:05 p.m.