

PLANNING COMMISSION MINUTES
October 3, 2000

Present: Chairman Al Hess, Dick Dresher, Dean Thurgood, City Council Representative Gordon Thomas, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director Blaine Gehring.

Absent: Vice Chairman Paul Summers, Lois Williams, Mark Green, Recording Secretary Connie Feil.

Al Hess welcomed all those present and introduced all members. Dean Thurgood made a motion to approve the minutes for September 19, 2000 as written. Gordon Thomas seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit for the placement of a grouping of wireless communication antennae on the medical office building at 425 Medical Drive, Nextel Communications, applicant.

This item has been cancelled.

Site Plans

1. Consider preliminary and final site plan approval for 3 additional units at 127 E. 500 S., Robert McArthur, owner.

Robert McArthur, owner, was present. Blaine Gehring explained that Robert McArthur is the owner of the property on the northeast corner of 100 East and 500 South. The property is currently occupied by an older duplex on the far east portion of the lot. Mr. McArthur would like to add three more units to the property - a new duplex and a new single family dwelling. The property is .422 acres in size which would allow for 5 units under the R-3-13 zoning.

This is a revised plan from the one reviewed by the Planning Commission on September 5th. Because of the interpretation given to Section 14-6-118, Mr. McArthur has abandoned the addition to the existing duplex and single unit above the garages. He has placed a new duplex on the corner and moved the single family dwelling north on the 100 East frontage.

This plan seems to work better and is more compatible with the neighborhood. All required parking has been provided with a new double carport for the duplex and a new 2-car garage next to the existing garage on the northeast corner of the property. The existing driveway and parking for the duplex will remain as is but will not be connected to any new parking or access thus reducing the potential for extra traffic entering on 500 South. A new overall landscaping plan has also been submitted which will enhance the property and make it more compatible with the

nature of the neighborhood.

Staff still has a concern over the apparent overlap of the existing garage and how that situation has been resolved.

Staff recommends preliminary approval only at this time with the following Conditions:

1. All necessary corrections be made to the site plans per Engineering check.
2. New 6" fire hydrant be installed in the 100 East park strip near the north property line.
3. Provide 7' easements along the west and north property lines.
4. Resolve property line problem in north east corner where the existing garage is on property owned by two of the neighbors.
5. Pay the following fees:
 - a. Storm drain impact fee \$ 886.03
 - b. Water fees (meters) 7,839.00
 - c. Sewer impact 7,780.00
 - d. Power fees as determined by Power Dept.
 - e. 6" Hydrant 4,780.00
 - f. Road patches as determined by Street Department

Dick Drescher asked about the section in the ordinance requiring 20 feet between units. After a lengthy discussion the Planning Commission decided that Mr. McArthur could meet the ordinance if he made the carport 5 feet from all structures on the property.

Mr. McArthur told the Planning Commission that the prior owner had deeded the property along the north property line to Mr. Dobbin. That creates the problem with the garage overlapping properties. Mr. McArthur and the affected property owners have agreed to let the garage remain as long as he does not rebuild it. If Mr. McArthur decides to rebuild it must be on his own property. Mr. McArthur has a deed to that affect. The Planning Commission decided that it would be a good idea to have the City Attorney review the deed.

Gordon Thomas made a motion to send to the City Council preliminary and final site plan approval for 3 additional units at 127 E. 500 S. subject to the conditions outlined by Staff and the following additions:

6. Duplex carport be made 5 feet from all structures.
7. Deed pertaining to the garage be reviewed by the City Attorney.

Dean Thurgood seconded the motion and voting was unanimous.

2. Consider final site plan approval of revised site plan for Phase 2 of the North Pointe Condominiums at 360 North 500 West, Brian Knowlton, developer.

Brian Knowlton, developer, was present. Paul Rowland explained that Brian Knowlton would like to begin the second phase of his condominium project on 500 West known as North Pointe Condominiums. This is a revision from the original plan granted approval in 1998. The original plan called for two 24-unit buildings with underground parking. This new plan has two 12-unit buildings with surface parking. It also places one of the buildings on the far north side of the property rather than all the units being in the center portion.

A good portion of the overall landscaping is already in as part of the first phase. The remaining landscaping is intended to both fulfill ordinance requirements and to enhance and balance the existing landscaping. Parking for the overall project meets the ordinance with 107 spaces provided on surface or underground under the existing buildings.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council for final condominium approval and revised site plan approval for the North Pointe Condominium Phase 2 with the following conditions:

1. Completion of all required storm water drainage and detention facilities.
2. The north 12-plex building must be graded such that the runoff water from the north side of the building drains to the parking lot.
3. Payment of all required fees and obtaining of proper permits.
4. Minor corrections made a site plan drawings.
5. Replace one parking space lost to the existing power transformer.
6. Preparing and recording of an approved condominium plat when the foundations have been poured and can be surveyed for actual location.
7. Meet all previously uncompleted conditions placed at the time of the original site plan approval.

There was a brief discussion about the storm drain, placement of parking stalls and the landscaped island. Dean Thurgood made a motion to recommend to the City Council for final site plan approval of revised site plan for Phase 2 of the North Pointe Condominiums at 360 North 500 West subject to the conditions from Staff and the addition of the following:

8. Show landscape island along the south fence and add one additional parking space to replace it.

Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 7:50 p.m.