

PLANNING COMMISSION MINUTES
January 4, 2000

Present: Chairman Dean Thurgood, Vice Chairman Al Hess, Dick Dresher, Lois Williams, Paul Summers, Planning Director Blaine Gehring, New Elected City Council Member Gordon Thomas, Recording Secretary Connie Feil.

Absent: City Attorney Rusty Mahan, City Council Representative Barbara Holt, City Engineer Paul Rowland, and Mark Green.

Dean Thurgood welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for December 7, 1999 as amended. Al Hess seconded the motion and voting was unanimous.

Election of Chairman and Vice-Chairman for 2000.

Dean Thurgood opened the floor for nominations for Chairman. Lois Williams made a motion to nominate Al Hess for Chairman. Dick Dresher seconded the motion and voting was unanimous. Lois Williams made a motion to nominate Paul Summers for Vice-Chairman. Dean Thurgood seconded the motion and voting was unanimous.

Dean Thurgood turned the rest of the meeting over to the newly elected Chairman Al Hess.

Site Plans

1. Consider changes to the final site plan for a new surgical center/medical office building at approximately 475 E. 500 S., South Davis Community Hospital, applicant.

Richard Stringham, architect, Bob Smith, Eagle Gate Medical Management, were present. Also present were Gary Acord, Carl Kirchgasser, Mark Tallis, and Blake Wright representing Design West.

Blaine Gehring explained that one of the recent conditions placed on the site plan approval for the South Davis Community Hospital's new surgical center was that if there were any changes to the site plan they would need to be reviewed and approved by the Planning Commission. Such changes have already been made as more detailed and finalized architectural plans have been made. The surgical center building will have an area approximately 12 x 60 added to the two floors on the northeast corner. In addition, a pharmacy will be added into the existing floor area on the first floor requiring additional stalls over what was originally planned. The net result is a new total of 166 stalls required versus the old plan of only 154 stalls. A few revisions to the parking layout and a redrawing of the proposed property line for the surgical center will give 168 stalls for the center and 166 stalls for the hospital which is still way in excess of the required number of stalls for the hospital. All required ADA stalls are still in place. Some landscaping along the northeast corner of the building has been eliminated but the overall

landscaping still exceeds the required 10%.

Staff recommends the Planning Commission approve the changes to the site plan with the understanding that all conditions of the original final site plan approval are still in effect.

Richard Stringham mentioned that there are 20 stalls over the ordinance for the existing hospital plus the 2 stalls for the new building. Total of 22 extra stalls which should be more than adequate.

Dean Thurgood made a motion to approve the changes to the final site plan for South Davis Community Hospital as outlined. Dick Drescher seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Consider amending Chapter 7 of the Zoning Ordinance to allow for Commercial Planned Unit Developments.

Blaine Gehring explained that a group of investors, including principal owners in the Sports Mall out of Murray, have purchased the Five Points Mall. They are planning a complete demolition of the mall and reconstruction of a new urban town center. This new land use concept is basically a return to the old suburban, open shopping center where people would walk between stores and uses. The urban town center concept also includes the idea of a “gathering place” where people will congregate and socialize. It is a development of mixed uses, including in this instance retail shops, theaters, restaurants, offices, and the various activities of the Sports Mall.

This will not be just a remodel to Five Points Mall. Within the next two or three years the mall will be completely leveled and rebuilt into an urban town center. An urban town center is a new concept for shopping and entertainment. The center will primarily be located on the existing mall site. The property across the street to the north is also owned by the mall and will be included into this facility.

Mr. Gehring was asked to look at the ordinance and other ordinances and strategies for allowing for these urban town centers. After looking at everything from developing a whole new zone to the concept of “specific plans” (a California zoning concept), Mr. Gehring decided that the easiest and most flexible way of dealing with this new concept in Bountiful was to merely amend the Planned Unit Development chapter of the ordinance to allow for Commercial PUD,s. This way there will not be a need to deal with major amendments to the zoning ordinance or map and have the flexibility of waiving or modifying various requirements within the ordinances as they apply to the PUD. Mr. Gehring has reviewed the changes with the City Attorney and the City Manager. Both agree with what is being proposed.

Staff recommends the Planning Commission send a favorable recommendation to the City Council to amend Chapter 7 of the Zoning Ordinance as proposed.

There was a question about what is the advantage and need for a commercial PUD? Allowing this section in the ordinance will give more flexibility for controlling setbacks, parking, signage, lighting, building material, landscaping etc. This will allow for the Planning Commission to decide what is best for the City.

There was a discussion on the minimum size of land area for this type of development. The size of property has been based on the ordinances from other cities. The commercial is a higher acreage than residential so it can be big enough to accommodate such a center. There could be a potential for this type of development in the downtown area which would not be 12 acres. Mr. Gehring suggested that the minimum acres be specified which will change the amount of acres required :

PUD Type	Minimum Acres
Commercial/ <u>C-G, C-H, or C-R.</u>	12
<u>Commercial/Office Mixed Use/C-G or C-R</u>	10
<u>Commercial/Office/Residential Mixed Use/C-R only</u>	4
<u>Residential/R-1, R-2, R-3 only</u>	6

A PUD requires a conditional use permit and will need to come before the Planning Commission for approval. At this time the Planning Commission can place conditions for the approval to fit the site and situation.

It was asked to change the wording in section 14-7-106 D to say approve with conditions rather than modifications.

Lois Williams made a motion for approval of amending Chapter 7 of the Zoning Ordinance to allow Commercial Planned Unit Developments with the corrections to the minimum acreage size and to change the wording from modification to conditions. Dean Thurgood seconded the motion and voting was unanimous.

Lois Williams also thanked Mr. Thurgood for the good job that he has done as Chairman this past year.

Meeting adjourned at 7:45 p.m.