

PLANNING COMMISSION MINUTES
September 19, 2000

Present: Chairman Al Hess, Vice Chairman Paul Summers, Lois Williams, Mark Green, Dean Thurgood, Dick Dresher, City Council Representative Gordon Thomas, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: City Attorney Rusty Mahan.

Al Hess welcomed all those present and introduced all members. Dick Dresher made a motion to approve the minutes for September 5, 2000 as written. Gordon Thomas seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for an additional single family house on the property at 335 W. 200 N., Lowell Lofgreen, owner.

Lowell and Coy Lofgreen, owners, were present. Blaine Gehring explained that Mr. Lofgreen would like to build a single family home behind the existing duplex and a garage on the very rear of the property. Under this proposal, the parcel will be balanced as far as open space goes around each of the residential buildings (the duplex up front and the house in the rear). The garage on the rear of the lot could be there anyway under the current zoning provisions as an accessory use in the rear yard. This home and garage fit in with the interpretation that has now been given to the Section 14-6-118 of the ordinance.

Paul Rowland explained that because of the new street this proposal has been put off for almost two years. Having a new street, the City did not want to cut into it the asphalt for new utility lines. The Street Department has left the asphalt down one inch intending to put on an overlay on it next year. With this overlay being done next year the City will allow one cut into the asphalt.

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

1. The site drains to the northwest corner of the property. The water will be allowed to run into the existing 200 North storm drain system thru the existing drain pipe running along the west property line.
2. The developer may make only one asphalt cut to accommodate any and all necessary connection to utility main lines (i.e., water, gas, power, irrigation etc.)
3. The sewer lateral must connect into the existing main line along the west property line.

4. All of the following easements must be recorded prior to issuance of any permit for any type of construction on this property:
 - a. Seven foot wide P.U.E. along 200 North frontage.
 - b. Fifteen foot wide P.U.E. along the west property line covering the sewer main and drainage lines.
 - c. Ten foot wide P.U.E. along the south property line.

5. Payment of the following fees:
 - a. Water impact fees - 1" connection = \$2,613.00
 - b. Sewer impact fees - 1 connection = \$1,556.00
 - c. Storm drain impact fees - 0.447 acres @ \$2100.00/acre = \$938.36

There was a brief discussion on the water line connection. The existing home has a 3/4" water line which is not sufficient for two homes. Mr. Lofgreen will be required to put in a 1" water line for the new home.

Paul Summers made a motion to send to the City Council preliminary and final site plan approval for an additional single family house on the property at 335 W. 200 N. subject to the conditions outlined by staff. Gordon Thomas seconded the motion and voting was unanimous.

Blaine Gehring mentioned that the City Council adopted the proposed Master Plan on September 6, 2000. Mr. Gehring also mentioned that he has been working with Rusty Mahan about some wording and changes in the zoning ordinance. These changes will be on the Planning Commission agenda in October or November.

Meeting adjourned at 7:17 p.m.