

PLANNING COMMISSION MINUTES
August 15, 2000

Present: Acting Chairman Dean Thurgood, Mark Green, Lois Williams, City Council Representative Gordon Thomas, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Al Hess, Vice Chairman Paul Summers, Dick Drescher, City Attorney Rusty Mahan.

Dean Thurgood welcomed all those present and introduced all members. Gordon Thomas made a motion to approve the minutes for August 1, 2000 as written. Lois Williams seconded the motion and voting was unanimous.

Gordon Thomas reported that the City Council approved final site plan for the Sports Mall at 1500 S. and Main.

Site Plans

1. Consider preliminary and final site plan approval for a expansion of the existing Woods Cross culinary water reservoir at 339 West 2600 South.

Scott Anderson, Public Works Director for Woods Cross, was present. Paul Rowland explained that several years ago Woods Cross constructed a buried 1.3 million gallon culinary water reservoir on the property at 339 West and 2600 South. The tank was located on the southernmost part of the lot to accommodate future expansion. At the time, the property was graded and planted with a drought tolerant grass over the reservoir and expansion area, and with blue grass and pine trees along the street on the landscaping berm. Woods Cross has been a very good neighbor about keeping the grass well maintained and the fences in good repair.

Woods Cross would now like to finish the reservoir by adding an additional 2.1 million gallon reservoir addition to the north side of the existing tank. This would fill the rest of the vacant lot with the buried structure. The construction will not interfere with any of the existing perimeter fencing with the exception of the entrance gate area, or the landscaping along 2600 South. The fence will stay as-is after the construction is completed. The addition also does not include any work in the street. All of the material excavated from the site will be trucked away during construction and returned for back fill, thus eliminating the large mountain of material that remained on the site during the first phase of construction.

The new reservoir will be totally buried with the only thing visible being a few small access hatches sticking above the finished grade about two feet, and a couple of small air vents sticking up about the same amount. All of the storm water run off from this site will continue to drain to 2600 South without causing any impact to the neighbors.

There will be no changes to the site from the street as far as people driving past. The only thing

that could be noticed will be a small retaining wall (4½ ft.) on the west side to prevent water drainage to the home below the reservoir.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval of the Woods Cross culinary water reservoir addition.

There was a brief discussion. Mark Green made a motion for preliminary and final site plan approval for an expansion of the existing Woods Cross culinary water reservoir at 339 W. 2600 S. Gordon Thomas seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary and final subdivision approval of a condominium plat for the Gateway Park Planned Unit Development.

Carvel Shaffer, Attorney representing Gateway Park, was present. Blaine Gehring explained that since its development, Gateway Park (office park next to the freeway and 500 South) has been sold off in various parcels to individuals and corporations. One such parcel is the area directly east of the large office tower which currently contains the Zions Mortgage building and a large single story office building east of it. The current owners, being represented locally by attorney Shaffer, are desirous of making this part of the Gateway Park a commercial condominium. Their plans include separating the large building into two buildings and creating a plat identifying four separate condominium units.

There are a couple of unique issues attached to this proposal. First, the plat is to be identified as a “Planned Unit Development.” This is one of the reasons for the latest amendment to the PUD Chapter of the Zoning Ordinance. Due to the way this will be finished, the plat needs to be titled Planned Unit Development which is part of the amendment scheduled for public hearing before the City Council on September 6th.

This particular parcel, including the buildings, are split by the city boundary between Bountiful and Woods Cross. There are approval and signature blocks for both cities on the plat. It is anticipated that because of the standing agreement on Gateway Park between Bountiful and Woods Cross, Bountiful will be the city to issue and inspect any building permits on the building separation.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final subdivision approval for the Gateway Park Planned Unit Development.

If this is passed by the Planning Commission, it will go before the City Council on September 13th for their approval. There was a brief discussion. Mark Green feels that this isn't any different from the approval that was given for the condominium project at Colonial Square.

Mark Green made a motion for preliminary and final subdivision approval of a Condominium plat for the Gateway Park Planned Unit Development. Lois Williams seconded the motion and voting was unanimous.

Meeting adjourned at 7:17 p.m.