

**PLANNING COMMISSION MINUTES**  
**January 2, 2001**

Present: Chairman Al Hess, Vice Chairman Paul Summers, Dean Thurgood, Dick Dresher, Mark Green, Lois Williams, 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. Mark Green mentioned one correction in the minutes for December 5, 2000. Mark Green made a motion to approve the minutes for December 5, 2000 as amended. Dick Dresher seconded the motion and voting was unanimous.

Election of Chairman and Vice-Chairman for 2001.

Al Hess opened the floor for nominations for Chairman. Dick Dresher made a motion to nominate Paul Summers for Chairman. Mark Green seconded the motion and voting was unanimous. Al Hess turned the remaining of the meeting over to the newly elected Chairman Paul Summers. Mark Green made a motion to nominate Dick Dresher for Vice-Chairman. Dean Thurgood seconded the motion and voting was unanimous.

**Subdivisions**

1. Consider preliminary and final approval of South Davis Jr. High Subdivision.

Paul Hirst, representing Caldwell Richards Sorensen, was present. Gary Payne, representing the Davis County Schools, was also present. Paul Rowland explained that the proposed subdivision is located on the west side of 200 West at about 2600 South. The development contains six lots, five of which are proposed to be building lots, and one smaller parcel which is slated to be a culinary well site for Weber Basin Water. It is the property owned by the Davis County School District located on the east side of South Davis Jr. High School which fronts 200 West, formerly a tennis court and parking lot. The property contains 1.87 acres, which is way more than enough property for the five building lots, all of which contain more than 14,000 sq. ft. and have at least 90 feet of frontage. The well site is the corner lot and contains 9,300 sq. ft., however, it only has 60 ft of frontage along the 200 West side. (The area is zoned R-1-6.5 which requires 70 ft frontage and at least 6,500 sq. ft.)

The six proposed lots front on 200 West, which is an improved street including the sidewalk. All utilities and improvements are already in place, however, because this is previously undeveloped ground, no utilities have been stubbed into the lots. There is an existing storm drain pipe and overhead telephone cable that currently cut through several of the lots that will need to be relocated prior to any work on those lots. Because the street improvements are in

place, the only subdivision bond that will be required will be for the relocation of the storm drain pipe. A fee of \$32.00 per ton for 24,000 sq. ft., to overlay the road will be assessed to cover all of the street cuts to connect the water, sewer, irrigation, etc. Since no detention is provided for the site, the developer will be required to pay the standard storm water impact fee of \$2,100.00 per acre.

These lots will not be sold to the public but remain with the Davis County Schools for the vocational programs for the high schools. The schools will build the homes then will be sold to the public. The homes will probably be some type of frame home with about 3,000 to 4,000 sq. ft. with walk out basements.

The Staff recommends preliminary and final approval be granted to the South Davis Jr. High School Subdivision with the following conditions:

1. Post a bond for and complete the relocation of the storm drain across lots 4 and 5
2. Payment of the following fees:

Storm water impact fee:	\$2,927.00
Subdivision checking fee:	600.00
Subdivision recording fee:	60.00
Street overlay fee:	<u>4,800.00</u>
Total	\$9,387.00

The water and sewer connection fees will be paid at the time of each individual building permit is issued.

3. Complete plan and profile drawings of the storm drain realignment and make minor corrections to the plat.

There was a discussion about the lot to be used for a well for Weber Water. It will be noted on the plat and recorded as a non-buildable lot. There were also some concerns about the fence on the west property line. It was suggested to have, as a condition, a vinyl fence along the west property line for privacy from the school. If the well is not built, the subdivision plat will be amended.

Dean Thurgood complimented the Davis County Schools for the vocational programs. These programs provide a great opportunity for high school students that participate.

Mark Green made a motion for preliminary and final approval of South Davis Jr. High Subdivision, or the subdivision to be known by some unknown name until the district sees fit to change to a more appropriate name, subject to the conditions outlined by Staff with #2 to have the Staff review the street overlay fee and make adjustments if needed and the addition of the following conditions:

4. Power and utilities fees be paid by the developer.

5. Require to be noted on the plat and be recorded that lot 1 is a non-buildable lot.
6. The developer be required to fence the west property line with a vinyl or other type fence approved by Staff.

Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:32 p.m.