

PLANNING COMMISSION MINUTES
January 16, 2001

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

Absent: Mark Green.

Paul Summers welcomed all those present and introduced all members. Dick Dresher and Al Hess mentioned three corrections in the minutes for January 2, 2001. Al Hess made a motion to approve the minutes for January 2, 2001 as amended. Dean Thurgood seconded the motion and voting was unanimous.

Conditional Uses

1. Consider a Crisis/Respite Center (Family Connection Center) as a use not specified in an R-1-6.5 Zone at 638 West 3300 South.

No one was present for this item so it was moved to the end of the agenda.

Subdivisions

1. Consider final subdivision approval for Lewis Park Subdivision, Phase 4.

Roy Reed and Dan Lewis, owners, were present. Paul Rowland explained that this subdivision is the fourth phase of the Lewis Park Subdivision, which was granted preliminary approval in April of 1997. Phase one, which is mainly the lots fronting North Canyon Road was completed in 1998-1999. The second phase, which contains 20 lots and is located along the south side of the park property, was substantially completed this last summer. Phase three is a 15-lot cul-de-sac on the north side of the development, which was given final approval last fall and is about complete except for the curb and gutter and asphalt.

Fourth phase of the subdivision includes 14 lots ranging in size from about 9,000 square feet to just shy of 14,000 square feet. Nine of these lots are built around a single cul-de-sac branching off of North Canyon Road, with the remaining five lots fronting on the existing 400 East Street. Since each lot along 400 East will require a water, gas, telephone and possibly an irrigation lateral, a fee will be charged to cover a full 1" overlay of 400 East Street along the entire project.

Currently South Davis Water has an irrigation main line which runs through lot 414 which will need to be relocated. At the time of this memo, SD Water was still reviewing the plans to determine which location would be best for the relocation, however, they are aware of the conflict and are more than willing to work with the Lewis' on a resolution.

The Staff recommends final approval of Lewis Park Subdivision Phase 4 with the following conditions:

1. Final review and correction of the subdivision plans.
2. Payment of all required fees including but not limited to:
 - a. Culinary water fee
 - b. Underground power fee
 - c. Pay for a complete 1" overlay of 400 East Street after the utility laterals are installed
3. Posting of subdivision bond and signing a development agreement with the city.
4. Develop an agreement with South Davis Water for the relocation of the irrigation line.
5. Provide a current title report.
6. Compliance with all other City Ordinances and standards.

There was a discussion about North Canyon Creek and how it will affect the subdivision. There is a 10" irrigation water line that will be reconnected off of 400 East for the use in the subdivision.

Lois Williams made a motion to recommend final approval of Lewis Park Subdivision Phase 4 subject to the conditions 1-6 by Staff. Al Hess seconded the motion and voting was unanimous.

Conditional Uses

1. Consider a Crisis/Respite Center (Family Connection Center) as a use not specified in an R-1-6.5 Zone at 638 West 3300 South.

No one was present to represent this item. Al Hess made a motion to table this item for another date. Gordon Thomas seconded the motion and voting was unanimous.

Meeting adjourned at 7:22 p.m.