

PLANNING COMMISSION MINUTES
February 20, 2001

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

Absent: Al Hess and Dean Thurgood.

Paul Summers welcomed all those present and introduced all members. Gordon Thomas made a motion to approve the minutes for February 6, 2001 as written. Dick Dresher seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for an 18-unit condominium development on the northeast corner of Pages Lane and 200 West, Crocket and Kholer, developers.

Ken Crocket and Mark Kholer, developers, were present. Dave Byrd, engineer, was also present.

Blaine Gehring explained that this site plan came before the Planning Commission in November of last year as a 19-unit development. There were several concerns about the lack of visitor parking in the project and the Planning Commission asked that at least one parking stall per each 2 units be provided. After long review and revision of the project, one unit has been eliminated and 9 new visitor stalls have been included. The building with units 1-5 has been moved further north to allow for space between those two eastern buildings. This has extended the driveways to units #1 and #2 allowing each of those driveways to have a couple of extra tandem parking spaces. The net gain of parking for "visitors" is actually 11 spaces.

Staff has met with Mick Johnson, landscape architect on the project, to resolve some concerns with the fencing and the decorative walls. They will now be in compliance and will not need to be restricted as previously discussed.

The ordinance requires that all units have no more than 50% of the exterior in stucco and that a "private outdoor area" be provided for each unit. The building plans have been modified to include brick which covers at least 50% of the exteriors of the units to meet ordinance requirements. The only "private outdoor area" shown on the plan is a 4' by 6' concrete pad per unit. This is insufficient to meet the intent of the ordinance. A private patio per unit large enough to allow for a small table and at least two chairs should be provided for each unit.

Mike Barfuss, City Fire Marshall, gave Mr. Gehring his review of the site plan in regards to the placement for the fire hydrant. The fire hydrant shown next to unit #6 needs to be moved. The fire code requires that a fire hydrant be at least 40 feet away from any structure. With this type of

project, it is hard to have a fire hydrant in the middle of the project and keep it 40 feet away from any structure. Mr. Barfuss suggested that the hydrant be moved to the north of the new visitor parking stalls. This will keep the hydrant 25 feet away from any unit. The width of the road is only 26 feet, and a fire truck needs at least 20 feet. Mr. Barfuss has also suggested that there be a condition added to provide signs posted “No Parking” on the streets and curbs be painted to prevent parking. If a car is parked on the street and an emergency vehicle is needed it will not be able to get through.

The site is situated such that 90% of the land can be drained to the existing storm drain in Pages Lane. Because of the proximity to the Stone Creek culverts at 200 West and Pages Lane, there is enough capacity in the system to handle this run off without detention. The developer will be required to pay the full storm water impact fee.

In the first plan, Staff was asking for a choke point in the roadway to reduce the temptation to motorists wanting to cut-thru the project to avoid the traffic signal at the intersection. That would now interfere with the new visitor parking, now the choke point has been eliminated. Staff hopes that the entrance at Pages Lane, which will be constructed as a right in right out only access point, will discourage this kind of casual traffic in the project while eliminating turning conflict with the existing left turn lane.

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

1. The 6-foot vinyl fence along the north side of the property beginning at the 30-foot setback.
2. Private patios large enough to allow for a table and at least two chairs be provided for each unit.
3. Show all existing easements on the property. All common area on the final condominium plat will be designed as a PUE.
4. Pay fees and post a development bond to be outlined in the fee and bond letter.

There was a discussion about the placement of garbage cans, patio size, moving the hydrant, “No Parking” signs and painted curbs to prevent parking. It was also mentioned to upgrade all sidewalks, curb and gutter along Pages Lane and 200 West if needed to meet the ordinance. All these issues have been requested to be additions to the conditions recommended by Staff.

Mark Green made a motion to recommend preliminary and final site plan approval for the 18-unit condominium project subject to the conditions outlined by Staff with item #2 being revised to include a minimum size of a 10'x12' patio. Also, added to the conditions are the following:

5. Move the fire hydrant location as requested by the Fire Marshall.

6. Existing improvements on 200 West and Page Lane be brought up to meet ordinances.
7. No parking will be allowed on the streets and is to be indicated with signs and painted curbs. Also, written in the Homeowners Covenants.
8. Homeowners Covenants include instructions that garbage cans cannot be stored in a visible area.
9. Required to install curbs around visitor parking pads.

Gordon Thomas seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval of the Eaglewood Woodbriar LDS Chapel 4200 S. Bountiful Blvd.

Joey Clegg and Wayne Despain, architects, were present. Paul Rowland explained that this chapel will be located on property originally set aside in the Bountiful Ridges subdivision plus one additional lot (Lot 130). This additional lot gives a second access out onto Bountiful Ridge Drive.

This property slopes 40+feet from east to west and poses some very unique problems for a development this size. In order for the building to sit on a level surface and parking to be accessible without being too steep, large cuts and retaining walls on the east of the parcel are necessary in addition to a fill area along the Bountiful Boulevard frontage. Both of these exceed the 10-foot cut or fill maximum in the Foothill Ordinance and will need to be granted an exception.

Parking on the site is adequate and well dispersed for good ingress and egress. There is one problem with the parking. The backup aisle directly in front of the dumpster location shown is only 23.10 feet. This will need to be widened to the required minimum 24 feet but reducing the landscape peninsula on the south end of that parking area.

Landscaping on the site is also unique due to the large walls along the north and east property lines. Normally, screening trees every 15 feet would be required. Staff feels that with the large drops from adjoining properties to the parking lot, the lot will be sufficiently screened from view from these properties. The trees in these areas would pose nothing but future root problems as they grow and mature. The large amount of bushes in these areas should provide a nice landscaping look while the spirit of the ordinance in eliminating view of the parking lot from adjoining properties. Where the property is relatively level next to property lines and along the street frontages, screening and street trees have been provided as per the ordinance.

The storm water generated from this site is intended to be detained on site. Portions of the parking lot needs to be regraded to provide better capture of the storm runoff before it is able to run out of the drive entrances and across the sidewalk.

A fire hydrant line is designed to be installed onsite, which will require a proper easement prior to final approval. The other utilities appear to be in order as shown on the plans.

There was a lengthy discussion regarding the retaining walls, placing a fence on the retaining walls, drainage, trees added to the back section by the dumpster and excavating.

Mark Green has concerns with grading and detention that have been red lined and not showing on the existing plans. Mr. Green is concerned about the quantity and height of the retaining. This size of the project is going to create a major excavation problem. This will be a major trucking operation.

Paul Rowland mentioned that he reviewed the full size drawings and returned them to the Engineer for several red lines. Mr. Rowland was hoping that they would be returned by now. Mr. Rowland suggested that the Planning Commission could approve preliminary now and wait until the next meeting for final approval on the project with the following conditions:

1. Exceptions be granted for the cuts and fills in excess of 10 feet on the site.
2. The backup aisle in front of the dumpster be widened to a minimum 24 feet.
3. Corrections to the storm drain and grading plans as outlined to the engineer.
4. Payment of fees:
 - a. Fire hydrant line: \$13,137.22
 - b. Sanitary sewer connection: per South Davis Sewer
 - c. Power: as determined by the Power Department
 - d. Storm water impact fee: waived because of onsite detention
5. Compliance with City and Uniform Building Codes.
6. Provide 7' wide public utility easement along the Bountiful Blvd. frontage.
7. Complete the sidewalk along Bountiful Blvd. including the drive approaches per Bountiful City Standard.

Gordon Thomas made a motion for preliminary and final site plan approval for the Chapel on 4200 S. Bountiful Blvd. subject to the conditions outlined by Staff with item #3 being revised to include the red lined site plan and be approved by Staff before being presented to the City Council. Also, added to the conditions are the following:

8. Add trees to the back of the site by the dumpster.

Lois Williams seconded the motion and voting was unanimous.

Blaine Gehring mentioned to the Planning Commission members that they have received his memo for the Sign Ordinance. Mr. Gehring asked all to write their top five issues and give them back to him next week so he can put them together. The Sign Ordinance is old and the City needs to have a revised one.

Meeting adjourned at 8:20 p.m.