

**PLANNING COMMISSION MINUTES**  
**October 15, 2002**  
**7:00 P.M.**

Present: Chairman Dick Dresher, Vice-Chairman Mark Green, Clark Jenkins, Michael Allen, Duane Gardner, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: City Attorney Rusty Mahan, City Council Representative Barbara Holt, Larry Rigby.

Dick Dresher welcomed all those present and introduced all Planning Commission Members. Aaron Hansen from FFKR Architects and a Bountiful resident were present.

Mark Green made a motion to approve the minutes for September 17, 2002 as written. Clark Jenkins seconded the motion and voting was unanimous.

Clark Jenkins mentioned to Duane Gardner that in the minutes for October 1, 2002, Mr. Gardner felt that the letters and surveys submitted were self serving and irrelevant. Mr. Jenkins feels that it should be mentioned that the surveys and letters were requested by the City and Tom Hardy had reviewed the tax analysis.

Duane Gardner made a motion to approve the minutes for October 1, 2002 as amended. Dick Dresher seconded the motion and voting past by majority vote. Michael Allen and Mark Green abstained from voting.

**Conditional Use Permits**

1. Consider granting a Conditional Use Permit for a radio transmitter monopole at 474 E. Hidden Lake Circle, Millcreek Broadcasting, applicant.

Blaine Gehring explained that Millcreek Broadcasting is applying for a conditional use permit to place a tower and equipment building on the site of a new city trailhead next to the new water tank in Hidden Lake of Summerwood Subdivision. The site sits just south of Phase 1 of the subdivision up an access road off of Hidden Lake Circle. The tower is proposed to be placed on the east side of the property next to the fenced in area of the tank. Millcreek Broadcasting is proposing to build a larger restroom facility for the trailhead which would also house their equipment. This would be placed immediately at the base of the tower and next to the proposed parking for the trailhead.

The monopole will have an antenna assembly on top. The only concern Staff has with this proposal is the color of the pole. The color should be an earthtone that will blend into the background of the hillside.

Staff recommends the Planning Commission grant the conditional use permit for the monopole

and equipment/restroom building as proposed with the condition that the pole be a color to blend into the hillside background when viewed from the valley.

Paul Rowland explained that Millcreek Broadcasting has looked at different locations in Bountiful, this one seems to be the best. The property is owned by the City and will have restrooms and an area for parking. The trailhead will be used for hiking, mountain bikes and horse back riding. No motorized vehicles will be allowed. The company is willing to pay for the maintenance building, restrooms, road and parking lot. The City will maintain the road and restrooms.

Mark Green feels that the 70' tower is too tall for a residential area and will be seen from the lots all around the area. Mr. Green is inclined to deny the approval without being shown what the tower will look like and that the tower will not be seen.

The public hearing was opened. Bruce Bingham, property owner, has some concerns with the tower. Mr. Bingham has concerns with interference with other signals, radiation, what kind of revenue is the City receiving, aesthetics of the tower, and is there going to be a flashing light on the top of the tower? The restrooms and trailhead are fine, but no tower.

There was a discussion on these concerns. It was decided that the concerns need to be answered by a representative from Millcreek Broadcasting. The Planning Commission would also like to make a site visit with either a pole or balloon to represent how high the pole will be.

The public hearing was closed. Mr. Gehring mentioned that he would make arrangements for a field trip to the site with representatives from Millcreek Broadcasting. Mr. Gehring will also look into the Federal Telecommunication Act dealing with some of the concerns.

Clark Jenkins made a motion to table the proposal until more information has been provided and an on site visit has been made. Mark Green seconded the motion and voting was unanimous.

Bruce Bingham requested to be notified about the site visit. Mr. Bingham's phone number is 292-2563.

### **Site Plans**

1. Consider preliminary site plan approval for the revised Pages Place Apartments at 1900 North 200 West, Chad Salmon, developer.

Paul Rowland explained that Mr. Chad Salmon has been working to purchase an additional 0.50 acre parcel adjacent to his previously approved Pages Place Apartment development and has now arranged a deal by which he can obtain the additional ground and add it to his project. The ground is a land-locked piece which is only accessible through Chad's apartments which are already under construction. The only problem is that the lot is in Centerville. The owner is in the process of having the piece disconnected from our neighbors to the north and annexed into Bountiful. The new ground will bring the total project area to 2.98 acres which will allow for 39

total units in the existing R 3-13 zone.

Centerville City has requested that the Bountiful City Planning Commission and City Council review and approve the site plan prior to the completion of the disconnect/annexation process to insure that the project will be built according to the site plan which was submitted to them when the disconnect was requested. While this is a little unusual, we feel that this is not improper and has mutual benefit to both cities.

The addition of the 0.5 acres has some real advantages for the overall site plan of the project. With the extra ground in the rear of the property, Chad is proposing to move one of the 4-plex units away from 200 West Street, leaving a large open area near the street, which will be a real benefit to the single family home directly north. Chad is also able to condense a larger open area on the north side of the project which can be used as a play area.

The developer is proposing to have 2 and 3 bedroom units as follows:

2-bedroom units	18	Parking Required @ 2.25 per 40
3-bedroom units	21	Parking Required @ 2.75 per <u>58</u>
		Total Parking Required 98

The site plan as submitted has 97 stalls and will need to be revised to include one more stall.

Staff can see a potential problem with the storage units shown similar to the site plan just addressed as part of The Park Apartments/Riley Court. These units need to be used exclusively by the tenants of the Page Place Apartments and condominiums in the Pages Place PUD and Call Meadows PUD and are not to be rented as commercial storage units. The dumpster enclosure also needs to be out of a material to match the exteriors of the buildings as per ordinance.

The revised site plan will take away the impact away from the street and use a piece of property that is landlocked. Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary site plan approval with the following conditions:

1. Revise the landscaping plan to: (a) match the site plan for number of units and parking stalls; (b) modify the landscape plan to include the new area.
2. The Storm Drain impact fee for this project will be paid to Centerville City per the agreement between the Developers, Bountiful City and Centerville.
3. Provide the additional easements:
  - a. Full road along Pages Place Drive north of 1900 North.
4. Payment of the following fees:
  - a. one additional culinary meter per size reqd. Per size

- b. Storm Drain Impact Fee: 0.5 acres @ \$2,100/ac 1,050.00
- c. Site Plan review fee 100.00

- 5. Submit a revised Construction Site Storm Water Pollution Prevention Plan.
- 6. All patios must be 8'x12' min. and no privacy fences between units may come any closer than 8' from a property line.
- 7. All conditions of the original approval remain in effect.
- 8. All approvals are conditional on the finalization of the Disconnect/Annexation process.

There was a discussion about the annexation and the possibility of shifting the new buildings forward and staggering them like the first units.

Mark Green made a motion for preliminary site plan approval for the revised Pages Place Apartments at 1900 N. 200 W. subject to conditions previously approved, current condition approval and the addition of the following:

- 1. Buildings 30 through 39 be reviewed for the possibility of pulling the units forward to provide larger rear yards.

Clark Jenkins seconded the motion and voting was unanimous.

Dick Drescher asked what was the status on the Anderson Lumber property? Mr. Gehring explained that the City Council tabled the item for one month for further review. At that time the City Council will agree with the Planning Commission or deny the proposal or hold a public hearing.

Duane Gardner asked why do the memos from the Staff say “Staff recommends” versus “It is feasible?” Mr. Gardner also asked if this wording is tradition? Mr. Gardner is uncomfortable going against something that Staff has recommended. He doesn’t want conflict between the Planning Commission and Staff.

Mark Green feels that it is important for any Planning Commission Member be able to voice their opinion whether they agree with Staff or not agree. There can be discussions for and against but you can stand up, shake hands and walk out of the meeting. Paul and Blaine do not live in Bountiful but have a vested interest with what goes on in Bountiful. Mr. Green appreciates the fact that the Staff recommends and feels comfortable with their recommendations. This Commission is a casual and informal body that you can feel comfortable with.

Paul Rowland mentioned that the reason for seeing items with the wording recommends is if the

Staff does not recommend it, it will not be presented to the Planning Commission. Anyone can submit items, but if they don't meet the ordinance the Staff will not recommend the approval.

Mr. Gehring agrees with Mr. Green that if the Planning Commission is too formal or stiff when a recommendation comes from the Planning Commission and the City Council rules against it, there will be a political upheaval.

Adjourned at 8:15 P.M.