

PLANNING COMMISSION MINUTES
April 16, 2002

Present: Al Hess, Dick Dresher, Lois Williams, City Council Representative Barbara Holt, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Paul Summers, Mark Green.

In the absence of the Commission Chairman, Al Hess called the meeting to order and welcomed those present, then introduced the members of the Planning Commission.

Dick Dresher made a motion to approve the minutes for March 26, 2002 as written. Barbara Holt seconded the motion and voting was unanimous.

Dick Dresher made a motion to approve the minutes for April 2, 2002, with one correction. Barbara Holt seconded the motion and voting was unanimous.

Subdivisions

1. Consider final subdivision approval of Hidden Lake at Summerwood, Phase 2 Subdivision.

Ronn Marshall, developer, was present. Paul Rowland explained that Mr. Ron Marshall has now finished plans for this development and is now requesting final approval of this 4-lot subdivision located along the upper loop road of Summerwood Subdivision. These are not the same lots the Planning commission has discussed during several of its last meetings, rather this is the 4-lot subdivision located on the south side of the property which was granted preliminary approval last fall. This is a short cul-de-sac located on a small piece of land recently annexed into the city from North Salt Lake which could not be served from any NSL roads. This is not going to be a private road, it is a dedicated street.

Staff recommends the Planning Commission recommend final approval of Hidden Lake at Summerwood Subdivision Phase 2 with the following conditions:

1. Posting of an acceptable bond, letter of credit or cash deposit as required by ordinance.
2. Signing of a Development Agreement with the City by the developer.
3. Payment of all required fees.
4. Completion of minor corrections on the Plat and Construction Drawings.

Ronn Marshall explained that the road is finished and the cul-de-sac has been graded. The sewer

and water laterals have been stubbed in, curb/gutter, roads, storm drain detention and utilities need to be done in the cul-de-sac.

Dick Drescher made a motion to grant final approval of Hidden Lake Subdivision Phase 2 subject to the recommendations from Staff. Lois Williams seconded the motion and voting was unanimous.

Site Plans

1. Consider final site plan approval of the Office Tower and Pads A-D and preliminary and final subdivision approval of the Office Tower Condominium Plat of the Renaissance Town Center.

Bruce Broadhead, developer, Scott Balling, with Balling Engineering, were present. Bob Robinson, visiting, was also present.

Blaine Gehring explained that when the Planning Commission reviewed this site plan for preliminary and final approval in October, only preliminary approval was recommended. Two things were asked for before final approval would be considered: (1) details of how bumpers and head lights would be screened on the upper level of the parking terrace, and (2) a revised landscape plan correcting the trees that were in the vision areas on corners.

Two drawings have been included with the Staff report which show the details of the guards on both the middle and upper levels of the terrace. On the upper level, there will be precast guardrails attached to columns to block the bumpers and the headlights. On the middle level, there will not be any screening (the level will be below ground level and screened partially by the slope and landscaping) but rather cables attached to rails to provide for safety near the edges of the terrace.

There will be one other item which will help the screening of the terrace. While reviewing the landscape plan, Staff discovered that the street trees along the Main Street side of the terrace were short as per ordinance requirements. There needs to be 12 trees along that section of the terrace where only 5 had been shown. The additional 7 trees will provide additional buffering of both the middle and upper levels of the terrace. And, all trees which were seen as vision obstructing at corners have either been eliminated or moved.

As discussed at the PC meeting when preliminary approval was granted, the developer hopes the Town Center will have a large impact on the traffic at the intersection of 1500 South and Main St. (5 points). The City has applied for Federal money to help construct a round-about at the intersection to mitigate expected congestion. The City's share of the required money under today's formula is 6.77% of the total cost of the project. The project is estimated to cost \$572,000 in 2007 dollars, so the Developers portion would equal about \$38,700. This money should be posted with the bond and fee letter to be used when the project is constructed. If the Federal money is not available, or the project is not accepted on the program, the money, along with additional will be used to construct the round-about with city funds.

Before the meeting Dick Dresher brought to Mr. Gehring's attention that there is a tree on Market Street and 1500 South that could cause a visual problem. Mr. Gehring is suggesting that the three trees be shifted south to prevent a visual problem.

Dick Dresher asked about the cable wires on the guard rails on the parking terrace. The new building codes will not allow a horizontal cable system on guard rails. Paul Rowland drew a diagram of the parking terrace showing the bottom level being vented, and the first and second level alignment with the street. Mr. Rowland explained that there is a solid wall to the bottom of the second level and landscaping sloping to the street from there.

After reviewing the plans for Phase 1, along with the construction plans for the overall site, staff recommends that the Planning Commission send to the City Council your recommendation for final site plan and subdivision approval, with the understanding that construction will begin in the area to serve the Surgical Center, based on the following conditions:

1. Make corrections to the condominium plat and construction drawings.
2. Provide Bountiful City a temporary construction easement over the entire property, to hold until the condo plat is recorded.
3. Payment of fees and posting of a development bond as determined in the bond letter.
4. All construction by permit and designed to the requirements of the IBC 2000 Edition.
5. Sign a Development Agreement with the City.
6. The Developer agrees to pay all of the City's match portion of any Federal construction grant for the construction of a Round-about at 1500 South and Main and donate the necessary property to accommodate its construction.

There was a discussion regarding two issues with the review of the site plans. First, the Planning Commission felt there should be some review and consideration of landscaping on the upper level of the parking terrace, per the ordinance, similar to what was done by the LDS Church at the Bountiful Temple. Second, there should be some review and consideration of the loading dock and truck area access from 1500 South between the Maverick Store and Pad A. Trucks would be required to back in from 1500 South or back onto 1500 South to and from the loading dock which is a safety issue. It was decided to make further consideration of these items as conditions for approval prior to issuance of building permits and brought back to the Planning Commission for review.

There was also a discussion about the round-about at the intersection of 1500 South and Main Street. Mr. Rowland explained that the development hopes to have a large impact on the traffic at this intersection. The City has applied for Federal money to help construct a round-about at the intersection to mitigate expected congestion. The project is estimated to cost \$572,000 in 2007 dollars, so the developers portion would equal about \$38,700. This money should be posted with the bond and fee letter to be used when the project is constructed. If the Federal money is not available, or the project is not accepted on the program, the money, along with additional will be used to construct the round-about with City funds.

Lois Williams made a motion to grant final site plan approval of the Office Tower and pads A-D and preliminary and final subdivision approval of the Renaissance Town Center Commercial Mixed use Planned Unit Development Phase I subject to the recommendations from Staff and the addition of the following:

7. Add one additional tree on the northeast side of Market Street next to Pad B and move the three trees on the east side of Market Street next to Pad A South to provide clear vision at 1500 South.
8. Consider landscaping on the top level of the parking terrace.
9. Consider access for delivery and garbage trucks off of 1500 South.

Barbara Holt seconded the motion and voting was unanimous.

Meeting adjourned at 8:05 p.m.