

PLANNING COMMISSION MINUTES

April 2, 2002

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

Absent: Mark Green. Rodney Nordfors has resigned from the Planning Commission due to other commitments.

Paul Summers welcomed all those present and introduced the Planning Commission Members. Minutes for the previous meeting will be approved at the next scheduled meeting.

Site Plans

1. Consider preliminary and final site plan approval for a new Mazda dealership at 2815 S. Main (US 89), Mike McDonald, owner.

Mike McDonald, owner, was present. Debbie Salisbury, representing Smith-Layton Construction, was also present. Paul Rowland explained that Mr. Mike McDonald is proposing to build a new Mazda dealership on the south portion of the property which is currently occupied by the old Bountiful Motors. This will only use the existing site, however, with the old residential property and the old Classic Skating rink sites to be added in the future. The proposal includes taking down the existing garage/repair shop on the rear of the property and the temporary trailers up front will also come down. Staff has reviewed this site plan for adequate parking and landscaping and had necessary changes done to the plan. One major item in those changes was requiring an additional 5 feet of landscaping across the front with the required street trees.

Debbie Salisbury explained the new designed look being used by Mazda dealerships nationwide. This is the first Mazda dealership to use this new designed high tech two level show room and an inside café. Back area will be the service and bay area and a show room on the main level and front of the top level. The exterior of the building will be made from corrugated sheet metal and stucco. There will be an inside café and computer games for the customers. Zoom orange, zoom blue and zoom green will be the colors used.

As for parking and access there are two things that need to be noted. First, the driveway which has served the Mercury dealership is being used for access to this site but won't be owned by Mr. McDonald. And, there is an area along the northern side of the plan which shows about 11 parking spaces which will be accessed from the Mercury dealership property as well. Staff is requiring that a permanent easement for these areas be provided and recorded to insure that this will not change if either property is sold, especially the Mercury property.

The site naturally drains to the southwest corner of the property. The Developer intends to detain the excess runoff water in an underground detention system located under the west end of the parking area. The metered outflow will be piped directly into the existing Bountiful City storm drain located in Hwy 89. Because detention will be provided on site, no Storm Water impact fee will be charged.

A lot spit will come before the Planning Commission in the near future. All landscaping and parking meet all the requirements. Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan review with the following conditions:

1. Size all drainage and detention facilities to accommodate the roller rink property and former duplex property - extend necessary lines to both properties.
2. Dumpster enclosure to match construction of building.
3. All work along Hwy. 89 requires permit by UDOT Region 2.
4. Provide evidence of permanent recorded cross access agreement with dealership to North - showing access to building and parking.
5. Provide 10' wide overhead utility easement along existing power line, and along the south property line.
6. Building to meet requirements of the 2000 I.B.C.
7. Storm sewer impact fee waived if on-site detention is provided. Provide for a detention overflow at the southwest corner of the parking lot.
8. Sewer and Water services are provided by South Davis Sewer and South Davis Water. Impact, connection and relocation fees will be set by these agencies.
9. Minor corrections to the site drawings.

There was a discussion about adding more trees in the islands of the parking lot and make sure that the lighting on site does not overflow to the surrounding properties.

Al Hess made a motion to recommend to the City Council for preliminary and final site plan approval for the Bountiful Mazda subject to the recommendations of Staff with the addition of the following:

10. Plant additional trees in the islands of the parking lot area.

Lois Williams seconded the motion and voting was unanimous.

Subdivisions

- 1. Consider preliminary and final subdivision approval of the Poulson Subdivision at 1515 South 100 West.

Dwight Poulson, owner, was not present. Blaine Gehring asked the Planning Commission to hear the proposal in the absence of Mr. Poulson.

Paul Rowland explained that this proposed subdivision is located on the corner of 2500 South and 100 West, and is all of lot 5 North Canyon Heights Plat A Amended. The development splits the existing 14,850 square ft. lot into two lots, one with 6,570 s.f. (0.151 acres) and one with 8,280 s.f. (0.19 acres). Both lots meet the minimum lot size requirements for the zone (R-1 6.5) and meet the minimum frontage requirements of 70.00 ft. Lot 2 will be a new, vacant lot. Lot 1 will have the existing house and a small detached garage with the awning removed.

Both lots front on existing streets with full improvements excluding sidewalk. Since there is no sidewalk in the entire area, there is no compelling reason to require a short piece of walk in front of only one or two lots. All utilities and improvements are already in place. Because the street improvements are in place, no subdivision bond will be required. 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 x 0.3409 acres = \$715.91. There will also be a \$200.00 checking fee, a \$50.00 recording fee, and fees as charged by South Davis Water and South Davis Sewer.

Because this is a split of a lot in a recorded subdivision, the existing lot needs to be separated from the plat by action of the City Council. The Council will vacate this property from the existing subdivision by ordinance.

Staff recommends that the Planning Commission send a favorable recommendation for preliminary and final approval of the Poulson Subdivision with the following conditions.

- 4. Payment of the following fees:

Storm Water Impact fee:	\$ 715.91
Subdivision Checking fee:	200.00
Subdivision Recording fee:	<u>50.00</u>
Total:	\$ 965.81

The water and sewer connection fees will be paid at the time the new home's building permit is issued.

Lois Williams made a motion to recommend to the City Council preliminary and final approval of Poulson Subdivision at 2515 S. 100 W. subject to the recommendations of Staff. Barbara Holt seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

- 1. Consider amendments to the off-street parking requirements.

Blaine Gehring explained that after the discussions on a couple of items regarding parking issues, he did some research in state and out of state. The main issues were with what was being done for visitor parking and isle space. Based on what Mr. Gehring found he is making the following recommendations for amendments to the parking requirements:

RECOMMENDATION:

1. Amend Section 14-18-107 A.8. for multiple Family Dwelling to read as follows:

Dwelling, Multiple Family. Parking for multiple family developments shall be based on the following guidelines and a parking plan as specified in Subsection B of this Section:

<u>Bedrooms</u>	<u>Required Spaces</u>	<u>Visitor Spaces</u>
1 Bedrooms	1.5 Spaces/unit	<u>.25/unit</u>
2 Bedrooms	2.0 Spaces/unit	<u>.25/unit</u>
3 Bedrooms <u>or more</u>	2.5 Spaces/unit	<u>.25/unit</u>
More than 3 Bedrooms	2.5 Spaces/unit	

At least one (1) of the required parking spaces shall be a designed, covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed throughout the project for convenient access from all units.

2. Amend section 14-18-108 as follows:

14-18-108 SIZE OF PARKING STALLS

A. The dimensions of each off-street parking space for passenger vehicles shall be at least nine (9) feet by eighteen (18) feet for diagonal or ninety degrees spaces; or nine (9) by twenty (20) feet for parallel spaces, exclusive of access drives or aisles.

B. The dimension of parking spaces for commercial vehicles shall be determined by the Planning Commission.

C. Twenty-four (24) feet of on-site aisle space shall be located behind every ~~ninety degree (90)~~ parking space which are accessed by a two-way aisle.

D. The following aisle widths shall be required where the parking spaces are accessed from a one-way aisle:

1. Twenty-four (24) feet behind every ninety degree (90) parking space.

~~D2. Twenty (20) Sixteen (16) feet of on-site aisle shall be located behind every sixty~~

degree (60) parking space.

~~E3.~~ Fifteen (15) feet of on-site aisle space shall be located behind every forty-five degree (45) parking space.

~~F4.~~ Fifteen (15) feet of on-site aisle space shall be located behind every thirty degree (30) parking space.

~~G.E.~~ Parking spaces for the disabled shall be at least nine (9) feet wide with a sixty (60) inch aisle adjacent to them. Spaces accessible to vans must have a ninety-six (96) inch minimum aisle space.

3. Amend Figure 10-1 to read 18-1 and reflect the changes in 1 and 2 above.

Mr. Gehring explained the footage for angle parking for both one-way and two-way aisles. He also explained the number of visitor parking for multi-family (3 or more units) units.

Dick Drescher made a motion to send to the City Council approval for the amendments to the off-street parking requirements. Al Hess seconded the motion and voting was unanimous.

2. Consider amending the zoning ordinance with reference to the International Building Code.

Blaine Gehring explained that the State of Utah has officially adopted the International Building Code and other related codes (i.e., International Fire Code, International Plumbing Code, etc.) to be used by all jurisdictions in the state. In accordance with what that Bountiful City has officially adopted those codes and no longer uses the Uniform Building Code (Uniform Fire Code, Uniform Plumbing Code, etc.). However, reference is made throughout the Zoning Ordinance to the Uniform Building Code and the Uniform Fire Code. The Zoning Ordinance needs to be amended to correctly identify the building and fire codes (and any others specifically identified) that are currently adopted.

There was a brief discussion on the differences from the Uniform Building Codes and the International Building Codes.

Dick Drescher made a motion to send to the City Council approval for the amendments to the Zoning Ordinance with reference to the International Building Code. Lois Williams seconded the motion and voting was unanimous.

Meeting adjourned at 7:55 p.m.