

PLANNING COMMISSION MINUTES
April 15, 2003
7:00 P.M.

Present: Chairman Dick Dresher, Clark Jenkins, Larry Rigby, Michael Allen, City Attorney Rusty Mahan, Assistant City Engineer Mark Franc, Recording Secretary Connie Feil.

Absent: Vice-Chairman Mark Green, Duane Gardner, City Council Representative Barbara Holt, City Engineer Paul Rowland and Planning Director Blaine Gehring.

Dick Dresher welcomed all those present and introduced the Planning Commission Members. Clark Jenkins made a motion to approve the minutes for March 18, 2003 as written. Larry Rigby seconded the motion and voting was unanimous.

Clark Jenkins made a motion to approve the minutes for April 1, 2003 as amended. Larry Rigby seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary and final subdivision approval for Hidden Lake at Summerwood Subdivision, Phase 6 Ronn Marshall, owner.

Ronn Marshall, owner, was present. Mark Franc explained that these three lots have been considered in previous deliberations by the Planning Commission however, they were never granted preliminary approval because of difficulties with other sections of the development.

This phase consists of three lots fronting onto the previously dedicated and constructed Hidden Lake Drive. All three will exceed the minimum required area (20,000 s.f.) and frontage (120 ft.) with the smallest lot being over 31,000 s.f. They all have much more than the required 5,000 s.f. of ground under 30% slope.

When Hidden Lake Drive was constructed in 2001-2002, all of the utilities were stubbed into these properties so that there is no utility work in the street that needs to be done to serve these lots. The sidewalk has not been installed, but it was approved and bonded as part of the Hidden Lake Drive Dedication plat. The storm water runoff was anticipated and calculated in the overall runoff plan for the Summerwood area and storm drain pipes and detention basins already exist to handle these three lots. No new bonds are required and the fees required will consist of recording and checking fees only.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council for preliminary and final subdivision approval for Hidden Lake at Summerwood Phase 6 with the following conditions:

1. Payment of the required fees.

2. Provide a current title report.
3. The developer sign a development agreement with the City.
4. Make minor corrections to the plat.

Ronn Marshall feels that these are good nice lots. There is a possibility that when Mr. Marshall records the plat, to change it from three lots to two lots. Mr. Marshall does not plan on recording until some sections of the remaining development is completed.

Larry Rigby made a motion to send to the City Council preliminary and final subdivision approval for Hidden Lake at Summerwood Subdivision, Phase 6 subject to the conditions outlined by Staff. Clark Jenkins seconded the motion and voting was unanimous.

2. Preliminary and final subdivision approval for 5th South Dental Plaza Condominium conversion at 625 East 500 South.

Gary Sergeant, Attorney representing the applicants, was present. Mark Franc explained that Mark Nelson, Mark Blaisdell, Roger Jones and Duane Orchard are requesting approval for the conversion of this five suite dental/medical office building into a five unit condominium complex.

There are no changes to the building, landscaping or parking. The use is not changing only a conversion to a condominium. There are four suites on the upper level and one suite on the lower level.

Staff recommends the Planning Commission recommend preliminary and final condominium plat approval for 5th South Dental Plaza with the following conditions:

1. Minor correction to the condo plat and submission of a complete myler plat.
2. Submit a current title report.
3. Payment of fees.

Clark Jenkins made a motion to send to the City Council preliminary and final subdivision approval for 5th South Dental Plaza Condominium conversion at 625 E. 500 S. subject to the conditions outlined by Staff. Larry Rigby seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for a new headquarters fire station, 275 S. 100 W., Bountiful City, owner.

Fire Chief George Sumner, and Bill Gould, Architect, were present. Mark Franc explained that the existing headquarters will be replaced by a new building facing onto 100 West Street rather than 200 South and 300 South like the existing one. The small fire fighters park with it's two tennis courts will be replaced with a new park of about the same size, with new playgrounds and a small pavilion and two new tennis courts. It will also have off street parking that will serve both the park and the public facilities inside the fire station building. One feature of the existing park that will remain is the collection of large maple trees in the park strip along 100 West.

The new headquarters will have four double length fire apparatus bays, one storage bay, dormitory and living facilities for fire fighters and the fire department administrative offices. In addition, there is a large public meeting room that will be used for training, and public meeting.

There are two primary parking lots provided on the overall site. The first is the parking off 200 South next to the playground and tennis courts. This will be public parking for patrons of the station and users of the recreation facilities. The other parking off 300 South is for the fire station employee parking. There is adequate parking for the anticipated uses and users. Landscaping for the project is very well planned and will provide a nice setting for the three uses.

Even though this facility is owned by the City, it is still required to pay impact and connection fees. Because the use is staying the same, and the utility connections are already in place, there will not be any other connection fees for sewer or water. The drainage is being detained on site, which has not happened in the past, therefore there is no storm water impact fee.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval. There are no conditions required.

There was a brief discussion about traffic flow and size of building.

George Sumner mentioned that there will be better traffic flow than the existing fire station.

Bill Gould mentioned that the square footage of the new building is not that much larger than the existing one but is more functional.

Michael Allen made a motion to send to the City Council preliminary and final site plan approval for a new headquarters fire station at 275 S. 100 W. Clark Jenkins seconded the motion and voting was unanimous.

Meeting adjourned at 7:30 p.m.