

**PLANNING COMMISSION MINUTES**  
**February 5, 2008**  
**7:00 P.M.**

Present: Chairman Clark Jenkins, Vice Chairman Tom Smith, Ray Keller, Barbara Holt, Dave Badham, Michael Allen, City Council Representative Beth Holbrook, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Attorney Russell Mahan.

Clark Jenkins welcomed all those present.

Tom Smith made a motion to approve the minutes for January 15, 2008 as amended. Barbara Holt seconded the motion and voting was unanimous in favor.

**1. Consider final condominium site plan approval located at 315 W. 200 N., Jonathon Blosch, applicant.**

Jonathon Blosch, applicant, was present. Paul Rowland explained that this development was originally proposed as condominiums, however, the applicant would now like to build them as apartments. Mr. Blosch is requesting final site plan review for a 4-unit apartment development at 315 W. 200 North in the RM-13 zone. The Planning Commission reviewed this project last October and recommended preliminary approval.

The subject property is completely surrounded by existing multi-family units and is about .395 acres in size, which allows for a maximum of four units under the density standard of nine units per acre. The proposed four unit structure is turned perpendicular to the street and therefore is required to have a 20' rear yard behind the units and to the rear of the property, and a 25' front yard setback at the front of the property and the front of the units.

All four units are proposed to have 2 bedrooms, which requires 9 parking stalls, 4 of which must be covered. The proposed site plan shows four garage spaces (one per unit) and 7 uncovered stalls, which is two more than the required minimum.

Most of the redline corrections have been made, but there are still a couple of minor corrections that need to be made. First, the revised plans still show a 6" inch sewer line, which should be an 8" sewer line. Second, the building elevations still show less than 50% brick, while the ordinance requires a minimum of 50%. Lastly, there are several other minor redline corrections, including expanding the space between the structures and the back of the release curb from 4 feet to 5 feet.

The minimum landscaping requirement is 40% of the total site, and the revised site plan shows landscaping is now at 42.6%. A detailed plan will need to be submitted prior to issuance of a

building permit.

Staff recommends final site plan approval for a 4-unit apartment development with the following conditions:

1. Correct all redlines
2. Provide a landscaping plan
3. Pay all required fees.

Mr. Blosch requested to have one water line to the project with one meter. It was suggested to use a 1 ½" lateral rather than a four ¾" laterals. There was a discussion regarding a blind spot, which could cause a safety hazard, when stepping off of the front porch. There could also be a safety issue backing out of the garages. Mr. Blosch suggested staggering the front doors and steps such that you can't walk out of the door directly into the driveway.

Michael Allen made a motion to recommend to the City Council final site plan approval for a 4-plex located at 315 W. 200 N. subject to the conditions outlined by staff and the addition of the following conditions:

4. Provide an easement for the sewer line as required by South Davis Sewer.
5. Staggering the front doors and stairways on the front porches.

Tom Smith seconded the motion and voting was unanimous in favor.

Meeting adjourned at 7:20 P.M.