

Present: Commission Members Chairman Dean Jolley
Vice-Chairman Lois Williams

PLANNING COMMISSION MINUTES

	Dick Dresher
	Mark Green
	Mike Holmes
	Don Milligan
City Council Representative	Sam Fowler
City Attorney	Russell L. Mahan
Assistant City Engineer	Paul Rowland
Planning Director	Blaine Gehring
Recording Secretary	Ellen Elle. Call

1 Chairman Jolley called the meeting to order and introduced those in attendance.

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3 The minutes of Planning Commission meeting held May 6, 1997 were presented. Mr. Dresher
4 referred to page 6 and the discussion regarding the Legacy Assisted Care Facility.
Here requested that some additions be made to the minutes in order to clarify the
discussion, and that the next

6 to-last paragraph should be corrected to read as follows:

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8 Blaine Gehring mentioned that the parking is a residential use and meets the
9 ordinance. Mr. Dresher *stated that the same restriction regarding front and side*
10 *yards as contained in the commercial C-G zone should apply.* He also is still
11 concerned about the impact on the neighborhood with not enough parking and
12 excessive cars *during times of activities such as choirs, parties, etc., held at the*
13 *facility, since there is a large activity room as apart of the facility. At that point,*
14 *Mr. Miles indicated that the large room is only used for church services and they*
15 *have no other activities.*

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17 Mr. Dresher reported that a neighbor had visited one of Mr. Miles' facilities in South Jordan and
18 found that activities are a big part of living in an assisted care facility. For this reason, he wanted
19 it noted in the minutes that there are parking concerns. It was suggested that the recorded tape of
20 the meeting be reviewed to see if, in fact, Mr. Miles had alleged that no activities are anticipated
21 at the facility.

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23 Mr. Mahan made a minor correction to the minutes on the bottom of page 3, last sentence: The
24 reasons must *be* articulated.

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26 Lois Williams made a motion to table approving the minutes of the May 6, 1997 Planning
27 Commission meeting to allow Connie to review the tape, particularly concerning the discussion
28 on the Legacy Assisted Care Facility. Mr. Dresher seconded the motion and voting was
9 unanimous.

sConditional Uses

Commissioner Mike Holmes arrived at this time.

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Planning

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Public Hearing to consider granting a conditional use permit and preliminary and final site plan approval for a four-plex behind a single-family home at 245 West 200 North -- Keith Salmon, applicant.

9Mr. Gehring reviewed that under the provisions of Chapter 7 of the Zoning Ordinance concerning
10the Incentive Density Bonus, there are six areas which must be met by Mr. Salmon, three of which
11have been complied with. The other three items which need to be satisfied in order to qualify are:

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1. Structure Design: The private areas (decks or patios) need to be better defined on the plans.

2. Landscaping: (a) Provide landscaping between existing parking lot and the new parking lot of the four-Alex; (b) Berm the proposed garden area in front extending into grass area along the west property line; (c) Reduce number of trees on site (requirement of three trees per unit can be waived by Planning Commission); (d) Provide a maintenance-free solid barrier fence around the east, south, and west property lines.

3. Building Materials: The entire exterior must be 100% maintenance-free materials with not more than 30% of the area in stucco. The plans show only one third in brick and the remainder in vinyl or stucco. This 30% requirement can be waived by the Planning Commission, and the exterior materials must be defined on the plans, based on the approval given.

29The existing home on the front of the lot is now being used as a duplex, and must be converted
30back to single-family use in order to comply with the density requirements. Mr. Salmon has
31assured Mr. Gehring that this transition will take place.

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33Mr. Gehring reviewed the landscaping plans, which include six large trees in addition to shrubbery
34and lawn. As noted earlier, twelve trees on this site would be excessive, and he recommends
35waiving the three-trees-per-unit requirement. He further recommended granting the conditional
36use permit with the stipulations outlined, and recommending preliminary and final site plan to the
37City Council with the following conditions:

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1. Provide utility easements as required.
 2. Payment of sewer connection fee of \$2,400.
 3. Payment of storm runoff fee of \$1,020.
 4. Payment of water service fee as required.
 5. Show concrete curb around perimeter of parking lot and driveway. Driveway shall be 20 feet wide.
 6. Payment of required fees for power installation and relocation.

1 8.7. Non-compliance with all building codes and city ordinances, including landscaping,
2 are completed.

3 9. All plan corrections to be submitted on permanent copy. No redlined plans.

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6 *Mr. Mahan questioned if the building is more than 150 feet from the street and if a turn-around is*
7 *required. Mr. Rowland answered that the parking area is sufficient to allow fire trucks to turn.*
8 *Mr. Gehring noted that the 150-foot requirement is the length of the driveway and not to the*
9 *house for multiple family. This driveway is not over 150 feet. In answer to another question by*
10 *Mr. Mahan, Mr. Gehring explained that without the Incentive Density Bonus, this property is*
11 *entitled to three units, and approval is requested to allow four. Mr. Mahan suggested that*
12 *approval be granted based on the total number of units on the site, to assure that the existing*
13 *duplex in front will be converted to single-family occupancy. It was pointed out that one of the*
14 *conditions listed for granting a conditional use permit for the four-plex is that the existing duplex*
15 *be converted before occupancy will be granted for the four-plex.*

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17 Mr. Mahan asked if provision was made for payment of undergrounding of the power lines. Mr.
18 Gehring stated that this is covered in Item 6 listed above, and Mr. Salmon agreed to this expense,
19 *which will be included with the building permit fee.*

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21 Mr. Holmes asked what the applicant was doing to justify the addition of an extra unit. Mr.
22 Gehring referred to Chapter 7 of the Zoning Ordinance, which outlines the requirements to qualify
23 for bonus density, and noted that the only items requiring a waiver are the exterior stucco and the
24 trees.

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26 Mr. Jolley inquired how they could be assured that the existing home is converted from duplex to
27 single-family use. Mr. Gehring suggested that this could be determined by inspection or by
28 receiving a copy of the lease agreement, showing that the renter is using the entire home.

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30 Mark Green asked if anything needs to be done to the existing house to make it compatible with
31 the new building. Mr. Salmon had photos, indicating that the house is in good shape and showing
32 the proposed building area has been cleaned up. He feels it will blend in with the residential
33 atmosphere.

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35 Mr. Holmes read through the density bonus criteria in the Zoning Ordinance. On the issue of
36 covered parking stalls, it was pointed out no stall needs to be provided for the existing house.
37 Mr. Gehring said he felt that Mr. Salmon has complied with all the requirements, except those
38 mentioned earlier.

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40 Mr. Jolley opened the meeting for public comment. Mr. Howard Reeder, owner of the six-plex to
41 the east of the proposed development, was concerned that the relocation of the power lines would
42 take the street light from his parking lot. Mr. Rowland assured him that his light would not be
43 affected. He favors the project and is pleased that the unsightly lot will be improved. There were
44 no other comments, and the public hearing was closed.

prefers a furnace with lower efficiency because it produces a more comfortable level of heat.

1 Mr. Mahan raised the question of the 90% efficiency furnace requirement. Mr. Salmon said he

4 However, he is willing to comply with the requirement. Mr. Mahan asked if there were patios
5 planned for each of the units. The plans show only a landing and stairway. Questions were also
6 raised about the location of dumpsters and air-conditioning units. Mr. Salmon said that the
7 covered parking structures will be made of steel. Mr. Holmes voiced his concern that they would
8 not be compatible with the living units, and suggested they be constricted with better materials.

9 Mr. Dresher questioned whether the building plans are complete and requested that Mr. Salmon
10 show the decks and setbacks and exterior more defined. Mr. Milligan made a motion to table this
11 item until the plans come back a little more complete, with the suggestion that Mr. Salmon meet
12 with Mr. Gehring and work out the problems. Mr. Holmes seconded the motion. Mr. Gehring
13 asked for clarification from the Commission on the stucco vs. brick on the exterior and the
14 waiving of the landscape requirement. Mr. Holmes requested that Mr. Salmon more clearly
15 define his intentions on the plans. Mr. Gehring suggested that the plans be re-drawn, moving the
16 building forward to provide for the deck and allow an adequate setback.

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18 The issue of the carports was raised. Mr. Gehring said he felt the covered parking as planned by
19 Mr. Salmon is sufficient, and that the ordinance requiring design compatibility with the main
20 buildings was written with larger complexes in mind. Mr. Holmes asked at what point in number
21 of units does the ordinance come into play. Mr. Gehring said he felt that would be when add-ons
22 such as storage space are included in the carport. Mr. Green suggested that they upgrade the
23 design of the carport by increasing the size of the pole and adding some fascia to the roof area.
24 Chairman Jolley requested a vote on Mr. Nfilligan's motion to table the issue. Voting was 4 for
25 and 4 against, and Mr. Mahan said another motion was needed. Mr. Green made a motion to
26 grant a conditional use permit and recommend preliminary and final site plan approval for a four
27 plex at 245 West 200 North, subject to the conditions of the analysis in the staff report wherein
28 (a) the landscaping listed items #1-4, with item #3 to read that the requirement shall be revised to
29 1.5 trees per unit, and the rest of the section remain the same; (b) under building materials of the
30 same analysis, with #1 referring to the percentage of stucco vs. masonry, that the standard in the
31 incentive density bonus be waived to allow for a predominant percentage of stucco, not to be less
32 than that depicted on the elevation plan; (c) and under the staff recommendations, that they all be
33 included in the recommendation for approval, with item #1 (private area, deck, or patio) better
34 defined per ordinance on the plans, and provide proper rear-yard setback; with emphasis on #6 to
35 define location of dumpster or provision of individual garbage cans and assure that they are
36 - adequately accommodated for, (d) also the addition of item #8, that the covered parking structure
37 shall be built with materials and/or be visually compatible with the main building design; (e) and
38 with the conditions 1-9 as listed on the staff recommendation; (t) and item #9, that staff shall
39 review conditions required under the incentive density bonus and insure compliance; (g) and
40 allow
41 owner to modify down to no less than 80+ efficiency finuance; (h) and item #6, payment of
42 required fees for pomier installation and relocation as per Power Department. The motion was
43 seconded by Ken Cutler, and it passed by majority vote, with two opposed.
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Preliminary and final subdivision approval for a lot split at 849 East 900 North -

1 Subdivisions

4 Todd Holloway, owner

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6Mike Holmes asked that he be allowed to abstain from voting on this issue. Mr. Gehring
7reminded the Commission that this is the flag lot they gave conditional use approval to about a
8month ago. Approval is now requested for the formal splitting of the lot and sending a favorable
9recommendation to the City Council for preliminary and final subdivision approval, with the
10 following conditions:

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- 12 1. Payment of \$30 checking fee.
- 13 2. Relocate overhead power line and provide necessary easements as required
14 by the Power Department.
- 15 3. Payment for relocation of overhead power line, at applicant's expense.
- 16 4. No building permit to be issued until:
 - 17 (a) payment of water connection fee
 - 18 (b) payment for fire hydrant and water line
 - 19 (c) provide access and turn-around easement as required by Fire Marshall
 - 20 (d) payment of sewer connection fee
 - 21 (e) payment of storm detention fee
 - 22 (f) compliance with building codes and city ordinances
 - 23 (g) approval by Bountiful Water Sub-Conservancy District for irrigation water
 - 24 (h) approval by Mountain Fuel, U. S. West, and TCI utilities
- 25 5. Deeds to be recorded with County Recorder's office.
- 26 6. Survey to be registered with County Surveyor's office

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28 Mr. Holloway reported that there will be a bigger back yard than that shown on the original
29 plan,

30 and there is an existing shed behind the house. Mark Green said that he remains opposed to the
31 lot split. The drawing shows that the fence line and the deed line are different, and Mr. Drescher
32 suggested to Mr. Holloway that he legally resolve the property line discrepancy to avoid
33 problems

34 in the future or when the property changes ownership.

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36 Lois Williams made a motion to send a favorable recommendation to the City Council for
37 preliminary and final subdivision approval for the lot split at 849 East 900 North, subject to the
38 six conditions listed. Ken Cutler seconded the motion.

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40 Mr. Fowler reported that the neighbors in this area do not want this lot split, and he asked if all
41 of
42 the city ordinances have been complied with. Mr. Gehring reminded him that a conditional use
43 permit has already been granted by the Planning Commission, and the shape of the lot is not the
44 issue. Mr. Holloway is now asking for site plan approval, and reported that he has moved into
45 the
46 existing house and has received no negative reaction from the neighbors.

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48 The motion to recommend preliminary and final subdivision approval passed by majority vote,
49 with one nay and one abstaining.

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