

PLANNING COMMISSION MINUTES

January 7, 1997

Present: Vice Chairman Dick Dresher, Lois Williams, Ken Cutler, Mike Holmes, Dean Jolley, Don Milligan; Sam Fowler, City Council Representative; Rusty Mahan, City Attorney; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary.

Absent: Mark Green.

Dick Dresher welcomed all those present. Sam Fowler made a motion to approve the minutes for December 17, 1996 as written. Don Milligan seconded the motion and voting was unanimous.

Blaine Gehring mentioned that Mayor John Cushing has accepted the resignation of Elaine McKay effective January 1, 1997.

Elections for Chairman and Vice-Chairman for the year 1997.

Dick Dresher opened the floor for nominations for Chairman. Ken Cutler made a motion to nominate Dick Dresher for Chairman, seconded by Sam Fowler. Lois Williams nominated Dean Jolley for Chairman, seconded by Don Milligan. The voting was unanimous for Dean Jolley. Dick Dresher did not call for voting on his nomination. Mr. Dresher opened the nominations for Vice-Chairman. Sam Fowler nominated Lois Williams for Vice-Chairman, seconded by Don Milligan. No other nominations were made. The motion was unanimously approved. Mr. Dresher then turned the remainder of the meeting over to Dean Jolley.

Site Plans

1. Consider preliminary and final site plan approval for Carriage Court Office Complex at 598-608 S. Main, TDA Properties, owner.

Bruce Taylor, representing TDA Properties, was present. Mr. Taylor explained that TDA Properties have demolished the two houses and Bountiful Office Supply to build three new office buildings. The new office buildings will be identical to the building located at 620 S. Main.

Blaine Gehring explained TDA Properties is proposing to build three new office buildings on the property directly south of Key Bank on Main Street where there were two old houses and an office building. The three new buildings will be duplicates of the existing building at 620 S. Main.

Staff recommends this to be sent to the City Council with a recommendation for preliminary and final site plan approval with the following conditions:

1. Provide a flood control easement to Bountiful City as required by County Flood Control along Mill Creek.

2. This site is in Flood Zones X and A. No basements, except for mechanical rooms, are allowed in the buildings and the buildings are to be built to the finish floor elevations (one foot above the 100 year flood line of Mill Creek) as shown on the site plan.
3. Provide the City with a 5-foot utility easement along the north property line and 7-feet along the west property line.
4. Pay the storm detention fee of \$2,100.00 per acre x 1.1542 acres=\$2,423.82.
5. Compliance with all building codes and city ordinances.
6. Payment of all required fees and posting of bonds.

Blaine Gehring explained that there will be two garbage containers provided for each building. These containers will be placed in the rear of each building and the owners will place them in front for the garbage pick up. The offices will be professional offices, including some energy related business similar to Magna Energy located in the existing office building. The intent is to make them office condominiums after they are built. This kind of office use requires only 1 space for each 400 square feet of gross floor space versus double that for commercial or customer service offices.

The County Flood Control has asked the City not to put a fence across the creek so they can have access for clean up and repairs. There will be a fence along the back but not the side.

Since the garbage will be the standard large black mobile containers issued by the City, it was felt that the required trash enclosure would not be necessary to contain these cans.

Mike Holmes made a motion to recommend to the City Council preliminary and final site plan approval for Carriage Court Office Complex at 598-608 S. Main subject to the conditions recommended by Staff. Don Milligan seconded the motion and voting was unanimous.

Sam Fowler congratulated TDA Properties for cleaning up this section of Main Street and helping Main Street to be better looking for the community.

Subdivisions

1. Consider preliminary and final approval for a lot-split at 1100 East and 300 South, Brent Lechtenberg, owner.

Brent Lechtenberg, owner, was present. Jack Balling explained that this property is located on the corner of 1100 East and 300 South and Mr. Lechtenberg would like to split the lot to create two building lots. Since there is no dedication of property this can be split with metes and bounds description. In order to split this property into two lots the Planning Commission will have to grant two variances. The Staff recommends sending this to the City Council with a

favorable recommendation with the following conditions:

1. A variance be granted allowing double frontage lots on the condition that the lot frontage and main access for each lot be on 1100 East Street with only minor limited access on Davis Boulevard.
2. A variance be granted for Lot 2 eliminating the 90-foot lot width at the building set back line on 300 South.
3. The main sewer be extended by the owner from 300 South Street across Lot 2 to serve Lot 1. This must be a minimum 8 inch main line with a terminal manhole on Lot 2 as shown on the plan. Sewer must be installed when either lot is built upon.
4. Complete the sidewalk to City standards across the frontage of Lots 1 and 2 and post a cash deposit as required by ordinance to guarantee completion.
5. Pay storm detention fee of \$2,100.00 per acre for 0.4783 acres=\$1,004.35.
6. Provide the following easements to the City:
 - (a) 7 ft. utility easement on 1100 East and 300 South.
 - (b) 15 ft. utility easement on Davis Boulevard.
 - (c) Other easements as required by the Power Department.
7. Pay sewer and water connection fees at the time building permits are issued.
8. Set survey nails in walk to mark property lines.
9. Lots may be sold by metes and bounds descriptions.
10. Pay all power fees.

Mike Holmes has a problem with eliminating the 90 foot lot width on Lot 2. Mr. Gehring explained that while this lot on 300 South does not have the 90 feet required by the ordinance, there is a large building pad available and the sideyard, rear yard and front yard set backs meet the requirements.

Ken Cutler made a motion to recommend to the City Council the approval for preliminary and final approval for a lot-split at 1100 East and 300 South subject to the recommendations from Staff 1-10. Lois Williams seconded the motion and voting was unanimous.

Meeting adjourned at 7:38 P.M.