

PLANNING COMMISSION MINUTES
SEPTEMBER 2, 1997

Present: Vice-Chairman Lois Williams, Ken Cutler, Dick Dresher, Dean Thurgood, City Council Representative Sam Fowler, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Dean Jolley and Mark Green.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Sam Fowler made a motion to approve the minutes for August 5, 1997 as written. Dick Dresher seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for Davis Dialysis Center at 532 S. 500 W.

Scott Larkin, architect, Marty Hagen, Administrator for the University of Utah, and David Trimble, owner, were present. Blaine Gehring mentioned that the center will be located directly west of the Firestone Tire Center. The site is actually landlocked but is considered part of the shopping center on the southwest corner of 500 South and 500 West. Necessary ingress and egress easements have been secured across the shopping center property. Staff recommends the Planning Commission send a favorable recommendation for preliminary and final site plan approval with the following conditions:

1. Locate on the plans where the power company (UP&L or Bountiful City Power) and US West intend to locate their box and pole.
2. Verify location and slope of existing sewer line to insure that a minimum 1% grade can be maintained on sewer lateral.
3. The new 1" water lateral needs a minimum 10' wide easement if it is crossing private property or is not in a common area.
4. The 6" sewer lateral needs a minimum 10' wide easement if its crossing private property or is not in a common area.
5. Location of building must comply with Davis County Flood Control Permit (i.e., building 10' away from culvert and completely off of the easement).
6. West parking lot needs to be 43' wide --- back of curb to back of curb.

7. Pay storm detention fee of \$2,100.00 per acre x 0.488 acres=\$940.00.
8. Pay water impact and connection fee --- \$1,838 + \$750.00 = \$2,588.00.
9. Pay sewer impact and connection fee to be determined by South Davis Sewer.
10. Building must meet all requirements of the U.B.C. and A.D.A..

Scott Larkin explained that Amsource Inc. owns the property and David Trimble will lease the property from them. This site is landlocked but is considered part of the shopping center on the southwest corner of 500 South and 500 West. Necessary ingress and egress easements have been secured across the shopping center property. Mr. Larkin has met with Amsource to locate the existing utilities and these have been placed on the utility plan. Since these utilities are running in the same direction there should be a shared easement across the property.

Paul Rowland mentioned that there needs to be an easement agreement for the water and sewer laterals crossing the property.

Marty Hagin mentioned that this is the only Dialysis Center in Davis County. Not all hospitals have dialysis treatment. Local hospitals with this service are L.D.S., University, and Ogden. When this facility is established patients will need a local hospital for hospital care. Ms. Hagin has been working with Lakeview Hospital for the use of their hospital. This facility will have sixteen dialysis working stations. It is expected to use eight working stations per day with the remaining for expansion and more patients. There will be about five staff members at the facility and physicians on site once or twice a week.

Sam Fowler made a motion for a favorable recommendation for preliminary and final site plan approval for the Davis Dialysis Center at 532 S. 500 W. subject to the recommendations from staff with the addition to item #5 as follows:

Amendment to Davis County Flood Control Permit

We hereby amend the Flood Control Permit dated August 6, 1997 to allow a minimum distance from building foundation wall to the wall of the box culvert of 4 feet, provided that the wall of the building in that area is extended downward to a footing elevation approximately equal to the floor of the box culvert as shown on the attached drawing.

Ken Cutler seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for office/warehouse building at 440 W. 200 N. (the rear property at 260 N. 500 W.), Robert Arbuckle, owner.

Alan Arbuckle, representing Freeway Heating, was present. Dick Dresher excused himself from this item. Blaine Gehring explained that the entrance to this property was rezoned so access to 200 North could be accomplished in the proper zone. Mr. Arbuckle, owner of Freeway Heating and Air Conditioning, is the owner of the property and would like to build the office/warehouse building he proposed at the time of the rezone. Staff recommends the Planning Commission send a favorable recommendation for preliminary and final site plan approval to the City Council with the following conditions:

1. Provide plan and flow line elevations along exiting 8" sewer line to 200 N. and new 6" lateral into building to show proper slope.
2. Provide 10' wide utility easement along south property line and along east property line adjacent to the entrance drive and any easement as may be required by the Power Department.
3. Provide 10' wide easement along the centerline of fire line pipe to the hydrant.
4. Provide easement across Freeway Heating and Air Conditioning to accommodate excess run off.
5. Payment of sewer connection and impact fees per South Davis Sewer.
6. Payment of Water installation and impact fees as follows:

Fire line:	
190' of 6" D.I. pipe @ \$20.00/ft.	\$3,800.00
6" tap and valve	1,438.00
6" fire hydrant	<u>1,728.00</u>
	\$6,966.00
7. Submit complete plans per requirements of the U.B.C. and applicable section of the A.D.A..
8. The interior finish construction on each unit will require a seperate building permit issued per the requirements of the Zoning Ordinance and the U.B.C..

Blaine mentioned that there is a power pole on the north side of the building that the Power Department has some concerns about. There is a clearance that needs to be made with the height of this building. Dick Dresher has talked with the Power Department and this pole services power to several buildings. The Power Department would like to put the power under ground. Dick Dresher is still working with the Power Department on this.

Ken Cutler made a motion for approval of preliminary and final site plan approval for office/warehouse building at 440 W. 200 N. subject to the conditions from Staff with the

modification of the following:

2. Provide 10' wide utility easement along south property line and along east property line adjacent to the entrance drive and any easements ~~as may be required by the Power Department.~~ and/or relocation of power by the Power Department.

6. Payment of water ~~connection installation~~ and impact fees ~~as follows:~~ for a 1½" meter and service and fees for the installation of a fire line as follows:
~~fire line:~~

190' of 6" D.I. pipe @\$20.00/ft.	\$3,800.00
6" tap and valve	1,438.00
6" fire hydrant	<u>1,728.00</u>
	\$6,966.00

Dean Thurgood seconded the motion and voting was unanimous.

3. Consider preliminary and final site plan approval for new office building for Loveland Landscaping at 299 N. 200 W.

Kathy Loveland, owner, and Claude Vehrmann, were present. Blaine Gehring explained that Loveland Landscaping has demolished the old saddle shop, remodeled the old barn and put up a beautiful new sign on their property. They now would like to build a new office building on the site. Item #2 has been received by Staff and no longer is needed. Staff recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval with the following conditions:

Paul Rowland mentioned that, if possible, the existing utility laterals will be used to prevent cutting up the new street. Items #4 and #5 need to be modified.

1. Area tabulations required showing area of building, parking, landscaping, etc.
2. All existing and required new utilities to be shown on the plan including water service, sewer lateral, gas, underground power, phone, and existing power poles.
2. Show finished floor elevation of existing barn structure.
3. Provide 7' public utility easement along north and east property lines.
4. Payment of water impact and connection fee based on size of required water service per Bountiful City schedule. If possible, use existing utility laterals.
- 4.5. Payment of sewer impact and connection fee per South Davis Sewer. If possible, use existing utility laterals.

- 5-6. Submit for approval building plans that meet all of the requirements of the U.B.C. and the A.D.A..

Kathy Loveland mentioned that this will be a two-story building with the main floor being used for the retail store and the upper floor for office space. There will also be a basement that will be used for storage. The outside will have flowers, trees, etc. based around the seasons of the year.

Dick Drescher made a motion for approval of preliminary and final site plan approval for new office building for Loveland Landscaping at 299 N. 200 W. subject to the recommendations of Staff, eliminating Item #2 and modifications to Items # 4 and #5. Dean Thurgood seconded the motion and voting was unanimous.

Subdivisions

1. Consider final conditional use permit approval and preliminary subdivision approval for Phase 2, Country Springs PUD at 100 West Pages Lane.

Ron Marshall, developer, was present. Blaine Gehring explained that Phase 2 will extend the project out to the Pages Lane frontage and will contain 38 units. All of the units will be in two-unit structures. The major change from the initial plan is that there will now be two accesses to pages Lane rather than just one with a small cul-de-sac added. This makes for better access and circulation and is supported by staff. All major amenities and open space are provided in the first phase. Extra visitor parking was approved with the first phase. When reviewing this phase, each unit has a two-car garage with double driveways. Each unit has four off street parking spaces. The additional parking spaces in phase one have not been used. The extra parking could be used for more open space. It is the recommendation of Staff not to require any additional visitor parking in this phase. Staff recommends granting the final conditional use permit for Phase 2 of Country Springs PUD and recommending preliminary subdivision approval to the City Council.

Sam Fowler made a motion for approval for final conditional use permit approval and preliminary subdivision approval for Phase 2, Country Springs PUD at 100 West Pages Lane. Dick Drescher seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Consider amendments to the Zoning Ordinance Clarifying the building height in Residential Zones.

Blaine Gehring explained that the Staff was reviewing a proposal for an addition to a residential care facility on the height requirements. What was found was very confusing. As we read

Section 14-6-111 the more confused we became. Can a two-story building be built or could a building be 35 feet and have a third story? The intent of these requirements is that no building will have more than two stories nor will it be higher than 35 feet but it is not worded clearly enough. To have the interpretation as clear as possible Mr. Mahan and I have revised the wording which the Planning Commission members have received. It is recommended that the Planning Commission send a favorable recommendation to the City Council to amend the three residential zones. (R-1, R-2 and R-3) and the residential provisions of the C-R Zone.

There was a discussion and changes with some wording that was causing some confusion. The changes are as follows:

14-4-111 BUILDING HEIGHT

No lot or parcel of land in the R-1 Zone shall have a building or structure used for dwelling which has ~~no~~ more than two (2) stories and which ~~does not exceed~~ thirty-five (35) feet. Chimneys, flagpoles, church towers and similar structures not used for human occupancy are excluded in determining height.

14-5-111 BUILDING HEIGHT

No lot or parcel of land in the R-2 Zone shall have a building or structure used for dwelling which has ~~no~~ more than two (2) stories and which ~~does not exceed~~ thirty-five (35) feet. Chimneys, flagpoles, church towers and similar structures not used for human occupancy are excluded in determining height.

14-9-112 BUILDING HEIGHT

In the C-R Zone, the height of every commercial building or structure hereinafter designed, erected or structurally altered or enlarged shall not exceed forty-five (45) feet. No residential building or structure in the C-R Zone shall have more than two (2) stories and ~~may not exceed~~ thirty-five (35) feet. Chimneys, flagpoles, church towers and similar structures not used for home occupancy are excluded in determining height.

Ken Cutler made a motion for a favorable recommendation to the City Council to amend the three residential zones (R-1, R-2 and R-3) and the residential provisions of the C-R Zone as modified. Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 8:05 P.M.