

PLANNING COMMISSION MINUTES

February 4, 1997

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

Absent: Mike Holmes.

Dean Jolley welcomed all those present. The minutes for January 7, 1997 were modified with the following on pages one and two:

The ~~final~~ voting was ~~five~~ unanimous for Dean Jolley. Dick Dresher did not call for voting on his nomination.

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.

Lois Williams made a motion to approve the minutes as modified. Don Milligan seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a conditional use permit to place a temporary sales trailer and small parking lot at 165 W. Park Shadow Road, Smoot Realty, applicant.

Shandell Smoot, project manager for Park Shadow Condominiums and a member of Smoot Realty, was present. Mr. Smoot explained that the purpose for the trailer will be for sales of the condominiums and for construction purposes.

Blaine Gehring explained that the conditions for this project are based on the provisions on Chapter 15. The Staff recommends granting the conditional use for the temporary sales office for a period of 6 months with the following conditions:

1. There be only one project/sales sign on the premises not to exceed 64 square feet. One small sign not to exceed 1½ square feet may be placed on the trailer identifying it as a sales office.
2. Gravel for the parking lot shall be provided and maintained at an adequate depth to prevent the tracking of mud onto the streets.
3. Smoot Development may seek one extension from the Planning Commission in 6

months as per Chapter 15 of the Zoning Ordinance. The sales trailer may not be used beyond on 6 month extension.

Shandell Smoot mentioned that plans have been made to provide some road base west of the trailer and provide three visitor parking stalls. There will not be a sales sign on the exterior of the trailer. When the sales office opens there will be a sign in the window of the trailer.

The public hearing was opened for further comments. There was no one present and the public hearing was closed.

A discussion was made concerning the landscaping and what type of utilities will be used. Mr. Smoot mentioned that the trailer sits down in the ground so skirting is not needed and the ground around the trailer has been graded so it does look nice. There will be road base placed for the customers parking and Mr. Smoot is willing to what is required to make the site look nice. The only utilities will be electricity and telephone.

Don Milligan made a motion to recommend approval for a conditional use permit to place a temporary sales trailer and small parking lot at 165 W. Park Shadow Road subject to the conditions recommended by Staff and the addition of item 4 to provide some landscaping on the street side of the trailer. The landscaping can be delayed until March or April. Lois Williams seconded the motion and voting past by majority vote. Mark Green abstained from voting.

Site Plans

1. Consider approval to build a home beyond 200 feet from a public street at 2649 S. Oakwood Drive, Allen & Pam Christiansen, applicants.

Allan and Pam Christiansen were present. Jack Balling explained that this lot is in the Fairway Oaks Subdivision. This is a flag lot adjacent to another flag lot being built on by Mr. & Mrs. Gregg Revell. The Christiansens and Revells would like to share a driveway and fire hydrant. Because the Christiansens home will be beyond 200 feet from the public street, this driveway will need to meet the requirements for fire access as provided in the Foothill Overlay Zone.

Staff recommends this be given a favorable recommendation to the City Council with the following conditions:

1. Finish contours on the site plan be corrected to reflect proper grading.
2. Provide a 20 ft. wide access and utility easement along the driveway as per ordinance.
3. Label plans to show roadway surfaced with 2½ inches of asphalt on a 6 inch base as per ordinance.

4. Show sign on the site plan to read “No Parking - Fire Department Access Road” to be placed at the entrance to the driveway as per ordinance.
5. Place no parking signs 20 feet on each side of the fire hydrant.
6. Pay the City’s cost for a 2 inch fire tap and valve.
7. Show sewer and water services with meter and clean outs.
8. The driveway encroaches on Lot 42 at the corner. City codes require a 2 foot clearance to the retaining wall or the owners must obtain written approval from the owners of Lot 42 for the encroachment.
9. The fire sprinkler plan is to be approved by the Building Inspector and the Fire Marshall.

Allen Christiansen wanted to make a statement as a life time resident of Bountiful. Mr. Christiansen feels that the amount of asphalt that is required for this lot seems to be in violation of what Bountiful stands for. As the owner of the lot Mr. Christiansen doesn’t have a problem with it but as a resident he finds it obtrusive and unattractive. To lay this much asphalt a lot of green has to be taken out. We are putting a lot of asphalt down in case of a fire. The home will have a sprinkling system in it. We are taking away a lot of green and ground cover to make a road.

Jack Balling mentioned that the only asphalt that is required by the City is to meet Fire Code. The remaining asphalt is what Mr. Christiansen wants. Now that there will be a shared driveway the hammerhead should not be needed on Mr. Christiansen’s lot.

Blaine Gehring mentioned that he will review the site plan with the Fire Marshall to see if the hammerhead is necessary on Mr. Christensen’s lot.

Mark Green mentioned the fires that Bountiful has had recently. The City ordinances require this asphalt for your protection. Mr. Green feels that if there is a fire Mr. Christiansen will come back to the City as not having required enough asphalt for protection.

Ken Cutler made a motion for approval to build beyond 200 feet from a public street at 2649 S. Oakwood Drive subject to the recommendations from Staff. Sam Fowler seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Consider amending Sections 14-4-110 B., 14-5-110 B. and 14-6-110 B. regarding rear yard setback for roofs and canopies which are open on three sides.

Blaine Gehring explained that reading these sections they are hard to understand and they don't make a lot of sense. With the modifications that have been made it is easier to understand. Blaine Gehring and Rusty Mahan were reviewing an appeal being filed to the Board of Adjustment when Mr. Mahan ran across the fact that the only decisions the Planning Commission makes are granting a Conditional Use Permit. All other items are giving approval from the Planning Commission then given to the City Council for approval. The ordinance also states that if there is an appeal of the Conditional Use Permit it will then go to the City Council not the Board of Adjustment. Included with the amending of Sections 14-4-110 B. 4., 14-5-110 B. 4., and 14-6-110 B. 4., Mr. Gehring would like to include amendments to the Board of Adjustment.

Dick Dresher has some concerns about having the word "deck" extending into the rear yard. It sounds like having a balcony or deck in the back yard on the second story. There is a conflict with this and another section saying that a roof or canopy can be no more than one story in height. Mr. Dresher made the suggestion that the word "deck" be removed. Another concern Mr. Dresher has is with taking out ~~added to the main building subsequent to original construction~~, he feels that the roof or canopy needs to be attached to the main building.

There was a discussion on what is a deck, a redwood patio or redwood balcony? A deck could be something up high like a balcony. The wording should be changed to say patio deck. Mr. Gehring agreed and this section will read as follows:

4. A permanent roof or canopy attached to the main dwelling which covers a use customarily recognized as an open, outdoor use, such as a patio, patio deck, hot tub, etc., may extend into the rear yard no farther than one-half the required rear yard setback distances, if the roof or canopy:

Mark Green made a motion to recommend amending Sections 14-4-110 B., 14-5-110 B., 14-6-110 B. and 14-2-607 as modified. Dick Dresher seconded the motion and voting was unanimous.

Meeting adjourned at 7:45 P.M.