

Planning Commission Minutes
August 6, 1996

Present: Chairman Elaine McKay, Vice Chairman Dick Dresher, Lois Williams, Don Milligan: Sam Fowler, City Council Representative; Rusty Mahan, City Attorney; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Lonnie Crowell, Summer Intern for Planning and Zoning; Connie Feil, Recording Secretary.

Absent: Ken Cutler, Mike Holmes, Mark Green and Dean Jolley.

Elaine McKay welcomed all those present and introduced the Planning Commission Members and Staff. Dick Dresher made a motion to approve the minutes for July 16, 1996 as written. Don Milligan seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a conditional use permit for a Dance Club/Reception Center at 567 W. 2600 S., Samir Pelaez, applicant.

Samir Pelaez, applicant, was present. Lonnie Crowell explained that Mr. Paleaz is proposing to create a dance club/reception center in the Colonial Square Shopping Center at 567 West 2600 South. This will be in a pre-existing building and is zoned for this type of activity with a Conditional Use Permit. Parking exists and is adequate. Ingress and egress are off of a major street (2600 South and 500 West). There is no direct access to residential neighborhoods. There are two restaurants and Bountiful Fitness that are open late and will not be affected by the new business. It will have no impact on daytime businesses in the shopping center. The Staff recommends approval of a Conditional Use Permit upon the following conditions:

1. Submission and completion of all building plans that will alter the existing floor plan or building structure.
2. Payment of all required fees.

Add the following condition:

3. Comply with the City Codes for Dance Halls.

Mr. Pelaez would like to create a place for the youth to get away from cigarettes, liquor and drugs. He would like to have a safe place that the youth can enjoy themselves and have fun in a good clean environment.

Elaine McKay opened the Public Hearing for any comments on this item. No one wished to speak and the Public Hearing was closed.

Mr. Pelaez was asked what type of music will be played, how many nights a week for the dances and how many for the reception center? Mr. Pelaez explained that there will be a variety of music played and one night will be for country western music. The plans now are to have two or three nights a week for dances and the remaining for receptions. One of these nights could be a high school night for high school age kids. There will be no liquor, cigarettes or drugs allowed. Light refreshments will be served, no food to have health department involved.

Mr. Gehring mentioned that the Staff has not received any phone calls or letters of any kind on this issue.

Dick Dresher made a motion to approve the Conditional Use Permit for a Dance Club/Reception Center at 567 West 2600 South subject to recommendations of Staff with the addition of item #3 to comply with the City Codes for Dance Halls. The motion was seconded by Lois Williams and voting was unanimous.

Subdivisions

1. Consider preliminary and final approval for a 3 lot subdivision at 750 East 500 South, Hubert Burton, developer.

Hubert Burton, developer, was present. Blaine Gehring explained that this subdivision was originally brought before the Planning Commission on June 2, 1992 for preliminary and final approval by Ram Construction. The Planning Commission recommended these approvals, however, a final plat was never prepared and it was never considered by the City Council. Dr. Hubert Burton, the original owner, has purchased the property and wishes to have the subdivision approved and recorded. Dr. Burton would like to provide a safer access in the rear of his property because of the heavy traffic on 500 South. The utility lines and easements along both streets and storm drainage along Barton Creek all exist. This driveway would be provided for by an easement basically along the common lot line of lots 2 and 3. This will actually help access to lots 2 and 3 because of the slope of those lots coming off of 750 East.

Staff recommends preliminary and final subdivision approval subject to the following conditions:

1. Replace all damaged curb, gutter and sidewalk along the frontage of the lots.
2. Payment of all required fees for power, sewer and water installation and connection.
3. Payment of the required fees for the asphalt of the road for the service connections.
4. Posting of the required bond to install the improvements as described.

5. Payment of the \$30.00 per lot required subdivision fee for checking, recording and administration of the plat.
6. Payment of the flood control fee of \$1,450.00.

Add the following conditions:

7. Submit a new subdivision plat to be recorded.
8. Submit a current title report.

Mr. Burton mentioned that some members of his family have problems with their eye sight. With the heavy traffic on 500 South he is concerned about their safety. There is a need for another access for safety purposes.

It was mentioned that the access will be between lots #2 and #3. There will be a 20 foot right-of-way with 10 feet on each lot.

Don Milligan made a motion to recommend preliminary and final subdivision approval of a 3 lot subdivision at the Southeast Corner of 500 South and 750 East subject to recommendations of Staff with the additions of item #7 and #8. Sam Fowler seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for remodel for Loveland Landscape at 299 N. 200 W.

Dan Loveland, applicant, was present. Mr. Gehring explained that Loveland Landscape has purchased and remodeled the old saddle shop at 299 N. 200 W. They will be using this as their office for landscape design services. The old stone barn will be restored and kept as a storage building. The rear of the property will be used as an “open showroom” with various trees, bushes and other plants for clients to see as their landscape plans are being developed. The Staff was concerned with how the drainage will be handled under a ramp. Talking with Mr. Loveland this ramp goes to the barn. This is not a ramp in the parking lot. The drainage will flow down to the curb without any kind of a problem. With this taken care of item #1 can be eliminated.

1. Clarification of how drainage will be handled under the ramp to the storage building.

Staff recommends preliminary and final site plan approval with the following conditions:

1. Posting of a cash bond for replacement of any broken curb, gutter and sidewalk.

2. Final occupancy permit and business license will not be issued until the site improvements are completed.

Dan Loveland explained that he has received the history on the stone barn from the Division of State History Department. He plans on restoring the barn to get it listed on the Historical Registry and using the barn as a center piece for his business. This property has been an eyesore and he wishes to clean it up and bring it up to City Codes. This is a historical site and he would like to preserve it to its original state.

Lois Williams made a motion for preliminary and final site approval for remodel for Loveland Landscape at 299 N. 200 W. subject to recommendations of Staff. Dick Drescher seconded the motion and voting was unanimous.

2. Consider preliminary and final site plan approval for the remodel of the old Post Office Building at 750 S. Main, Marv Blosch, developer.

Dick Drescher excused himself from the remaining three items. Albert Blosch, representing Marv Blosch, was present. Blaine Gehring explained that Marv Blosch has purchased the old post office with the intent of remodeling the building for office space. As part of the remodel, he plans on changing the entry to the building and the parking lot. Landscaping is being provided to meet the ordinance. Along the west side there is only 3 feet for landscaping. There are existing trees on the other side of the fence so Mr. Blosch will not be required to provide more trees, however, there will be landscaping to meet the ordinance.

The parking lot will be replaced and the low spot in the back will be corrected. Mr. Blosch has removed the topsoil and asphalt from the existing parking. He will take the topsoil and compact it down then bring 2½ inches of asphalt on a 6 inch graded road base. This was one of the conditions to be met before approval could be granted. Part of condition #2 can be eliminated.

One of the driveways needs to be 20 feet wide to meet the fire code. The Staff recommends preliminary and final site plan approval with the following conditions:

1. Provide new storm water detention to reduce peak run-off water to a normal run-off condition.

Part of #2 needs to be removed and add the additional conditions:

2. A minimum of 2½ inches of asphalt on a 6 inch graded road base.
3. Increase the entrance to 20 feet wide.
4. Provide a cash deposit to guarantee replacement of sidewalk, curb, gutter and street as per ordinance.

5. No occupancy approved until the landscaping has been completed.

6. Plans need to be completed to comply with the building code.

Sam Fowler made a motion to recommend preliminary and final site plan approval for remodel of the old post office subject to the recommendations of Staff with the modification and additions of items #2 through #6. Lois Williams seconded the motion and passed by majority vote. Dick Drescher abstained from voting.

3. Consider preliminary and final site plan approval for a 4-plex at 1130 N. 200 W., Dan Wight, owner.

Dan Wight, owner, was present. Blaine Gehring explained that Mr. Wight is the owner of the property 1130 N. 200 W. which is bordered on the north and east by apartments and on the south by a single family home. Mr. Wight would like to build a 4-plex on this property. They will be partially bricked with the remaining being made of stucco. Each unit will have 3 bedrooms and the parking and landscaping meets the ordinance. Staff recommends preliminary and final site plan approval with the following conditions:

1. Payment of a storm water detention fee of \$756.00 (0.36 acres x \$2,100).
2. Payment of a sewer connection fee of \$2,400.00 (\$600/unit x 4 units).
3. Payment of a 1½" water meter connection - \$3,850.00.
4. Provide a 7 foot wide utility easement along 200 West Street and other boundary lines as required by Bountiful City Power Department.
5. Completion of plans and review by Building Inspectors for compliance with codes.
6. Plan to provide open access to the fire hydrant on the northeast corner of the property.

Mr. Wight mentioned that there is an 8 foot water line easement on his property going into the Bangerter's property. Mr. Wight asked which line would he be connected to, this one or out in the street? Mr. Balling mentioned it would be easier to connect into the 8 foot line rather than cut up the street. The cost will remain the same and the Staff will review this.

Lois Williams made a motion to recommend preliminary and final site plan approval for a 4-plex at 1130 N. 200 W. subject to the recommendations from Staff. Don Milligan seconded the motion and passed by majority vote. Dick Drescher abstained from voting.

4. Consider preliminary and final site plan approval for a 4-plex and existing house at 402 W. 400 N., Jon Blosch, owner.

Jon Blosch, owner, was present. Blaine Gehring explained that Mr. Blosch would like to build a 4-plex on the rear of his property. The property has an existing single family home on it. With the addition of a 4-plex this will be a total of 5 units. Two of the units have 3 bedrooms and two units will have 2 bedrooms. Each unit has a single garage with a parking space in front of the garage and two additional spaces have been provided. This meets the required parking spaces. The landscaping also meets the requirements for the ordinance. The Power Department has requested a 14 foot overhead easement for the power line. Staff recommends preliminary and final site plan approval with the following conditions:

1. Provide an enclosed dumpster as per ordinance.
2. Payment of fees for a fire hydrant:

(a)	152' of 6" main @\$20.00/ft.	\$3,040.00	
(b)	fire hydrant		1,560.00
(c)	6" tab and valve		<u>1,100.00</u>
			\$5,700.00
3. Payment of 1½" water connection = \$3,850.00.
4. Provide sanitary sewer clean outs at 100 foot intervals.
5. Provide engineering calculations for storm drainage sum and show overflow pipe.
6. Provide the following utility easements:
 - (a) 15 foot easement along the water line.
 - (b) 7 foot easement along 400 North Street frontage
 - (c) 14 foot easement (7 feet on each side) for the overhead power lines.
7. Provide building elevations and sections and or achitectural sketches.
8. Final plans to meet all City codes and ordinances.
9. Payment of all required building fees.

Mr. Blosch mentioned that this lot is in a nice area. It has been weeds and an eyesore the past few years. He wishes to upgrade the property and will make the property a nice place to look at.

Don Milligan made a motion to recommend preliminary and final site plan approval for a 4-plex and an existing house at 402 W. 400 N. subject to recommendations from Staff 1-9 with a

modification of item #6 (c). Sam Fowler seconded the motion and passed by majority vote. Dick Dresher abstained from voting.

Meeting adjourned at 8:00 P.M.