

**Planning Commission Minutes**  
**June 4, 1996**

Present: Vice Chairman Dick Drescher, Lois Williams, Dean Jolley, Mark Green: Sam Fowler, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary.

Absent: Rusty Mahan, City Attorney; Elaine McKay, Chairman; Mike Holmes, Ken Cutler and Don Milligan.

Dick Drescher welcomed all those present and introduced the Planning Commission Members and Staff. There were not any minutes to be approved.

**Zoning Ordinance Amendments**

1. Consider a Zoning Change from C-H to R-1-6.5 at 453 W. 1000 N., Rod and Terri Reed, applicants.

Rod and Terri Reed were both present. Blaine Gehring explained that in the old ordinance their property was in a zone that was a mixed use zone. Under the prior zoning, both residential uses and commercial uses were allowed. With the recent rewrite of the Zoning Ordinance, one of the primary changes was to eliminate the mixed use areas as much as possible. All commercial zones were made for commercial with no residential permitted or conditional uses. This made the Reeds home a legal, nonconforming use which the banks would not finance without assurance that it could be rebuilt in case it was burned down or demolished. Under our ordinance, such a letter of assurance cannot be given. The Reeds home is the second home east of any commercial along 500 West. Including them into the R-1-6.5 Single Family Zone is only logical because the use already exists and we do not want to see commercial uses creep up 1000 North into a very nice and established residential area. There are two other lots in this same zone and it would be logical to rezone all three together but the Reeds are the only ones petitioning to do so.

Staff recommends sending this request for rezone from C-H to R-1-6.5 to the City Council with a favorable recommendation for approval.

A discussion was made about the banks and rezoning the other two lots. Mr. Gehring mentioned that for some reason it is only Utah Banks that require a letter or a rezone to assure a loan. Other banks around the country do not require this. The owners of the other two properties are aware of the zoning being commercial and one wishes to leave his as commercial.

Mark Green made a motion to recommend to the City Council to consider a rezone from Heavy Commercial (C-H) to Single Family Residential (R-1-6.5) at 453 W. 1000 N., Rod and Terri Reed, owners. Dean Jolley seconded the motion and voting was unanimous.

## Site Plans

1. Consider preliminary and final site plan approval for a two-story office building in the Gateway Office Park at 585 West 500 South.

Steven Smoot, representing Sky Properties, and Lowell Gould, representing Pasker Gould Ames & Weaver, were present. Blaine Gehring explained that in 1987 Bountiful City and Woods Cross City entered into an agreement for the redevelopment of the property at the corner of 500 South and I-15. The project is known as Gateway Office Park. Our agreement calls for the Planning Commission and City Council to give site plan approval and our building department to issue the permit and do the inspections on any buildings. There is one development pad remaining and is now under consideration for a two-story office building. All of the other site improvements are already in place, including parking for the building. A question as to available parking came up but a survey of parking usage during the day was done by Sky Properties who manage the office tower. The survey shows enough parking available to accommodate the new two-story building. Landscaping will be completed to the standard of the rest of the existing development.

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

1. Approval of final building plans in compliance with all building and fire codes.
2. Payment of all fees associated with the issuance of a building permit through Bountiful City.

Mr. Smoot mentioned that the original plans were for a four-story building. The plans are now for a two-story building with 26,000 sq. feet of space. The survey was requested by the City Manager. Based on the Ordinance and the parking survey, it meets the requirements.

Mark Green made a motion to recommend Preliminary and Final Site Plan approval for a two-story office building in the Gateway Office Park at 585 West 500 South subject to recommendations from Staff. Lois Williams seconded the motion and voting was unanimous.

2. Review of the expansion plans for Weber Basin Water Treatment Plant at 150 North Davis Boulevard.

Mark Anderson District Engineer, Scott Backman MNI Manager, Hugh Hedges Consulting Engineer, were present. Jack Balling explained that Weber Basin Water Conservancy District is preparing for the expansion of the water treatment plant at 150 North Davis Boulevard. This is a government facility and does not require the approval of the Planning Commission. However, the District would like to cooperate with the City and the neighborhood in keeping the public informed of the expansion.

This plan will enlarge the plant capacity from 6.0 to 16.0 million gallons per day of potable water output. The first phase is scheduled for construction between August 1996 and November 1997.

This construction phase includes a two-story chemical storage building which will match the existing facilities. This phase also includes the expansion of the filter building. Phase two is scheduled for expansion of the sedimentation basin beginning in 1998.

Although this expansion does not require City approval, they are requesting the extension of the City culinary water system into their property for fire protection. The Staff recommends acceptance of the proposed development plan and the payment of the water extension fees and easements before the water system is installed.

Mark Anderson explained that the plant has been running to capacity for the past two years. There have been some concerns with this. Weber Basin doesn't want to run over the capacity of the plant. As the water sales and the demand increases we want to continue to provide good clean water and service. A survey was taken and 16.0 million gallons per day will be the ultimate capacity of the plant and should cover for the next 20 years. While we are expanding the plant we will also do some upgrading.

Scott Backman explained that the reason for doing the expansion in two phases is because of funding for the project. The chemical building and the filter building will be done in Phase one. Sedimentation basins, some work on the inlet to the plant and an existing building will be Phase two. Additional fire protection is needed when power is cut off from the plant. Two fire hydrants and a metered line that go into the plant for the culinary use will be installed.

Mark Green asked if it would be possible to upgrade the existing fence? If possible could this fence be moved further up the hill and have it removed from the street? Sooner or later it will need to be replaced. Mark also asked about the landscaping.

Mr. Backman mentioned that the fence has been a concern. They are aware that it is old and rusted but the money has been a major factor. Mr. Backman will bring it to the attention of those with the authority. The landscaping will be tied in with the existing landscaping.

Mr. Dresher and Mr. Jolley asked about the height of the building and if it will be earthquake proof? The building will be a one story with a basement and it will have 3000 sq. feet on each floor. The design of the building will conform with the Uniform Building Code.

Mark Green made a motion to recommend acceptance of the expansion plan subject to payment of water extension fees and easements before the water system is installed and the addition of an encouraging word of relocating and new fencing. Sam Fowler seconded the motion and voting was unanimous.

Meeting adjourned at 7:45 P.M.

