

Planning Commission Minutes
April 2, 1996

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

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

Dick Dresher welcomed all those who were present. Mark Green made a motion to approve the minutes for March 19, 1996 as written. Ken Cutler seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit and preliminary and final site plan approval for a telecommunications center and tower at approximately 201 South Bountiful Boulevard, Western PCS II Corporation applicant.

Gordon Bell and Derek Harding, of JM Consulting, were present and represented Western PCS. Blaine Gehring explained that the Planning Commission has met with Western PCS to discuss possible sites. These sites have been privately owned as well as City owned. Representatives from Western have gone to each site to determine their feasibility. Their number one option is with the City's detention basin just north of the Weber Basin Reservoir on the east side of Bountiful Boulevard at about 200 south. The Staff and applicant feel that this is a good location for the telecommunications center and tower. Staff supports the site now proposed and the location on that site. We recommend the granting of a conditional use permit with the following conditions:

1. Coordinate final location of the pole and building with the Bountiful Power Department.
2. A satisfactory lease be negotiated and signed with the City for the site including a co-location clause in the lease. Approval of the lease by the City Council shall constitute final site plan approval.
3. Detailed plans for the tower and building and any utilities be in compliance with the Uniform Building Code and other applicable local, state and federal regulations and be submitted to the City for necessary building permits including a revegetation landscaping plan for the site.

Derek Harding mentioned that the location for the pole has been decided and will be on the final site plan. The lease of the property has been obtained and will be given to the City Attorney.

Gordon Bell mentioned that there will be a landscaping plan submitted. There will be a chain link fence with wood slates surrounding the location. The pole will be painted to blend in with the surroundings. Mr. Bell also suggested meeting with the Staff to assure all conditions are met.

Mark Green asked if there would be a bond issued for assurance that the vegetation will be replaced and that the project is not left half finished? Mr. Gehring assured Mr. Green that there would be some type of bond issued. An occupancy permit will not be granted until all conditions are met.

Mr. Drescher opened the meeting for a Public Hearing. Richard Summers, with Capital Land Service and representing Sprint, asked what the height of the pole will be and will it be co-location? Mr. Drescher mentioned that the proposed height of the pole is 60 ft. tall. The lease requirement will allow up to two more co-locators on the pole.

The Public Hearing was closed. Mark Green made a motion to grant a conditional use permit and recommend preliminary and final site approval for a telecommunication center and tower at 201 South Bountiful Boulevard subject to the conditions outlined by Staff. Sam Fowler seconded the motion and voting was unanimous.

Subdivisions

1. Consider an amendment to Country Springs PUD, Phase 1.

Mick Johnson, representing Country Springs PUD, was present. Blaine Gehring explained that the developers of Country Springs PUD have submitted a proposed amendment to their first phase for the City's consideration. With 20 to 25 units sold the buyers do not want a tennis court in the project. Most of the buyers are retired couples who prefer some sort of walking path for exercise rather than a tennis court that would not be used. What is now being proposed is replacing the tennis court with a series of walking paths throughout the open spaces with an addition of three gazebos and a picnic area for use by the residents. The tennis court would be replaced with one additional duplex bringing to total number of units in Phase 1 to 68. The original plans had triplexes they are now proposing to have all units as duplexes.

Staff recommends the amendment to Country Springs PUD, Phase 1. Lois Williams made a motion to recommend to the City Council the amendment to Country Springs PUD, Phase 1 submitted by Staff. Dean Jolley seconded the motion and voting was unanimous.

Meeting adjourned at 7:20 P.M.