

PLANNING COMMISSION MINUTES  
JUNE 6, 1995

Present: Chairman Mike Holmes, Dick Dresher, Mark Green, Ken Cutler, Dean Jolley; Barbara Holt, City Council Representative; Rusty Mahan, City Attorney; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Fell, Recording Secretary.

Absent: Vice-Chairman Elaine McKay, Lois Williams and Don Milligan.

Mike Holmes welcomed all those present then introduced the Staff and the Planning Commission Members. The minutes for May 16, 1995 were modified with the following:

Minutes from May 2, 1995 page 3 last paragraph 1: A flag lot will not be approved then used for commercial use ~~for~~ or multiple family.

The conditions for the preliminary and final approval for Newport Heights Condominiums Phase 6 are as follows:

1. Payment of an impact fee of \$100 per D.U.= \$200.00.
2. Payment of the engineering checking fee \$30 per D.U.= \$60.00.
3. Payment of water and sewer connection fees as required.
4. Change the plat to comply with the boundary.
5. Submission and review of final building plans.
6. Payment of recording fees as required by Davis County.
7. Submission of condominium covenants for recording.

Mark Green made a motion for approval of the minutes as modified; seconded by Dick Dresher and unanimously approved.

#### Conditional Uses

Public Hearing to consider granting a conditional use permit for a full service car wash and detail center at 305 W. 500 S., Jerry Jensen, applicant.

Mr. Jerry Jensen, applicant, was present. Blaine Gehring presented the Conditional Use Permit for Car Wash & Detail Center at 305 W. 500 S.. Mr. Gehring explained that this property is currently occupied by two homes and is located between the Q-lube Station and the shopping

plaza. The plan calls for the building to be just a little west of the center on the property with a circular flow of cars through the wash from the east to west. Mr. Jensen's original proposal called for a drive access on the west side of property. After review Staff suggested that the entrance be put on the east side to avoid conflicts with the Q-Lube driveway, the school's walkway and 350 West Street on the north side of 500 South. This has been changed accordingly. With only one entrance/exit, traffic from the site will be controlled so as not to create problems on 500 South. All of the necessary parking spaces have been provided for customers and employees. The building will be built with quality materials of colored block and split block finish providing a nice appearance. There are few full service car wash facilities in Bountiful and this would provide a needed service in the Bountiful area. The Staff recommends the approval of this conditional use permit with the following conditions:

1. A complete site plan as per our site plan review ordinance be submitted for preliminary and final approval.
2. All necessary demolition and building permits be obtained as per Bountiful's ordinances.

Mr. Jerry Jensen explained that this car wash will be a first rate facility and will provide a full service to the community. This facility will be in operation in November. The water drainage is all self contained within the facility. About 80% of the water will be recycled and will be used several times. All equipment, vacuums, blowers etc., will be contained inside the building. Mr. Gehring mentioned that one access in and out of the facility is wide enough for the volume of cars coming and going. The driveway into the facility will be over 100 feet away from the school crosswalk. The cars coming and going will not be a threat to the school children.

Mr. Holmes opened the public hearing for the conditional use permit for a full service car wash and detail center at 305 W. 500 S. Jerry Jensen, applicant. There was no one present to speak to the item so the hearing was closed.

Ken Cutler made a motion to grant the conditional use permit for a full service car wash and detail center at 305 W. 500 S. with the conditions outlined by Staff. Dick Dresher seconded the motion and voting was unanimous.

#### Site Plans

Consider Preliminary Site Plan approval for 20 multiple family units at 385 W. 200 N., Grant Horsley, developer.

Mr. & Mrs. Grant Horsley was present. Jack Balling presented the proposal for Preliminary Site Plan approval for 20 multiple family units at 385 W. 200 N.. The project is bordered on the south and east by apartment complexes. A new four-plex development is being constructed directly to the west. The proposal calls for a total of 13 three-bedroom and 7 two-bedroom apartments. There will be a 30' driveway with a 70' turnaround at the end for adequate fire protection. The plans are very well prepared and meet all the conditions for a site plan. Mr.

Horsley would like to develop these units in phases but is submitting an overall plan for preliminary approval. The Staff would recommend preliminary approval subject to the following conditions:

1. Phase 2 must be expanded if built separately from Phase 3 to have enough area for a total of 8 units between Phases 1 and 2.
2. Phase 2 must provide for a 70' turnaround if built separately from Phase 3.
3. Adjust finish grades on curb & gutter to a uniform minimum grade of 1%.
4. Building pads must be raised to comply with the Uniform Building Code which requires a 2% grade plus 12' from foundation to curb for drainage.  
(Section 2907.d.5).
5. Extension of culinary water main 352' @ \$20.00/ft.=\$7,040.00.
6. Provide city with utility and fire access easements over the roadway and utility easements 15 ft. wide (7 1/2 ft. on each side of the water line).
7. Provide storm run-off detention basin or pay city \$2,100.00 per acre for run-off water.
8. Payment of engineering checking fee of 40 cents per foot of road (560 ft=\$224.00).
9. Payment of all water and sewer connections at time building permits are issued.
10. Occupancy of building will not be allowed until all site improvements including landscaping are completed.
11. Cooperative agreement between neighbor on the west for extension of water system.
12. Provide irrigation system to the approval of Bountiful Water Subconservancy District.
13. Provide all required utility easements for water, sewer, power, fuel, telephone, cable TV, as needed.
14. Final site plan approval to include a final landscaping plan to include irrigation and sprinkling systems and an enclosed dumpster as per ordinance.

A discussion was made between the members of the Planning Commission and the Staff on

some concerns with parking, size of driveways, basements with potential of extra bedrooms, enough parking for extra bedrooms, fire hydrants and play area for children.

Each unit will have a garage and parking in the driveway. Some units will need an adjustment on the size of the driveway to meet 18' set back to garage. The two bedroom units have the potential for two more bedrooms. The intentions are for a family room, storage room, computer or one bedroom. The ordinance calls for 2.5 parking stalls for three bedroom apartments. Unless extra parking could be provided two extra bedrooms would not be allowed. All Parking and fire requirements have been met. There is room for a play area or recreation area but has not been put in any plans.

Mr. Drescher made note that there were problems with the separation of buildings and depth of driveways. It was suggested that the following items be added to the list of conditions:

15. Minimum of 20' separation between each unit.
16. Minimum of 18' set back for parking to garage.

Mark Green made a motion for preliminary site plan approval for 20 multiple family units at 385 W. 200 N. subject to the conditions as outlined by Staff with the notation of item 11 is a suggestion and with the addition of the following items:

15. Minimum of 20' between each unit.
16. Minimum of 18' set back for parking to garage.

Seconded by Ken Cutler. Voting was unanimous.

#### Zoning Ordinance Amendments

1. Consider amending the Access Requirements for Multiple Family Developments.

Blaine Gehring explained that properties now available for multiple family development are long, deep lots which require long driveways to access any proposed development. This has raised the concerns of the Staff regarding fire safety and adequate ingress and egress for such developments. The concerns have come to the point where the Staff decided that some changes in the ordinance are needed. Mr. Horsley's original proposal had 25 units on a 20 ft. driveway which was in excess of 600 ft. long with no turnaround at the end. This proposal could create problems with safety and access. These problems were discussed with the Fire Chief and Fire Marshall. The fire code provides for a minimum 20 ft. driveway for fire protection. In addition, it provides "...widths shall be increased when, in the opinion of the chief, ...widths are not adequate for fire apparatus access," And, it further provides that dead-end roads in excess of 150 feet shall be provided with a turnaround for fire apparatus.

In Section 14-18-109 it provides for a minimum width of 20 ft. up to a maximum of 30 ft. No

further definition is provided. Staff did not feel that was adequate to define and deal with the problems anticipated with the deep lots. The Staff is recommending the following amendment to this section for that purpose.

B. Multiple Family Residential Lots

1. ~~Width of Driveways. The minimum width of driveways shall be twenty (20) feet with a maximum width of (30) feet exclusive of turnout areas to allow access to a garage, carport, or side yard areas.~~

1. Length and Width of Driveways.

- A. No driveway shall exceed six hundred(600 ) feet without providing a second access.

- B. Driveways which are one hundred fifty (150) feet or less in length shall have a minimum width of twenty (20) feet with no parking allowed along the driveway.

- C. Driveways which are greater than one hundred fifty (150) feet in length shall have a minimum width of thirty (30) feet. Driveways with only one access and which are in access of one hundred fifty (150) feet shall also have a seventy (70) foot diameter turnaround.

2. Number of Driveways Permitted. Not more than two (2) driveways shall be used for each one hundred (100) feet of parcel frontage.
3. Restrictions on Corner Lots. On any corner lot, no driveway shall be closer than thirty (30) feet to the point of intersection as measured at the property line.
4. Common Drives. Common drives on two (2) parcels of land are allowed but not to exceed a maximum of thirty (30) feet combined.

A discussion was made between the Planning Commission and the Staff concerning the fire hazards, parking, number of tenants and number of units. Mr. Holmes questioned why Staff had recommended 20 units maximum and not some other number.

Mr. Gehring explained that the mix of units, parking stalls, open space and access ways, 20 units was all that could realistically fit. He referred the Planning Commission to Mr. Horsley's original proposal and new site plan as examples.

Ken Cutler made a motion to recommend to the City Council the amendment to Section 14-18-109 regarding Access Requirements for Multiple Family Developments; seconded by Dean Jolley and unanimously approved.

2. Consider creating a General Office (G-O) Zone and placing properties at 1480 S. Orchard Drive, 406 N. and 422 N. Main Street, and General Offices around the hospitals near 400 East and 500 South in the G-O Zone.

Blaine Gehring explained to the Planning Commission that when the new zoning ordinance was drafted he suggested the creation of two zones which were eventually left out of the adopted ordinance. One was the Neighborhood Commercial (C-N) Zone and a General Office (G-O) Zone. Since the new zoning ordinance was adopted and nothing was provided for an adequate office zone Mr. Gehring has had several business license applications come in from some of these areas. Mr. Gehring has had to deny these on the basis that these areas are now nonconforming and only the new zoning would apply. Mr. Gehring has discussed this issue with Russell Mahan, City Attorney and Tom Hardy, City Manager. They felt that the G-O Zone should be created and applied to the three areas to alleviate the inconsistency and any further problems. Staff recommends creation of this zone and its application to the areas.

There was a lengthy discussion between the Planning Commission Members and the Staff on these issues. The feeling of the City has been to keep the hospital and medical uses together in one zone. When the hospital was zoned into the City the surrounding area was zoned for hospital and medical use. The residents around this area have accepted this zone knowing that this type of business will not cause problems for the neighborhood. The fear of putting commercial businesses in this area will cause some problems and disturb the neighborhood. There are two buildings which have medical and dental offices and other professionals occupying them. The first is on the corner of Main Street and 400 North and the second is on 500 S. and Orchard Dr.. The office on 1500 South and Orchard Dr. has been allowed to have other types of offices. In the hospital zone the residents want only hospital, medical and dental office. There will be problems if it is granted for other uses. Mr. Mahan asked what do you want the land to be? If you want it to be what the zone is now then leave it as nonconforming. If you want to perpetuate the use that it presently has, then change it.

There were mixed feelings and opinions on these issues. Mr. Gehring asked if the Planning Commission Members would like to table this for two weeks? They just received the information and two weeks would give them some time to study the issues. The question was made "Is this spot zoning?" Mr. Mahan will study this further. It was decided to table this issue for two weeks. It will be put on the next Planning Commission Meeting agenda.

Meeting adjourned at 8:45 p.m.