

Planning Commission Minutes
September 5, 1995

Present: Vice-Chairman Elaine McKay, Dick Dresher, Ken Cutler, Dean Jolley, Mark Green; Barbara Holt, City Council Representative; Blaine Gehring, Planning Director; Connie Fell, Recording Secretary.

Absent: Chairman Mike Holmes, Don Milligan and Lois Williams.

Elaine McKay conducted the meeting in the absence of the Chairman Mike Holmes. Mrs. McKay welcomed all those present then introduced the Staff and Planning Commission Members. The minutes for August 15, 1995 were unanimously approved as written on a motion made by Mark Green and seconded by Dick Dresher.

Subdivisions

1. Consider Preliminary and Final Approval of Newport Heights Condominiums Phase 7, 3700 South 400 East.

Merrill Beck, developer of this phase of Newport Heights Condominiums, was present. Blaine Gehring explained that Mr. Beck is purchasing this property, located on the south side of Cardiff Circle, to build a single family home. This will complete all phases as presented at the time of the preliminary approval for He Newport Heights Condominiums. This Phase 7 of the Newport Heights Condominiums has been reviewed and Staff recommends preliminary and final approval be granted subject to the following conditions:

1. Payment of an impact fee of \$100.00 per dwelling unit=\$100.00.
2. Payment of the engineering checking fee of \$30.00 per unit=\$30.00.
3. Payment of Water and Sewer connection fees as required.
4. Submission and review of final building plans.
5. Submission of a Title Report.
6. Submission of a final plat once the foundation is complete along with condominium covenants for recording.
7. Payment of recording fees as required by Davis County.

Barbara Holt asked the question, "Of this is a single family home why does Mr. Beck need condominium covenants?" Mr. Gehring explained that this is Phase 7 and Mr. Beck has to live

under the covenants for the condominiums. All the streets are owned and maintained by the condominium association and Mr. Beck does not have an access to a public street. This home has to become Phase 7 and be accepted into the Home Owners Association. The home will look like the other units and be maintained in the same way.

Ken Cutler made a motion to recommend preliminary and final approval of Newport Heights Condominiums Phase 7 subject to the recommendations of Staff. Seconded by Barbara Holt and voting was unanimous.

Meeting adjourned at 7:07 P.M.