

Planning Commission Minutes
October 3, 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 Feil, Recording Secretary.

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

Mike Holmes welcomed all those who were present. The minutes for September 19, 1995 were unanimously approved as written on a motion made by Dick Dresher and seconded by Mike Holmes.

Conditional Uses

1. Public hearing to consider granting a conditional use permit for in-home day care for up to 12 Children at 164 West 3300 South, Shelly Robinson, applicant.

Shelly Robinson, applicant, was present. Blaine Gehring explained that Shelly Robinson is currently licensed, by the State and Bountiful City, to operate a day care in her home. She would like to expand the number of children from 6 to 12. Mrs. Robinson has informed us that the children will be coming at different times of the day. The parents will pull into the driveway to drop off and pick up the children each day. Using the driveway will help with the traffic flow. Mrs. Robinson has not specified the hours she will be operating so you might want to discuss this with her. There have been no letters for or against this day care. Staff recommends granting this Conditional Use Permit with a possible condition as to hours of operation if they are out of the normal hours.

Mrs. Robinson stated that the hours of the day care will begin at 6:30 A.M. until 5:30 P.M.. Mr. Gehring doesn't see any problems with traffic. The children will be dropped off anywhere from 6:30 A.M. to 8:30 A.M. and picked up from 3:30 P.M. to 5:30 P.M..

Public hearing was opened but no one was present to discuss the issue so it was closed. Mark Green made a motion to grant a Conditional Use Permit for In-home Day Care for up to 12 Children at 1264 West 3300 South, Shelly Robinson, applicant. Ken Cutler seconded the motion and voting was unanimous.

Site Plans

1. Consider approval to build a single family home beyond 200 feet from a public street for

Henry Marsh at 1664 S. Stone Ridge Drive.

Jack Balling explained when Stone Ridge Subdivision was approved Lot #102 was granted approval with an access across Lot #101. The owner Henry Marsh would like to use this access to build his home back 340 feet from the street. Homes constructed beyond 200 feet from the City streets are required to have special approval from the Planning Commission and the City Council subject to the conditions outlined in ordinance 14-13-105.

Staff has reviewed the site plan and recommends approval subject to the following conditions:

1. Payment for the installation of a fire hydrant at the location required by the City.
2. Provide a 20 ft. wide fire access road paved to the requirements of the City Ordinance.
3. Posting of "No Parking"--"Fire Dept. Access Road" along the road.
4. Provide the City with a public utility and right-of-way easement across the property required for the access.
5. Installation of a continuously maintained pressure interior fire protection system in the house.
6. Compliance with the Building Code and City Ordinance for building in the Foothill Area.

A discussion was made concerning adequate parking, and fire access. There will be no parking along the access way but parking will be allowed around the cul-de-sac. The access around the cul-de-sac is large enough to handle any emergency vehicle.

Mark Green made a motion to recommend approval to build a single family home beyond 200 feet from a public street for Henry Marsh at 1664 S. Stone Ridge Drive subject to recommendations of Staff. Barbara Holt seconded the motion and voting was unanimous.

Meeting adjourned at 7:17 P.M.