

Planning Commission Minutes  
July 6, 1995

Present: Vice Chairman Elaine McKay, Mark Green, Dick Drescher, Ken Cutler, Lois Williams, Don Milligan; Jack Balling, City Engineer; Connie Feil, Recording Secretary.

Absent: Chairman Mike Holmes, City Council Representative Barbara Holt, Planning Director Blaine Gehring, and Dean Jolley.

Elaine McKay welcomed all those present then introduced the Staff and the Planning Commissions Members. The minutes for June 6, 1995 were modified with the following:

Those being absent Don Milligan's name was added.

Minutes from May 2, 1995 page 3 last paragraph 1: was added and a spelling correction was made.

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

#### Site Plans

1. Consider preliminary and final site plan approval for a full service car wash and detail center at 305 W. 500 S., Jerry Jensen, applicant.

Jerry Jensen, owner, and Russ Naylor, architect were present. Jack Balling presented the preliminary and final site plan approval for a All service car wash and detail center. Mr. Balling explained that the Planning Commission granted a conditional use permit to Mr. Jensen on June 6, 1995 for a car wash and detail center at 305 W. 500 S. Mr. Jensen has now submitted a landscaping and site plan for approval. There are some problems with the site and landscaping plans; however, there have been some changes on the site plan. Some additional trees need to be planted to comply with the landscape ordinance. The Staff has reviewed these plans and they meet the City Ordinance. The Staff recommends final site plan approval subject to the conditions outlined.

1. A revised site plan be submitted to the City Engineer and Planning Director with the following corrections:
  - a. All property dimensions shown.
  - b. Correct drainage plan to take out low spots.
  - c. Move building east 1 ft. to provide required 15 ft. one-way driveway on west side.
  - d. Provide additional perimeter screening trees 15ft. on center as recommended by

Planning Commission.

2. Water connection fee for 1 1/2 inch meter of \$3,850.00.
3. Sewer connection fee of \$30.00 per fixture unit as defined by the Uniform Plumbing Code.
4. Storm detention fee of \$2,294.00 is required for storm run off water.
5. Plans must be approved by Davis County Flood Control.
6. Power fees as determined by the Power Department.
7. The Building must be constructed 1 fit above the top of the creek channel walls and surrounding properly as per the current flood zone and federal requirements.

Mrs. McKay asked if Mr. Jensen or Mr. Naylor had anything to add to Mr. Balling suggestions? Mr. Naylor has some concerns with meeting the ordinance of having 41 trees surrounding the property. Mr. Balling mentioned the Staffs concerns are with the east side up against the shopping mall. There can not be any trees placed on this side that would be large enough to do anything and still give access to the car wash. The Staff recommends planting this area with shrubbery. Mr. Naylor mentioned that there are existing trees on the property and they will remain if they do not block any driveway aisles.

Mr. Dresher asked about the size of the driveway. On the plan it shows a 40 ft. driveway, should it be 35 ft? Mr. Balling mentioned that 500 South is a State Highway and 30 ft. is the limit for a public street. Mr. Dresher also asked what kind of sign will be used on the property? The sign will be a pylon type sign, will be 25 ft. high and will meet the ordinance.

Lois Williams made a motion to recommend to the City Council for preliminary and final site plan approval for a full service car wash and detail center at 305 W. 500 S. subject to the recommendations of Staff items 1 -7 and the addition of item 8 . Item 8 being that the drive approach comply with State and City Ordinances. Ken Cutler seconded the motion and voting was unanimous.

2. Consider final site plan approval for the first phase of a multiple family development at 385 W. 200 N., Grant Horsley, developer.

No one was present to represent the final site plan approval for the first phase of a multiple family development at 385 W. 200 N., Grant Horsley, developer.

Don Milligan made a motion to adjourn the meeting. Dick Dreasher seconded the motion and voting was unanimous.

Meeting adjourned at 7:15 p.m.

