

PLANNING COMMISSION MEETING

June 1, 1993

Present: Chairman Dick Drescher, Don Milligan, Jeff Chretien, Mark Green, Mike Holmes; Barbara Holt, City Council Representative; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Elaine McKay, Kathi Izatt, Mick Johnson

The minutes of May 18, 1993 were unanimously approved as written.

Conditional Use:

6-1-93.3 93-3C Colonial Pointe Apartments, 2727 S. 625 W., B. K. Enterprises, Developer

(The legal notice that was published for this public hearing had an error in the address, and will have to be republished and a new public hearing scheduled. Inasmuch as property owners did receive notice of this hearing, the Bountiful City Attorney advised staff to conduct the hearing, but to not take any action.)

The property is located at 2727 South 625 West and consists of 3.77 acres. Mr. Bob Jones of B. K. Enterprises, developer, had proposed 102 units comprised of 84 two-bedroom units and 18 three-bedroom units, for a density of 27 units per acre. However, this exceeds the 25.7 units per acre allowed by ordinance, reducing the total number of units to 96. This affects the parking requirements as well. They will eliminate one six-plex consisting of 4 two-bedroom units and 2 three-bedroom units, and they will have to provide 200 parking spaces to bring this project into compliance.

The area residents present were overwhelmingly opposed to the increased traffic this would impact on the streets that are already carrying a heavy traffic load, mainly 500 West and 2600 South. There was deep concern also regarding 2800 South which currently dead ends but will be an access into this complex, and the safety of children. They felt this street was not wide enough to handle more traffic. One resident felt that more study was needed, particularly on traffic counts, and another resident said at times there is water on 625 West Street that is hazardous. Another concern was of the already overcrowded schools and the impact of adding more children to them.

Planning Commission concerns also included increased traffic impact on adjacent residential areas, and the site plan does not show required common open recreation space of at least 400 sq. ft. per unit for buildings or complexes of 6 units or more (see Chapter 5, 5-2068).

Staff recommended approval subject to the following conditions:

1. Overall density be reduced by 6 units to bring the density into compliance with ordinance requirements;

2. Total parking spaces be increased by 12 spaces to comply with ordinance requirements;
3. Submit a site plan conforming to all requirements of the zoning ordinance, including landscaping, for site plan approval by the Planning Commission and City Council.

No action was taken at this meeting. It was noted that the republished public hearing will be scheduled for July 6, 1993, 7:00 PM for official approval or disapproval of this conditional use permit.

Subdivisions:

6-1 -93 4 Subdivision of Lot 4, Irfred Park Subdivision (Amended), Block 3,2916 S.500 W., Kunigunde Hallman, Owner

Mrs. Hallman received permission from Davis County in 1978 to split this lot, which measures 100 ft. by 200 ft.; however, she never proceeded with the plan. Due to annexation, this property is now in Bountiful and Mrs. Hallman is ready to split the lot.

Zoning in this area (Neighborhood 9 District 10) requires a minimum 6500 sq. ft. with a 70 ft. frontage for a single family lot. Both lots would be in excess of 8,500 sq. ft. with close to 90 ft. frontages. There is a question as to whether enough she yard will be left on the west by creating a 90 ft. lot. An 8 ft. side yard must remain there to meet the ordinance. There would still be ample area in the second lot to meet ordinance.

All services and Improvements, except sidewalks, in the entire area are installed. The new lot should only have to pay connection and development related fees. A question was raised as to whether Mrs. Hallman should be required to put in sidewalks. City Engineer Jack Balling said at some future time the area could be classified as an improvement district and sidewalks would be installed in the entire neighborhood.

Staff recommends approval subject to the following conditions:

1. The existing house have a minimum 8 ft. side yard on the west side, and the new lot be adjusted accordingly before being submitted to the City Council for final approval;
2. Payment of water connection fee;
3. Payment of sewer lateral fee;
4. Payment of the lot development fee of \$30.00 per lot;
5. Payment of power development fee as set by the Power Department;
6. Compliance with all codes and ordinances required by the Building Department when the building permit is issued;
7. Payment of storm retention fee of \$434.00;

Mark Green made a motion to approve, subject to the conditions outlined by staff; Barbara Hat seconded the motion; voting was unanimous.

6-1-93.5 Final Approval, Stone Ridge Subdivision, Plat G. Joe Featherstone, Developer

This property is located at 1400 South 1900 East, consisting of 14 lots. It received preliminary approval by the Planning Commission on September 1, 1992 and by City Council September 9, 1992. The lots are very large and have useable space as required by ordinance. The cul-de-sac is 350 ft. long, serving three lots. To preserve the open space and reduce the cuts and fills along the cul-de-sac, preliminary approval allowed a sidewalk to be built on one side of the cul-de-sac in front of the lots it serves, and not around the circle.

Staff recommends final approval subject to the following conditions:

1. A variance for excessive cut and fill of 300 ft. as granted on preliminary approval;
2. A variance to allow sidewalk on one side of the cul-de-sac road as granted on preliminary approval;
3. Final completion of the engineering construction drawings which were sent back for minor corrections;
4. Posting of an approved bond to guarantee site improvements and landscaping;
5. Compliance with all ordinances, policies, and specifications of Bountiful City.

Barbara Holt made a motion for final approval subject to the conditions outlined by staff; seconded by Jeff Chretien; Mark Green abstained; motion approved by majority.

6-1-3.6 Preliminary and Final Approval of Additional Lot, Glade Hollow PUD, Clark Jenkins, Developer

Mr. Jenkins recently was given approval from the City Council to purchase .3728 acres of property from the city which is part of property purchased for recreational purposes. It abuts the east property line of Glade Hollow PUD being developed by Mr. Jenkins. He plans to add this piece to lot 3 and divide it into two building lots. Lot 3-A would contain 16,592 sq. R. with 151.85 R. of frontage, and lot 3-B would contain 23,309 sq. R. with 178.75 R. of frontage.

Staff recommends final approval subject to the following conditions:

1. Provide utility easements required by the city;
2. Payment of utility fees for water and sewer connection; underground power connection; all services to be installed before the streets are paved;
3. Payment of required checking fees; \$30.00 per lot and subdivision recording fee if required;
4. Payment of storm detention fee of \$783.00;
5. File an amended plat showing all lot corrections.

Jeff Chretien made a motion to grant final approval subject to the recommendations of staff; seconded by Don Milligan; voting was unanimous.

6-1-93.7 Revision to Bridlewood Subdivision, Phase 6; Clark Jenkins, Developer

This property is located at 4900 South Monarch Drive and was given final approval by the

Planning Commission on May 30, 1991 and City Council on June 5, 1991. There are 7 lots total, but Mr. Jenkins plans to develop only three lots at this time, lots 1, 6 and 7.

The final plans have been submitted and the City Engineer is in the process of checking, revising, and preparing a cost estimate for the bonds. The plans meet the requirements of the ordinance and the conditions of the preliminary approval.

Staff recommends final approval subject to the following conditions:

1. Completed plans to meet the requirements of the Engineering Department for final checking;
2. Posting of a Letter of Credit to guarantee the site improvements as outlined in the bond letter;
3. Payment of the required subdivision development fees;
4. Providing a title report and clearance of all encumbrances on the dedicated streets;
5. Provide an easement for the temporary turnaround at the end of the street.

Jeff Chretien made a motion for final approval; seconded by Mark Green; voting was unanimous.

Site Plans:

6-1-93.8 Craig's Superior Appliance and Refrigeration Sales and Service, 315 N. 200 W.;
Craig Jewett, Owner - Preliminary Approval

This business is in an existing building, which also includes 2 rental units. The water and sewer connections as well as curb, gutter, and sidewalk are existing. The owner proposes a new parking and access area in front of the building with 5 parking stalls (3 for the business and 2 for the apartments). This is adequate based on the square footage used for sales and service versus that used only for storage.

They are requesting two variances: 1. There is an existing 14 ft. wide approach/driveway into the property. This is one of two driveways into the property and was installed many years ago prior to the present owner's purchase. They are requesting that the 14 R. wide approach/driveway be allowed rather than the 15 ft. required by ordinance; 2. Last year they constructed planting areas along the front property line approximately 6 R. inside the property line. They are basically the same as some that were being installed on the commercial property located to the immediate south (Swiss Boy Sewing & Vacuum Center, 305 N. 200 W.) They are requesting that the existing planting areas be allowed to remain rather than tear them out and install new areas that would be approximately 10 R. inside the property line. The approach in question needs to be corrected by widening it from 10 R. to 14 R. to match the width of the driveway.

Storm water detention is provided on site, and no fee will be required. The runoff will be stored in an underground sump based on a 100 year storm. Water in excess of this amount can be maintained in a surface storage basin without allowing any runoff on the neighbors to the west. A complete hydrology study has been completed and the volume of the detention sump computed. Final plans for the sump will need to be submitted and a percolation test of the soil in the sump area will be required.

Staff recommends preliminary approval subject to the following conditions:

1. A complete hydrology study to be completed showing the volume of the detention sump, and final plans for the sump to be submitted to the City Engineer for approval;
2. A percolation test of the soil in the sump area to be done and the results submitted to the City Engineer for review;
3. A landscape plan showing materials to be planted in the new planting areas and plans for revegetation of grass areas previously used for parking to be submitted for review before final approval;
4. A site improvement and landscape bond must be posted as required by ordinance; the following was added at this meeting:
5. The curb approach to the south to be widened to the width of the driveway.

Barbara Holt made a motion to grant preliminary approval, including the two variance requests, and items 1 through 4 of staff recommendations, adding #5 (above) regarding the curb cut; seconded by Mike Holmes; voting was unanimous.

6-1-93.9 Two Duplexes, 280-282 E.100 No.; Brad Hutchings, Developer; Preliminary & Final Approval

This property is located on the southwest corner of 300 East and 100 North, in Neighborhood 4 District 2 which allows duplexes as a permitted use. Ordinance requires 6500 sq. R. for the first unit and 2500 sq. ft. for each additional unit for a total of 14,000 sq. R. This property contains 14,000 sq. ft. The development complies with all provisions of the ordinance. Staff recommends preliminary and final approval subject to the following conditions:

1. Provide a 7 R. wide public utility easement along 100 North and 300 East, and along the back property lines if needed by utility companies;
2. Pay a storm detention fee of \$675.00;
3. Final review of the plans by the building inspector;
4. Payment of all required building fees;
5. Post a 5% bond as required by ordinance for site improvements and landscaping;
6. Compliance with all city ordinances and policies.

Don Milligan made a motion to grant preliminary and final approval subject to the conditions recommended by staff; Barbara Holt seconded the motion; voting was unanimous.

Zone Change:

6-1 -93.10 Approximately 8 acres at 2200 South Orchard Drive. Change from Neighborhood 6 District 9 to Neighborhood 6 District 8 to allow commercial development; Kent Winegar, Developer

Chairman Dresher excused himself from this item. Vice Chairman Mark Green chaired.

Mr. Winegar stated they had been looking for property in the south end of Bountiful to build a new commercial development which would include a 50,000 sq. ft. grocery store and approximately 20,000 more square feet of retail space. There is a need for a grocery store in this part of the city ever since Smith's moved their store from Orchard Drive to 2399 South Main. Winegars attempted to deal with Smith's in obtaining the site that is now occupied by Mac's Hobbies and Crafts, but Smith's will not allow another grocery store to lease the space. Mr. Winegar said there is no other location suitable in this area other than the area being requested for a zone change. If approved, it would change Neighborhood 6 District 9, residential, to Neighborhood 6 District 8, commercial. There are two existing businesses on the southwest corner of the property, but those two toots are in N6-D8.

Barbara Holt said she was uncomfortable zoning more commercial property in view of the fact that there is very little residential property left to develop in Bountiful, particularly in areas where starter homes are needed. Also, existing commercial pockets such as Colonial Square, 5 Points Mall, and downtown Main Street are all struggling. Elaine Mckay, Planning Commissioner who was unable to be present tonight, had expressed basically the same concerns to Mrs. Holt.

Mr. Gehring said one reason those other commercial areas of the city were not doing well was that they had no anchor. The area in question did much better when it had Smith's grocery store as an anchor, than it is doing now without Smith's. A new commercial development as proposed would revitalize trade in this part of town.

There will be an impact on the residential areas to the west, north, and east of this neighborhood. There will be more traffic, and 2200 South Street on the north property line has no sidewalks, or curb and gutter, and is very narrow for heavy traffic.

Other commissioners also were concerned with losing residential property to commercial development, but generally agreed that there is a need for a supermarket in this area of the city.

There is a total of approximately 30 acres to be developed altogether, owned by the Calder and Boulton families. The proposed commercial development would actually be around 9.3 acres, taking all of the property owned by the Calders, and a portion of the Boulton property. The remaining property to the west is owned by the Boultons. There was a discussion as to whether the Boulton property would be developed for apartments or a PUD, but a Boulton family representative stated that he did not want to develop anything but single family homes. He stated he planned to build his home there and had spoken to several others who would buy a lot and build a home there also. The Planning Commission asked if he would be willing to draw up a Master Plan for his property, which Mr. Boulton agreed to do.

Staff feels this development is needed in this area and will help existing businesses by increasing commercial traffic.

Barbara Holt made a motion that the Planning Commission send a favorable recommendation to City Council to set a public hearing date to consider rezoning the property at 2200 South and Orchard Drive from Neighborhood 6 District 9 to Neighborhood 6 District 8, and Mr. Boulton to

bring back a Master Plan for the rest of the property; Don Milligan seconded the motion; voting was unanimous.

Meeting adjourned at 10:45 PM.