

November 2, 1993

Present: Chairman Dick Drescher, Mark Green, Don Milligan, Kathi Izatt, Elaine McKay, Mike Holmes; Barbara Holt, City Council Representative; Paul Rowland, Assistant City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: Jeff Chretien

The minutes of October 19, 1993 were approved as written by a majority vote. Mark Green abstained since he was not present at this meeting.

Zoning Ordinance Amendment

11-2-93.3 Rezone of approximately .87 acres at 1975 South Orchard Drive from R-1-6.5 to C-G, Lakeview Animal Hospital, Inc., Dana Clark and Evan Gubler, Veterinarians

Drs. Clark and Gubler wish to purchase this property and divide it into two sections. They want to rezone the west portion bordering Orchard Drive to C-G and construct a new animal hospital, a conditional use in the C-G zone. The remainder of the property will remain R-1-6.5, divided into 3 single family building lots facing 200 East Street.

A neighborhood meeting was held October 25th in which this proposal was presented to the residents for their input. Their concerns were discussed and no one opposed the plan as presented. Other attempts to develop this parcel in the past did not meet the approval of the neighborhood. This development will replace a vacant weedy lot with a well designed building, nice landscaping, with no impact on traffic, noise, etc.

Barbara Holt made a motion to recommend that City Council hold a public hearing for the purpose of a rezone; Elaine McKay seconded the motion; voting was unanimous.

Subdivisions

11-2-93.4 Approval of two building lots at 63 and 79 West 2200 South, Mark Simmons, Developer

These are two existing lots located on property that is being proposed for a Planned Unit Development. It is zoned R-1-6.5, and both lots meet all the lot area and width requirements. They will serve as model homes for the future PUD project if approved. If the PUD is not approved, these homes will be sold as single family residences meeting all zoning requirements.

Staff recommends approval for the two building lots subject to the following conditions:

1. Installation of a new sidewalk across the entire frontage of both lots (curb and gutter exists);
2. Storm fee of \$798.00 for the lot at 79 West 2200 South, and \$1,365.00 for the lot at 63 West 2200 South;
3. 7 foot utility easements be granted along the entire frontage of both lots and along the west lot line of 79 West 2200 South;
4. The new survey plat of the lots as shown be filed with the Davis County Recorder's office as per state law;
5. All required utility and hook-up fees be paid prior to the issuance of a building permit;
6. Payment of a \$30.00 subdivision checking fee per lot;
7. The homes to meet all city codes and ordinances.

Kathi Izatt made a motion to recommend to City Council that these two building lots be approved pursuant to recommendations of staff; Mark Green seconded; voting was unanimous.

Conditional Use Permits

11-2-93.5 Public Hearing to consider approval of a flag lot at 1875 South Main Street, Marv Blosch, Developer

Chairman Drescher excused himself from this item and turned the remainder of the meeting over to ViceChairman Mark Green.

Under the new zoning ordinance, flag lots are allowed anywhere in the city by Conditional Use Permit. Mr. Blosch wishes to develop the property behind an existing house that fronts on Main Street, by creating a flag lot for an apartment complex. The house will be divided off on a separate parcel with the necessary lot area, width and setbacks as required by ordinance. The proposed lot meets all the requirements for creation of a flag

lot. A fire hydrant will be installed on the property. No one opposed the plan. Staff recommends approval.

Kathi Izatt made a motion to close the public hearing; seconded by Barbara Holt; majority approved. Dick Drescher excused.

Barbara Holt made a motion to give approval for the flag lot at 1875 South Main, Marv Blosch, developer; Don Milligan seconded the motion; majority voted approval; Dick Drescher abstained.

11-2-93.7 Public Hearing to consider conceptual approval of a Planned Unit Development at 200 West and Pages Lane, Ronald Marshall, Developer

Mick Johnson was excused from this hearing.

Under provisions of the new zoning ordinance, a Conditional Use Permit for a PUD takes three steps. The first is conceptual approval of the desirability and feasibility of the project; the second is a preliminary approval subject to the conditions of a notification process and hearing; the third step is a final approval based on the detailed site plans, drawings and specifications developed through the first two steps. No Conditional Use Permit will actually be granted until the final step is completed.

The proposed density is 8.3 units per acre; ordinance allows a maximum of 13 units per acre. There are single family attached units proposed in groups of 2, 3 and 4 units. The 2 and 3 unit groups will be single story; the 4 unit groups will have a half second story. The development would consist of 17.5 acres with a total of 146 units ranging in price from \$115,000 to \$165,000. The majority of the market is elderly couples, singles, and "empty nesters", not young families with children. The impact on schools would be less than either apartments or a traditional subdivision both of which would be allowed to develop on this property.

There are two proposed entrances on 200 West and a main entrance on Pages Lane. There is concern for the lack of improvements on 200 West in the form of curb, gutter and sidewalks. In the early mornings and afternoons there is congestion at the intersection of 200 West and Pages Lane because of Viewmont High School. Centerville plans to complete 200 West (400 West in Centerville) through to Parrish Lane within the next 5 years, which will increase traffic on this street. Full improvements along Pages Lane and 200 West to the intersection should be completed with this development.

Drainage is a problem. The natural slope of this property is to the northwest corner and drains into Centerville's storm drain system. All of Centerville's runoff water collected between 700 South and Pages Lane, and 200 West and 650 East, runs in an open ditch along the north side of this property draining into a 36" Centerville storm drain pipe at the northwest corner. Centerville never required any detention in the area, so this storm drain system is already over capacity, flooding Pitford Acres Subdivision and along 200 West. In discussing this with the Centerville City Engineer and Planner, they had planned to build a detention basin in this area, possibly on this property. The developer, Bountiful City, and Centerville City need to work together to solve the runoff problem.

The sewer also drains to the northwest, but some of the ground on the south side can drain to the sewer in Pages Lane. A solution to the sewer problem for the remainder of the units needs to be addressed in the preliminary and final design stage.

Staff feels the project is compatible with the area, meets the intent and general provisions of the zoning ordinance, would not cause undue impacts on traffic or utilities, and recommends conceptual approval.

A few of the area residents were present and voiced their concerns, which Mr. Marshall addressed. He said they will do whatever is necessary to resolve the drainage problems. There is a stub street that the developer would like to access during the first phase of development, planned for 46-48 units, rather than having to complete the access from Pages Lane. There was concern about the use of this stub street. When asked about fencing, Mr. Marshall said they were thinkin of installing a wrought iron fence around the property. They have no intention of putting in a large dividing fence because they want the area to be open and natural looking, and fences require maintenance. They feel people will benefit from seeing the landscaping they have planned. They will restrict owners from renting their units, and RV storage will be off-site.

Whether this would be a finished project was a concern. Mr. Gehring explained that the new ordinance allows the Planning Commission to look at the financial backing and be satisfied that it is adequate to complete the project. The market bottomed out on condominiums a few years ago, leaving some projects unfinished. Mr. Marshall said if they only develop the first phase they have still improved the property. The first phase will be very high end smaller condo-type units which will create a shield between the existing homes and the potential of apartments on the other end of the property. He said he is not financially able to do the entire project up front, and if the Planning Commission requires that, then this is a "no go" and they go back to apartment - s. This is a 15 million dollar project and he wouldn't be here tonight if he was not financially capable to do it.

Mike Holmes said it is his understanding that the facilities need to be completed with the project. It appears to him that the first phase will leave out the tennis court, the play area, the detention pond and quite a bit of roadway. Mr. Gehring said this needs to be reviewed against the new Density Incentive Bonus chapter.

Kathi Izatt made a motion to close the public hearing, seconded by Barbara Holt; majority approved; (Mick Johnson excused.)

Mr. Gehring stated that on December 1st there will be a public hearing to rezone a portion of property facing Pages Lane that erroneously was zoned C-G when the new zoning map was being drawn, but should have been included in this R-3-13 zone; however, this piece is not in the first phase portion of this project.

Kathi Izatt made a motion to grant conceptual approval for the Planned Unit Development to be considered on 200 West and Pages Lane; seconded by Elaine McKay. An amendment was added to consider the concerns expressed in this public hearing; seconded by Elaine McKay. A second amendment to the motion added that notices will be mailed to the property owners within 500 ft. notifying them when the site plan will be considered, but that it will not be a public hearing. Elaine McKay's second to the motion still standing; approval by majority vote; Mick Johnson abstained.

Site Plan

11-2-93.9 Preliminary and Final Site Plan Approval for an addition to Dan Eastman Jeep Eagle at 2929 S. Main

There will be a new service bay and entry area added to the north and east sides of the existing building. They will be adding some new facade to the entire facility as well as maintenance and upgrading. The city cannot

impose more landscaping since the new addition does not exceed 50% of the value; however, new landscaping has recently been installed due to the improvements along the street.

Don Milligan made a motion to recommend to City Council preliminary and final site plan approval for the addition to Dan Eastman Jeep Eagle at 2929 South Main; seconded by Barbara Holt; voting was unanimous.

11-2-93.10 Preliminary & Final Site Plan Approval for an addition to the Bountiful LDS Seminary, 645 S. 400 East

In June, 1993, City Council approved the placement of a temporary classroom at the Bountiful Seminary. The new zoning ordinance was being processed with special conditions for temporary placement of such structures. The approval by the Council was given with those conditions now in effect, one of which reads: "The classroom be approved initially for six months. During that six months, detailed building and site plans shall be prepared and submitted to the Planning Commission and City Council for approval." Those plans are now before the Planning Commission showing a two classroom addition to the seminary building on the west side. An additional 20 ft. of property was purchased from the adjacent property for the expansion. An open area under the porch will be enclosed and offices expanded. No changes to the landscaping or parking will be made. The new addition will be completed next summer, and the mobile classroom removed by the time school starts.

Staff recommends this item be forwarded to the City Council with a favorable recommendation for preliminary **and final** site plan approval, approving an additional six month extension for the temporary classroom. In addition, and based on the new requirement, the Davis County Recorder requests approval of the division of the property and sale to the seminary.

Elaine McKay made a motion to recommend preliminary and final site plan approval for an addition to the Bountiful LDS Seminary including dividing adjacent property to the west for the purchase of 20 ft. of said

property for the seminary, and a six month extension to the temporary classroom; seconded by Mick Johnson; voting was unanimous.

11-2-93.11 Consider Preliminary Site Plan Approval for Center Court Apartment development at 1445 South Main, Marv Blosch, Developer

Dick Drescher excused from this item.

Mr. Blosch is requesting preliminary approval to two duplex units and one triplex unit at 1445 South Main. There is an existing triplex to the south which was built in 1981. The property will have a total of 10 units with the existing three. The total area of the property is 1.01 acres. Landscaping shows 45%, well exceeding ordinance requirements, and there will be a 6 ft. chain link fence with slats.

Staff recommends preliminary approval subject to the following conditions:

1. Storm water detention to be provided on site. Excess water and the detention basin drain can be piped into the existing storm inlet box at the front of the building. A complete hydrology study needs to be completed to determine the size and volume of the proposed detention basin. No storm water fee will be required;
2. Three 1" water meters are required. In addition, a fire hydrant will need to be installed near the dumpster enclosure. Most of the new units are well out of reach of any existing hydrants. The cost of the hydrant and water line will be determined prior to final approval;
3. A new sewer lateral will need to be installed to service the new units. Sewer fees will be based on a connection for 7 units and will be figured prior to final approval;
4. The site currently is crossed by an overhead power line that serves this property and the surrounding area. The current system is too low to provide safe clearance over the new buildings. The Power Dept. has redesigned the system to be placed underground, and as a result, the developer will be required to pay some of the costs of the new system. The fees will be figured by Bountiful City Power prior to final approval;
5. Easements will be needed to cover the new 6" water line and fire hydrant, and the relocated overhead and underground power. A 7 ft. wide easement is required along the Main Street frontage of the property;
6. All bonds and fees will be determined at the time of final approval and must be paid prior to construction;
7. The buildings must be designed for a 100 MPH wind by a professional engineer.

Mike Holmes made a motion to grant preliminary approval to the Center Court Apartments at 1445 South Main subject to the conditions by staff; Kathi Izatt seconded; approval by majority vote, Dick Dresher abstained.

11-2-93.12 Consider Preliminary Site Plan Approval for South Point Apartment development at 1875 South Main, Marv Blosch, Developer

Dick Dresher excused from this item.

Mr. Blosch is proposing two multi-family buildings with a total of 11 units on .84 acres, bringing the density to 13 units per acre. They will be split entry style, two story units with an enclosed garage, except for one over and under unit with detached garages. They are proposed for the property east and north of an existing single family home. The site will be enclosed by a fence, and landscaping is at 38% of the total area, which exceeds the required amount.

Staff recommends approval subject to the following conditions:

1. Storm water detention to be provided on site. Excess water and the detention basin drain can be piped into the back of the curb and gutter at the front of the site. A complete hydrology study needs to be completed to determine the size and volume of the proposed detention basin. No storm water fee will be required;
2. A 1-1/2 inch water meter and service line are required. In addition, a fire hydrant will need to be installed near the dumpster enclosure. Most of the new units are out of reach of any existing hydrants. The cost of the hydrant, water line and meter will be determined prior to final approval;
3. A new sewer lateral will need to be installed to service the new units. The new lateral can connect into the existing 8" sewer line that runs along the north property line. Sewer fees will be based on a connection for 11 units and will be figured prior to final approval;
4. Easements will be needed to cover the new 6" water line and fire hydrant. A 7 ft. wide easement is required along the Main Street frontage of the property;
5. All bonds and fees will be determined at the time of final approval and must be paid prior to construction; 6. The buildings must be designed for a 100 MPH wind by a professional engineer.

Mike Holmes made a motion to grant preliminary approval to the South Point Apartments, 1875 South Main, subject to the recommendations of staff-, Barbara Holt seconded the motion; approval by majority vote, Dick Dresher abstained.

Meeting adjourned at 8:30 PM.