

PLANNING COMMISSION MINUTES
JULY 21, 1992

Present: Chairman Jeff Chretien, Mark Green, Kathi Izatt, Elaine McKay, Mike Holmes, Mick Johnson; Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Don Milligan excused.

Dick Dresher, Planning Commission member, was present as a private citizen, but abstained from serving on the Commission in his official capacity, inasmuch as he was submitting a proposal for the Planning Commission's approval this evening.

Minutes of July 7, 1992, were unanimously approved as amended: Page 1, 2nd paragraph, delete from items discussed for consideration, "a study of vacant land and future redevelopment of existing developed properties". Insert as a separate sentence at end of paragraph: "it was recommended by Elaine McKay that we undertake a study of the current vacant lots and the areas of potential redevelopment."

Subdivisions - Final:

7-21-92.7A Revised Plat for Eagle Ridge Subdivision, 1400 East 1000 North

This subdivision received preliminary and final approval November 19, 1991 to Plats A and B, preliminary approval to plats C and D. City Council approval was November 20, 1991.

The city is participating in this subdivision for the construction of a detention basin to eliminate the flood plain hazard that exists below 1300 East on the north fork of Stone Creek. The flood detention basin would tie onto Northern Hills Subdivision, and onto the existing access road that goes to the Lions' shooting range. One of the original conditions was to pave the existing dirt road from the end of their subdivision over to the end of Skyline Drive, which would be the other access.

The plans were prepared and submitted to the State Engineer's office for the construction of the detention basin, and approval has been received. They want to proceed and develop plat A. Plats B and C may be sold to another developer. The original developer wanted to get as many lots on the property as possible under the Foothill Ordinance. Because of the long time period for the approval by the State Engineer's office, they decided to pull out of the development altogether. They now have a new developer, Wait Plumb, who has a different concept. He wants larger lots, so they have come back with a revised preliminary plan with changes as follows:

1. They want to increase the size of the lots and decrease the number from 33 to 25 lots in plats B and C;
2. They would like to combine plats B and C into one plat;
3. They would like to eliminate the steep uphill cul-de-sac in plat B;
4. They want to eliminate the stub road to the Kingston property and replace the tie road with a flag lot. They have presented a layout of the Kingston property showing that this road would not affect the development of the Kingston property;
5. They would like to add one other flag lot, #223, to take advantage of some interior space that does not have frontage on the streets.

Staff recommends the preliminary and final plats be amended to the new proposals as outlined, and subject to all the conditions outlined in the approval of November 19 and 20, 1991. Staff feels the changes are better; the density is less, and less problems with the road. Mr. Balling recommends the intersection to lots 206, 209, 224, 225 be slightly changed and make a larger radius curve to allow the traffic to approach the collector street at a better angle.

The developers were not present when this item was being discussed. Scott Balling, engineer on the project, arrived after the discussion began. Mike Holmes asked what would happen, with two developers on this property, if A fails and B and C goes ahead. Jack Balling said they still have to develop the road through A, tie it into Skyline Drive, and build the detention basin. It is part of the original motion and has to be done.

Mike then asked what happens to B and C if they go in this fall and there is no detention basin, no exit through plat A. Mr. Balling said this has all got to be done as one unit. If plat A doesn't go, then B and C doesn't go. They have to develop concurrently.

Mike Holmes made a motion to recommend approval of the Eagle Ridge Subdivision, Plats B and C, that they now be called plat B, and that the two flag lots be included, with the road changes as noted by the City Engineer and the recommendations per the City Engineer be followed; plats A and B be developed coincidentally; that they record simultaneously, and comply with all the previous conditions of November 19 and 20, 1991. Kathi Izatt seconded the motion. Scott Balling said he had one question - provided Walt Plumb does not go through with his project and the property falls back to Blair Jones and Lloyd Hayes, they may want to go back to plats B and C. Scott was told they would have to come back through the approval process. In the hope that one of the developers would soon arrive, Mike Holmes made a motion to leave the previous motion on the table and vote on it at the end of the meeting; seconded by Kathi Izatt; voting was unanimous.

One of the developers did arrive, and after a discussion with Scott, it was determined that they needed more time, so Mike Holmes withdrew his previous motion for approval and made a new motion to table, subject to the developer and engineer working out some details on the proposal and coming back to the Planning Commission's next meeting August 4th; seconded by Elaine McKay; voting was unanimous.

Commercial Applications:

7-21-92.10A Preliminary and Final Site Plan Approval for Professional Office, Dresher Associates, 387 East 200 North (N4-DI)

Mr. Dresher purchased this property which has an existing duplex he wishes to remodel into his professional office. Before doing so, the Board of Adjustment granted him three variances to front, side, and rear yard setbacks in order to bring the property into compliance. The professional office use is permitted in this zone.

Mr. Dresher will put in new parking, new sidewalk, and new landscaping. There is a small shed in the back that will be removed, and an additional room that will be taken off and replaced with an enlarged storage area. There is an existing cement porch that Mr. Dresher plans to change back to a wooden porch with a wood railing.

Staff recommends approval subject to the following conditions:

1. Submittal and approval of a final landscaping plan by the City Planner;
2. Submittal and approval of final building plans to meet all requirements of the Uniform Building Code;
3. Payment of all required fees;
4. Posting of the required bond for the removal and installation of necessary curb, gutter and sidewalk improvements;
5. Posting a 5% landscape bond.

For the purpose of clarity, when the Board of Adjustment granted the variances, it removed the nonconforming status on the property by bringing it into compliance. Mr. Dresher can basically do what he wants to the building as long as he stays within those setbacks.

Elaine McKay made a motion to recommend to City Council, that preliminary and final approval be given to the site plan for the professional office of Dick Dresher, 387 E. 200 No., subject to the recommendations by staff; seconded by Mark Green; majority voted approval, Dick Dresher abstained. (Note: Bountiful City Attorney said there is no problem with a conflict of interest. This was verified during the Board of Adjustment hearing.)

7-21-92.106 Site Plan for Additional Parking Lot, South Davis Community Hospital - Ralph Driggs, Architect

Mr. Gehring explained that after reviewing the plans, staff asked for a change on the site plan. At the east end of the property, there were two fire hydrants within 50 ft. of each other on each side of the drive. The easterly one provided the sprinkling line to the old hospital for fire protection. In reviewing this with the Fire Chief, it was decided to move the line and hydrant which would provide better protection for future growth and teeing off it to provide the sprinkler line to the hospital. The developer has agreed to this and put it on the site plan.

This property is directly east of the hospital. There is a home which will be removed to make parking, but they will leave a gazebo and landscape planter, and as much of the mature vegetation as possible.

The new parking is not required by the city but is extra parking for convenience of the patrons of the hospital and as a future access to any new development. No new bond is required inasmuch as staff felt this was covered sufficiently within the bond which has already been posted. Staff recommends approval.

Mark Green made a motion to recommend to City Council approval for the additional parking lot of the South Davis Medical Center as submitted and per any recommendations from staff; seconded by Elaine McKay; voting was unanimous.

Miscellaneous:

7-21-92.11 A Discussion On New Zoning Ordinance, Blaine Gehring

Mr. Gehring brought to the meeting copies of three different zoning ordinances and an outline of a proposed format for a new Bountiful City zoning text, using the Standard Land Use Code book to formulate the codes for the new zoning ordinance.

Mr. Gehring also presented an estimated time schedule for completing a working draft, joint meetings with City Council, draft preparations and revisions, and the public hearing by City Council to adopt the new zoning ordinance.

Meeting adjourned at 8:45 PM.

