

**PLANNING COMMISSION MINUTES
OCTOBER 20,1992**

Present: Chairman Jeff Chretien, Kathi Izatt, Elaine McKay, Dick Dresher, Mark Green, Mick Johnson, Don Milligan, Mike Holmes; Jack Balling, City Engineer; Blaine Gehring, Planning and Redevelopment Director; Shirley Chevalier, Recording Secretary

Absent: City Council Representative Barbara Holt

The minutes of October 6, 1992 were unanimously approved as amended: Regarding final approval fo Domino's Pizza, 2230 South Orchard Drive, add to paragraph 3, pertaining to the midnight closing, "No takeout or delivery orders after midnight."

Miscellaneous:

1. Keith Barton, 243 South 1000 East, Request for a Fence Variance

Mr. Barton's property is located on the northeast corner of 250 South and 1000 East. He is requesting a 6 ft. high fence to the sidewalk, 10 ft. of which will be stationary and 10 ft. will be portable to allow his travel trailer to be moved in and out. Ordinance allows a 4 ft. high fence in this 20 ft. area, but the Planning Commission may approve a variance to the height if it involves a patio enclosure in the front, side, or rear yard and does not create a hazard or is not in violation of any other city ordinances. This would give privacy to the patio from the home across the street as well as street traffic.

There is an existing 6 ft. high wall built by his neighbor which extends to the property line and is legally nonconforming. Mr. Barton's fence would be the same height, would tie into the wall and proceed 20 ft. to the west. Staff recommends granting approval to this variance.

Elaine McKay made a motion to grant approval to the fence variance as requested; seconded by Mick Johnson; voting was unanimous.

Site Plan Approvals:

1. Redd Apartments, Final Site Plan, 2023 South Main, Four 4-plexes, Lee Redd, Developer

Preliminary approval was granted October 6, 1992, and all conditions of that approval have been met. A landscape plan has been submitted and approved. Mr. Gehring mentioned that the storm drain location had been moved which causes no problems. Staff recommends final site plan approval subject to the following conditions:

1. Installation of four 1" water meters;
2. All power service to be underground;
3. Payment of all applicable bonds and fees;
4. Buildings must be designed for a 100 mph wind by a professional engineer.

Mark Green made a motion to recommend final site plan approval to City Council subject to the conditions outlined by staff; seconded by Mike Holmes; Kathi Izatt abstained; majority voted approval.

Subdivisions:

1. Guy Haskell, 68 West 1500 South, Single Lot Approval

In January 1992, there was a proposal to develop this property as a three duplex lot. However, the area residents were strongly against this and the project was dropped. Since then, the property has been divided into two single family building lots. Mr. Haskell is seeking approval to build a home on the west lot, but staff recommends approving the east lot at this time also, since it meets all the requirements of a single family lot, and needs the same city approval before a building permit can be issued. Approval is subject to the following conditions:

1. Payment of water connection fees;
2. Payment of sewer lateral fee and providing a manhole to separate the two sewer laterals;
3. Payment of the required storm detention fees of \$2,100.00 per acre;
4. Providing a 7 ft. wide utility easement across the front and back of the lots;
5. Payment of the lot development fee of \$30.00 per lot;
6. Payment of the power development fee as set by the Power Dept.;
7. Compliance with all codes and ordinances required by the Building Inspector when the building permit is issued.

Kathl Izatt made a motion to approve the two building lots with the conditions outlined by staff; seconded by Mick Johnson; voting was unanimous.

2. Windsor Park, Preliminary Plat Approval, 2050 East Ridge Hill Drive, 6 Lots, Marv Blosch, Developer (Continued from 10/6/92)

agenda)

This Item was cancelled.

Zoning Ordinance Amendments:

Mr. Gehring prepared three zoning ordinance amendments for review by the Planning Commission. Prior to the meeting, the Assistant City Attorney and engineering staff went over these proposals, and Mr. Gehring discussed the recommended changes as a result of their review. After a discussion on these Items, the Planning Commission took the following action:

1. Amend Section 5-800, Table of Land Use Regulations by removing land use category C-1 0, Bar, Tavern, Lounge, Club as a permitted use and making it a Conditional Use in N2-136, N4-139, N6-D1 1, and N6-D1 2. Motion for approval by Mike Holmes, seconded by Don Milligan; Kathi Izatt opposed; majority voted approval.

2. Amend Section 15-200, Lot Standards, to require newly created lots to meet ordinance standards, prohibit transfer of sales of space required to meet ordinance standards, and allow prior created lots which do not meet width or frontage standards to be developed. Motion for approval of items A, B, & C of the proposed amendment by Mike Holmes, seconded by Elaine McKay; voting was unanimous. In discussing this amendment, commissioners felt an additional item D, regarding site plans and plats that have been changed after approval need to come back to the Planning Commission, should be written by Mr. Gehring and brought back for discussion.

3. Repeal Chapter 10, Off-Street Parking and Loading, and adopt new Chapter 10, Off-Street Parking and Motor Vehicle Access Standards. Mike Holmes felt he needed to study this more and made a motion to table, seconded by Kathi Izatt; voting was unanimous.

Mr. Gehring stated that after approval by the Planning Commission, with recommendations to City Council, there will be a public hearing to adopt these amendments.

Meeting adjourned at 8:35 PM.

