

PLANNING COMMISSION MINUTES

January 7, 1992

Present: Chairman Jeff Chretien, Don Milligan, Mark Green, Kathi Izatt, Dick Drescher, Elaine McKay, Mick Johnson; Barbara Holt, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director; Shirley Chevalier, Recording Secretary

Excused: Mike Holmes

Approval of minutes of December 17, 1991 postponed to January 21, 1992.

Conditional Use:

1-7-92.5A 91-9C 8 Unit Multi-Family Complex, 880 So. Main
Postponed to January 21, 1992

Subdivisions - Preliminary:

1-7-92.6A Jack Bangerter Subdivision, 20 Lots, 1350 N. 100 E.
Vaughn Hill and Jack Bangerter present.

The north side of this property abuts a subdivision that is in Centerville. There is an existing home on the front portion facing Main Street. Staff has reviewed the plans and recommends preliminary approval subject to the following conditions:

1. The north 34 ft. of this property is in the county unincorporated area. Staff recommends this area be annexed before the plat is recorded;
2. The radius at the street intersections on the corner lots should be 20 ft.;
3. The minimum radius on street curves on thru streets should be 250 ft.;
4. The public utility easement should be shown and conform to the existing utility lines (power lines of specific location);
5. Easements should be shown for future utilities;
6. Inlet boxes should be placed on the north and south side of 1350 North at 250 East to pick up the storm water from both sides of the street;
7. Proposed utilities should be adjusted to city standards;
8. Lot lines adjusted to conform to the utility easements;
9. A variance should be granted for the entrance to the existing house on the north side of 1350 North at Main;
10. All utilities and drainage designs shall be made to comply with the city ordinance and the direction of the City Engineer.
The existing home has a protrusion that prevents there being a 20 ft. clearance from the road width. If the road is moved to provide a 20 ft. clearance, the corner property will not have the required 80 ft. frontage.

Mr. Balling recommends the variance (item 9) be granted. He sees no detriment as far as sight distance is concerned since it is far enough back from the corner, and there

will be a stop sign at that intersection.

Mark Green made a motion to grant preliminary approval to Jack Bangerter's subdivision subject to conditions outlined by staff; Don Milligan seconded; voting was unanimous.

Commercial Application:

1-7-92. 10A

Osterloh Restaurant, 401 W. 500 S., Rick Osterloh

Mr. Boothe presented the site plan. The landscaping proposed meets the 10% requirement and parking is adequate. The restaurant will have 158 seating capacity.

The dumpster location was discussed. Ordinance requires it be enclosed, however it was agreed, at the owner's request, to allow it to be in an open area in the back, inasmuch as it will not be seen from the street. Planning Commission agreed to allow this on a trial basis with regular inspections. The owner agreed to build an enclosure if requested by the city in the future.

Kathi Izatt made a motion to give preliminary approval to Osterloh Restaurant; Mick Johnson seconded the motion; voting was unanimous.

Miscellaneous:

1-7-92. 11A Discuss Accessory Buildings and/or Uses, 1193 S. 425
W., Roger Brasier, dba R & B Machine Shop

Mr. Brasier wishes to provide covered parking by adding walls and roof to existing parking stalls located on the rear property line to the east.

Ordinance allows accessory use on residential property, but not on commercial property. This business is a permitted use which requires a rear yard setback of 30 ft. Previously Kathi Izatt made a motion to direct staff to prepare recommended verbage for an ordinance change to allow accessory use on commercial property. Mr. Boothe prepared a recommendation for Planning Commission consideration. After further discussion on the subject it was agreed that the following paragraph should be added to amend Section 5-4065 Rear Yard:

3. Accessory buildings, i.e. carports and/or garages, may be allowed, with conditions, in the required rear yard if approved by the Planning Commission after a public hearing, if adequate off-street parking is provided on the same lot. Accessory buildings of a height of not more than 15 ft. to be made compatible with main building architecture.

Kathi Izatt made a motion to recommend to City Council an amendment to the ordinance, Section 5-4065, as stated above; Elaine McKay seconded the motion; voting was unanimous.

The Legal Dept. will be given this amendment to approve. There will be a public hearing before the City Council which will enable adjacent property owners to attend and voice their opinion for or against this change.

1-7-92.11B Elect New Planning Commission Chairman and Vice chairman

Jeff Chretien was elected Chairman of the Planning Commission, and Dick Dresher was

elected Vice Chairman, to serve a one year term.