

PLANNING COMMISSION MINUTES

October 1, 1991

Present: Chairman Jeff Chretien, Mike Holmes, Dick Dresher, Mick Johnson, Elaine McKay, Kathi Izatt; Les Foy, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, City Planner; Shirley Chevalier, Recording Secretary

There was a moment of silence for personal reflection.

Minutes of September 17, 1991 were unanimously approved as written.

Agenda items IIIA-Old Business, and IIIB-City Council Report were moved to item 11-Miscellaneous.

Conditional Use:

10-1-91.5A 91-6C Heritage Place, 20 Units, 1150 S. Main, Gary Taylor, Owner.

Mr. Balling presented the site plan which includes the existing building and the proposed building, a small senior housing project of 20 units. Nineteen (19) additional parking spaces have been provided. Staff has reviewed the preliminary plans and recommends approval subject to the following conditions:

1. The architect has requested fast track construction. This is a very small senior housing project and the plans are very simple. The building permit is an all-inclusive permit which requires the total review of the complete plans. Staff does not recommend fast tracking for this small structure.
2. The final site plans to show: A. The storm drainage system including the runoff calculations, pipe sizes and capacities, storm water detention, and the outlet details as per city ordinance; B. The finish grade elevations and contours of the parking lots and building site; C. The proposed perimeter fencing; D. The access to the parking lots; E. The landscaping as required by ordinance. Mr. Boothe mentioned that a landscape bond is required in the amount of 5% of the building valuation or \$5,000, whichever is greater. This guarantees landscaping plus the on-site improvements (curb, gutter, sidewalks).
3. The finished drawings must show the sanitary sewer connection size and grades. There are 180 plumbing fixture units in this proposed addition, and the sewer connection fee will be \$5,400.00 as per sewer district requirements. (This fee goes to the South Davis treatment plant for treatment of wastes).
4. The finished drawings must show the culinary water connection. The building will require a 1-1/2 in. meter and service line, and a 2 in. main from the meter to the branch lines. The cost of a 1- 1/2 in. meter is \$3,292.50.

There was concern about the additional parking which is off 1050 So. Street. Jim Burns, 126 W. 1050 So., said this street is too busy to have more cars coming in and out of this property. It is narrow, and when cars are parked on both sides of the street only one car at a time can pass through. Mrs. Taylor said staff would use three or four parking spaces. The rest would be seldom used. Visitors use the front parking. For special occasions, the adjacent LDS Church parking lot may be used. Planning Commission recommended removing the first parking stall by the entrance to improve the visibility, and increase landscaping here.

Planning Commission required a 6 ft. high solid decorative fence, built of same material as building, on the property line east of the new parking lot. The other side of the parking lot is adjacent to an open field and a 5 ft. wide strip of landscaping will be planted along this side.

Mike Holmes made a motion to approve subject to the conditions recommended by staff, the elimination of the first stall adjacent to 1050 So. St. (the space to be landscaped); construction of a 6 ft. high solid decorative fence on the east side of the parking lot; motion seconded by Les Foy. Mike Holmes amended his motion to include not to allow fast tracking; Les Foy seconded the amendment; Kathi Izatt abstained from voting; majority voted approval.

Rezoning Petitions:

10-1-91.9A 91-2Z Boundary Change Amendment N5-D2 to N5-D1 880 S. Main,
.85 Acre, Collier Management & Development - Alan Collier,
Owner

This request is to amend the zone boundary which is currently Neighborhood 5 District 2, that allows Single Family, Multi-Family, and Professional Offices, to Neighborhood 5 District 1 which allows Single Family, Multi-Family, Automotive Self-Service, Financial services, Convenience Goods & Services, Dept. Store, General Comparison Sales, Business Offices, Professional Offices, Restaurant/Cafe, Restaurant/Fast Food, Light Industry.

Across the street from this property, on the east side of Main Street, is zone Neighborhood 6 District 2, which allows business offices as a conditional use along with some commercial activity. It is more restrictive than N5-D1.

Mr. Collier stated he acquired partial interest in this property with the intent of using the building for his office. He learned that this building was under a conditional use status. He now wants to build a business office on this property which is no zoned for this use. He plans to use the existing building and enlarge it to the rear to a two-story complex with underground parking. He stated, however, if there is opposition to this change he would withdraw the petition.

Planning Commission feels there would be problems with this zone change in that it would allow all types of commercial activity. In defining the difference between professional office vs business office, the Planning Commission's consensus was that the definition of professional office needed to be changed to include of fices such as real estate, insurance, etc.

Mr. Boothe said the Planning Commission should make a recommendation that at the public hearing October 16th, City Council deny the request and redefine "professional".

Les Foy made a motion to allow the public hearing to go forth, and suggest alternative options: redefine the definitions; consider rezoning to Neighborhood 6 District 2. Elaine McKay made an amendment to the motion that the language of the ordinance be changed to broaden the meaning of "professional" to include realtors, etc. Due to lack of a second, Mr. Foy withdrew his motion.

Kathi suggested that staff, especially the City Attorney, study the effects of zoning this property to N6-D2, and what would happen if we expanded the language in the definition. This would be brought back to the Planning Commission on October 15th at which time the Planning Commission could make its recommendation to City Council October 16th.

After more lengthy discussion, Mr. Collier withdrew his petition, and Dick Drescher made a motion to recommend to City Council that they review the definitions of Professional Office and Business Office as to whether or not they want to change them, and refer this back to the Planning Commission October 15th. Les Foy seconded the motion; voting was unanimous.

(Due to Mr. Collier withdrawing his request, the scheduled Public Hearing before City Council October 16th, will be cancelled.)

Miscellaneous: Postponed from agenda item III-A, Old Business Discuss Planning Commission Priorities

Kathi asked if the by-laws had been studied by the City Attorney to receive his input, but at this time there has been no indication as to whether or not this has been completed. Mr. Forbes will be asked to be present at the October 15th meeting to discuss the by-laws with the Planning Commission. The discussion on Planning Commission Priorities will be postponed to October 15th, 1991.

Kathi suggested that a letter of appreciation should be sent to Berwyn Andrus and Cheryl Okubo, honoring their years of service on the Planning Commission.

Kathi attended a conference in Park City, and Chairman Chretien asked if she would report on this to the Commission October 15th.

Meeting adjourned at 8:45 PM.