

PLANNING COMMISSION MINUTES

February 20, 1990

Present: Chairman Robert McKenzie, Berwyn Andrus, Kathi Izatt, Elaine McKay, Dick Dresher; Leslie Foy, Planning Commission Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mike Holmes, Mick Johnson Cheryl Okubo

Invocation: Leslie Foy

Minutes of February 6, 1990 unanimously approved as written.

Home Occupations:

2-20-90.4A Kirk Walters, 720 E. 1500 No.

Mr. Walters was concerned, upon renewing his Home Occupation license, that he could not qualify for two of the requirements listed on the application form, i.e., item B which states: "The home occupation shall involve the use of no more than one room in the dwelling or the equivalent of 20 percent of the ground floor area, whichever is greater"; and item F which states: "Pursuant to the conducting of said home occupation, no one shall be employed to work in said home except members of the family related by blood, marriage, or adoption, and who are residing in the dwelling at the time of such employment."

Due to the growth of his business, Mr. Walters finds it necessary to hire additional help and expand the work area. He anticipates that continuous growth will necessitate his moving to a commercial building, but at this time it is not economically feasible. He would like this approval to cover the next 18 months.

There is room for parking in his driveway to accommodate additional staff.

Berwyn Andrus made a motion to grant exceptions requested above for a period not to exceed 18 months (2 additional employees and a 20% increase in usable space); seconded by Elaine McKay; voting was unanimous.

Subdivisions - Preliminary:

2-20-90 Sunset Hollow Plats C & D, 3200 So. 1200 E., Reaffirmation of preliminary approval granted 9-16-80. Tom Mabey/Ron Marshall

Mr. Balling explained the site plan. There were concerns about the excessive fills and the ramp on the road as it ties into the existing Sunset Hollow subdivision. Plans were resubmitted and reviewed. The only thing left to be developed is finishing the loop road and developing the lots on this road. Staff recommends preliminary approval for plats C & D subject

to the following conditions:

1. Plats C and D be developed at the same time to complete the continuity of the road - or that a portion of Plat D be completed first and not to extend further than lot 9 with a gravel turnaround with a 70 ft. diameter circle;
2. Utilities (sewer) be installed in the street and not between lots 17 and 18 where it cannot be serviced and will cut up the hillside vegetation;
3. Lots 7, 8 and 9 be carefully checked to make sure there are buildable lot sizes as defined by ordinance. A disclaimer will be required on the plot, and if the lots do not have buildable space, permits will not be issued;
4. A cut and fill plan be prepared to use the excavated material to build up lots 10 and 11 and eliminate the fill slopes on the edge of the road and make the lots usable;
5. The cut slopes be reseeded and a sprinkling and landscape plan be submitted for revegetation of these areas;
6. The excessive cuts along lots 7, 8 and 9 be approved and the 15% grade on the street in this area be approved;
7. The 54 ft. right-of-way between lots 4 and 5 be indicated as a private right-of-way and not approved for a public street;
8. The water connection fees be paid for all lots prior to recording the subdivision plat. This water fee is set by agreement at about \$4,000 per connection.

The developers commented on the above conditions and will try to negotiate items 1 and 8 with the City Council.

Elaine McKay made a motion to approve reaffirmation of preliminary approval subject to conditions recommended by staff; Berwyn Andrus seconded the motion; voting was unanimous.

Commercial Applications:

2-20-90 Automotive Repair/Machine Shop, 1203 So. 425 W., Preliminary Site Plan Approval,
Scott Kjar, Rep.

Mr. Boothe presented the site plan. The lot area is approximately 11,800 sq. ft., building area 2800 sq. ft., and the landscape area is 1200 sq. ft. The structure will be of concrete block. Staff recommends preliminary and final approval subject to the following conditions:

1. Payment of the storm detention fee in the amount of \$569.00;

2. The irrigation water system should be used, not the culinary system;
3. Payment of a sewer connection fee of \$600 and water fee of \$800;
4. Landscape bond to be posted to equal 5% of construction cost or \$5,000, whichever is greater.
Additional street trees and screening trees to be provided along east property line, and automatic sprinkler plan to be provided;
5. Six ft. high solid masonry wall to be provided along east property line subject to approval of adjacent property owner to the east;
6. Any roof mounted mechanical equipment to be screened from public view as approved by staff;
7. Building to comply with all applicable building codes.

Leslie Foy made a motion to grant preliminary and final approval with items 5 and 6 given special consideration; Kathi Izatt seconded the motion; voting was unanimous.