

PLANNING COMMISSION MINUTES
December 5, 1989

Present: Chairman Robert McKenzie, Mike Holmes, Kathi Izatt, Cheryl Okubo, Elaine McKay, Mick Johnson, Berwyn Andrus; Harold Shafter, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director.

Excused: Dick Dresher
Invocation: Jack Balling

Minutes of November 7, 1989 were unanimously approved as written.

Conditional Use:

12-5-89.5A 89-8C - Linda Butler, 300 So. 55 East

Mrs. Butler wishes to establish a private school in the building which will be shared by an existing dance studio. Mr. Boothe stated the parking is adequate for both uses and recommends this request be approved subject to Mrs. Butler obtaining a business license for 1989 and 1990.

Harold Shafter made a motion to approve subject to the acquisition of business licenses for years 1989 and 1990; seconded by Berwyn Andrus; voting was unanimous.

Subdivisions - Preliminary:

12-5-89.7A 5 Lot Subdivision, 1800 So. Bountiful Blvd.
Norm Dobson, Developer - Preliminary & Final

Mr. Dobson wishes to develop lots 1, 2, and 3 now and lots 4 and 5 at a later time. Staff recommends preliminary approval of the five lots and final approval of lots 1, 2, and 3 be given subject to the following conditions:

1. A subdivision plat be prepared including the dedication of Bountiful Blvd.;
2. Payment of the water line in the amount of \$11,890.00, to be reimbursed to Eggett Subdivision developers;
3. Payment of curb and gutter in the amount of \$7,650.50;
4. Payment of the water laterals to 3 lots in the amount of \$1,455.00; the balance of the water connection (\$800/lot) due when the building permit is issued;
5. Payment of the subdivision fees and engineering checking fees;
6. Payment for underground power as required by the Power Dept.;
7. Payment of a storm detention fee in the amount of \$2,892.50;
8. Completion of the plans and approval of the sanitary sewer;
9. Provide all required easements;
10. Posting a bond to guarantee the construction and compliance for construction of sanitary sewer, construction of 4 ft. concrete walk, repair of curb and gutter, repair of road and asphalt patch, setting of survey markers and monuments.

Staff recommends that the sewer and water laterals be installed to lots 4 and 5 so that the road crossings can be made all at once to avoid future disruption of use on the roadway.

Mr. Balling noted that the above fees and requirements do not include the asphalt paving of Bountiful Blvd. which is done, and recommends the asphalt paving fee of \$17,640 be waived. The excavation and grading for the roadway was performed by the city in exchange for the land for the roadway and detention basin.

The city owns the property in front of lots 4 and 5 which was acquired for a slope easement to construct the road. The deed to these slopes should be given back to Mr. Dobson when the two lots are platted.

After a lengthy discussion, Mike Holmes made the motion to grant preliminary approval to all five lots, and final approval to lots 1, 2 and 3 only, subject to the conditions outlined above. Mick Johnson seconded the motion; voting was unanimous.

Rezoning Petitions:

12-5-89.10A 89-2Z, 1950 So. Orchard Dr., Glenn Jessop, Owner

Mr. Jessop wishes this property to be rezoned from residential to commercial land use; however he presently does not have a specific use for the property. The present zoning (N9-D5) allows these major land uses, (P = permitted - C = conditional):

Single Family (P), Churches (P), Professional Office (C), Public School (P), Museum (C), Duplex (C), Banking (C), Private School (C), Library (C).

If rezoned to N9-D6, the land uses would be:

Single Family (P), Multi-family (C), Service Station (P), Banking (P), Commercial Goods & Services (P), Dept. Store (P), Dry Cleaning (P), Gen'l Comparison Sales (P), Laundromat (C), Restaurant (P), Professional Office (P), Fast Food (C).

The easterly 100 ft. of the property has been excluded from the rezoning request. It was felt this portion would be a good buffer between the proposed commercial use and the single family area to the east.

After further review, Mike Holmes motioned to recommend to City Council approval of the rezoning request; seconded by Elaine McKay. Voting was 4 for approval; 2 opposed; one abstained; motion carried by majority vote.

Commercial Applications:

12-5-89.11A Auto Zone, Discount Auto Parts, 615 So. 500 W.
Preliminary Approval, Terry McKee, Rep.

Auto Zone proposes a building of approximately 5,400 sq. ft. The total land area is 33,420 sq. ft., with 13,980 sq. ft. representing the landscaped area.

Staff recommends approval subject to the following conditions:

1. Payment of a storm detention fee of \$1,607.00;
2. Approval in writing of site plan by Davis County Flood Control;
3. Deeding a 20 ft. wide easement along south side of Mill Creek to Davis County for access to creek;
4. Payment of a culinary water fee in the amount of \$1,385.00 for a 1" water meter. The city will install water line from main to water meter and set the meter box. Owner/developer to install said line from meter to building;
5. Payment of a sanitary sewer fee in the amount of \$600.00. Sewer contractor must be bonded and licensed to work in Bountiful City. An excavation permit must be obtained before work can begin;
6. Final site plan to show the following in addition to what is presently indicated: specify parking lot thickness; concrete curbs and gutters to show finished grades and elevations with a minimum 1% slope; ordinance requires the perimeter of all parking and landscape areas have a concrete curb or curb and gutter; building construction plans to be stamped by an architect or engineer licensed to practice in Utah; plans to show complete structural design and electrical, plumbing, heating and mechanical details.
7. Provide to the city a 7 ft. wide utility easement across the property frontage;
8. Landscape and automatic sprinkler plans to be prepared and approved by the city;
9. Payment of all required fees, posting of a landscape bond, and a cash deposit to guarantee the integrity of the existing curb, gutter and sidewalk. Landscape bond to be cash or surety in the amount of \$5,000 or 5% of the site development cost, whichever is greater;
10. All roof mounted mechanical equipment to be screened from public view by parapet wall or other approved screening device.

With respect to item 8, the green cross hatched areas adjacent to the building on the north and west sides (see site plan), are encouraged to be landscaped to enhance a rather barren facade, however this is not mandatory.

Mike Holmes made a motion to recommend to City Council preliminary and final approval subject to conditions outlined above; seconded by Harold Shafter; voting was unanimous.

Miscellaneous:

12-5-89.12A Review and comment regarding Bountiful Gateway
Neighborhood Development Plan dated November 14, 1989
Presented by City Manager Tom Hardy

Mr. Hardy stated that a public hearing has been scheduled for December 13, 1989, and it would be appreciated if the RDA could receive the response of the Planning Commission prior to the hearing.

The project area is a joint redevelopment plan proposed by the Bountiful RDA and the West Bountiful RDA, and is generally described as follows: bounded on the west by 1-15, on the north by the State Liquor Store, on the east by 500 West St., and on the south by 500 So. St. Excluded from this area would be Lee's Cafe, David Early Tire; the mobile home park, the private cemetery, and Bountiful Cleaners. The architectural rendering plans indicate the following uses: the major anchor would be a ShopKo store followed by a movie theater, grocery store, general retail with some specialty shops, restaurants - both sit down and fast food.

The project area will encompass approximately 21 acres with 5 acres within the boundary of Bountiful City. The sales tax will be split 65-35 with the majority going to West Bountiful. It is estimated the project will generate between \$300,000 to \$400,000 in sales tax. The two cities will share in providing other services with most of the responsibility being West Bountiful's. The project package is being assembled by Sky Properties, developers of Gateway Park. All the property needed is under option and no condemnation of property is required.

A discussion period followed, after which it was determined that this proposal was found to be consistent with the goals and policies of the city's Comprehensive Master Plan, as well as the Capital Improvement plans and zoning ordinance of the city.

By motion of Elaine McKay, seconded by Cheryl Okubo, the Planning Commission recommended to the RDA and City Council that the above mentioned plans be adopted. This action was approved unanimously.

Meeting adjourned at 9:30 PM.