

PLANNING COMMISSION MINUTES
July 18; 1989

Present: Chairman Robert McKenzie, Mike Holmes, Mick Johnson,
Dick Dresher, Berwyn Andrus, Elaine McKay, Kathy Izatt;
Jack Balling, City Engineer; Jon Reed Boothe, Planning
Director

Excused: Cheryl Okubo; Harold Shafter, City Council Rep.

Minutes were unanimously approved with the addition of condition #8: Solid fence around southeast corner of property to enclose vehicle storage area.

Invocation: Mike Holmes

Conditional Use:

7-18-89.A Bountiful Taco Time, 245 W. 500 S., Remodel & Addition of a Second Drive-Up Window, Robert Greaves, Owner

Mr. Boothe presented the site plan and elevations. The proposed addition is for an additional drive-up window and 1500 sq. ft. of new floor space. Staff recommends approval with the requirement that the final plans meet the Uniform Building Code. Drainage is adequate as well as parking and landscaping.

Elaine McKay made a motion for approval; seconded by Dick Dresher; voting was unanimous.

7-18-89.B Carriage Crossing Revision, 650 So. Main, Dick Prows

The original project was given approval in September, 1983. They propose to change Building #5, a 20 dwelling unit, to three separate buildings, two 4-plexes and one duplex, reducing the number of units to ten. Parking will be reduced to 26 spaces which exceeds the requirements. Staff recommends approval with the following conditions:

1. Modify the main sewer line to provide an extension with sewer manholes around the proposed buildings;

2. Additional taps and services for the culinary water is required for each individual building;

3. Storm Drainage. The development is in the flood plain area of Mill Creek, which is subject to sheet flooding 1 ft. deep. The floor elevations are set 2 ft. above the creek bank which meets the flood insurance requirements. The surrounding walks and curbs should be set 1 ft. below the floor elevations as shown on the plans. The storm detention has been completed and storm drains installed under previous phases of construction. Written approval from the Davis County Flood Control is required.

4. Final plans to show the final grades and contours, landscaping and sprinkling system, sewer system, water system, and final building plans to meet the Uniform Building Code.

Berwyn Andrus made a motion to approve, subject to meeting all conditions outlined by staff; seconded by Mick Johnson; Mike Holmes abstained from voting; majority approved.

DATE: July 18, 1989
TO: Planning Commission
FROM: City Engineer
SUBJECT: **Review of Proposed Change to
Carriage Crossing, Building No. 5**

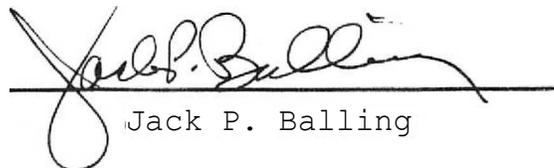
The developers of Carriage Crossing development are proposing to change the 20 dwelling unit, Building No. 5, to three separate buildings (two 4-plex and one 2-plex). This would be a reduction from 20 dwelling units to 10 dwelling units. The parking stalls would be reduced from 41 to 26, which will still exceed the parking requirements. We have made a review of the proposal as follows:

- 1. Sanitary Sewer:** The main sewer line will need to be modified to provide an extension with sewer manholes around the proposed buildings.
- 2. Culinary Water:** Additional taps and services will be required to serve each individual building.
- 3. Storm Drainage:** The development is in the flood plain area of Mill Creek designated as Zone A-0, which is subject to sheet flooding one foot deep. The floor elevations are set 2 feet above the creek bank, which meets the flood insurance requirements. The surrounding walks and curbs should be set one foot below the floor elevations as shown.

The storm detention has been completed and the storm drains were installed under previous phases of construction.

- 4. Final Plans** need to be submitted showing:
 - a. Final grades and contours;
 - b. Final landscaping and sprinkling system;
 - c. Final sewer system;
 - d. Final water system;
 - e. Final building plans.

We recommend approval of the revised plan of Carriage Crossing subject to the conditions as outlined above.


Jack P. Balling