

PLANNING COMMISSION MINUTES
August 15; 1989

Present: Kathi Izatt, Elaine McKay, Dick Dresher, Mike Holmes;
City Council Rep. Harold Shafter; Jack Balling, City
Engineer; Jon Reed Boothe, Planning Director

Excused: Chairman Robert McKenzie, Cheryl Okubo, Berwyn Andrus

Absent: Mick Johnson

Invocation: Jack Balling

Minutes of July 18, 1989 were unanimously approved as written.

Mike Holmes chaired the meeting.

Conditional Use:

8-15-89.5A 89-7C Amsource, Inc., 530 S. 500 W., Firestone
Tire, Joe Rich, Rep.

Mr. Boothe presented the site plan. This project is in Phase 3 of the Amsource development at the southwest corner of 500 West and 500 South. Elevations were shown. Parking and landscape requirements have been met with the landscaping in excess of that required by ordinance. Harold Shafter recommended the 25 ft. grassy area in the front yard setback fronting 500 W. be planted in flowers and possibly bermed.

Staff recommends preliminary site plan approval subject to the following conditions:

1. Obtain approval from Davis County Flood Control since the project is in the Mill Creek flood plain; openings in the building to be set 1 ft. above the walk on the east side and 1 ft. above the curbs on the west end.)
2. Payment of a storm drain fee in the amount of \$825.00.
3. The proposed sanitary sewer connection to be approved by the South Davis Sewer District.
4. Final building plans to show the finish grades, curbs, walks, asphalt surface, drainage elevations and directions in the final site plan, and landscaping and sprinkling system to be detailed. The building plans need to be adapted to this site.
5. Posting of a bond to guarantee the landscaping and automatic sprinkler system; bond to also guarantee that all roof mounted mechanical equipment be screened from public view.

Harold Shafter made a motion for preliminary site plan approval subject to the conditions outlined by staff and planting flowers in the 25 ft. front yard facing 500 West; motion seconded by Dick Dresher; voting was unanimous.

Commercial Application:

8-15-89.11A Professional Office Building, 440 S. Medical Dr.
 Sam Wilson, Owner - Preliminary and Final

Mr. Boothe presented the site plan for the five office professional building, pointing out that access will be from the private road of the hospital. An easement should be recorded in which the hospital grants the access from their private street and would also provide for sanitary sewer, culinary water, and storm drain to serve the property.

There is an existing 6 ft. fence along the south property line, and it was recommended that a landscape buffer be planted the width of the residential property that abuts the south side.

Staff has reviewed the plans and recommends preliminary and final approval be granted subject to the following conditions:

1. Recording of an access easement granted by the hospital permitting use of their private street to this project which also provides for the utilities (sanitary sewer, culinary water, storm drains) to serve the property;
2. Drawings to specify the sanitary sewer pipe size, shape, and material as required in the Uniform Plumbing Code, and the easement from the hospital;
3. Culinary water pipe size and material to be specified per the Uniform Plumbing Code, and an easement for the water lines;
4. Payment of a storm drain fee of \$1,569.00, or provide on-site detention; owners must obtain permission from the hospital to use their drainage system;
5. Building plans to show structural framing, plumbing, heating, and electrical; plans to be stamped by licensed architect;
6. Provide all utility easements as required;
7. Payment of all fees and posting of bonds;
8. Landscape bond to be posted to guarantee installation of automatic sprinkler system and landscaping, and to guarantee all roof mounted mechanical equipment will be screened from public view.

Elaine McKay made a motion to grant preliminary and final approval subject to conditions recommended by staff, and the planting of a landscape buffer on the south property line; motion seconded by Harold Shafter; voting was unanimous.

DATE: August 15, 1989
TO: Planning Commission
FROM: City Engineer and Planning Director
SUBJECT: Preliminary Review of Amsource Inc.
Phase 3 - Firestone Inc. Building

1. Storm Drainage:
 - A. Proposed structure is in the flood plain of Mill Creek, and approval must be obtained from Davis County Flood Control.
 - B. All openings in the building must be set above the FEMA flood line. (This is 1.0 ft. above the walk on the east side or Elev. 102, and 1.0 ft. above the curbs on the west end, or Elev. 100.5.
 - C. Storm detention has not been provided on site. Therefore, a fee of \$825 must be paid (\$2,100 per acre).
2. Sanitary Sewer:

The sewer is under the jurisdiction of South Davis Sewer District. The District must approve the proposed sewer connection.
3. Building Plans:

The building plans are backwards and need to be adapted to this site. The plans are incomplete; however, they are adequate for preliminary review.
4. The Final Site Plan:

This should be more complete, showing the finish grades, the curbs, walks, asphalt surface, drainage elevations and directions. Landscaping and sprinkling system should also be detailed.
5. Landscape Bond to be posted to guarantee installation of automatic sprinkler system and landscaping. Also, bond to guarantee all roof-mounted mechanical equipment to be screened from public view.

We would recommend conditional use approval subject to the conditions as outlined above.

DATE: August 15, 1969
TO: Planning Commission
FROM: City Engineer and Planning Director
SUBJECT: Review of Plans for Professional Office Building
440 South Medical Drive

We have reviewed the plans for this office building and recommend approval, subject to the following conditions:

1. Use of Hospital Facilities: The access to this proposed use is from the private road of the hospital. An easement should be recorded in which the hospital grants an access easement from their private street. This easement should also provide for the utilities to serve this property (sanitary sewer, culinary water, and storm drains).
2. Sanitary Sewer:
 - A. The pipe size, shape, and material should be specified on the drawings. (Must conform with the Uniform Plumbing Code.)
 - B. An easement is required across hospital property.
3. Culinary Water:
 - A. The pipe size and material should be specified as per Uniform Plumbing Code.
 - B. An easement must be provided for the water lines.
4. Storm Drainage System:
 - A. The plan does not provide for storm water detention. The developer will be required to pay a fee of \$2,100 per acre, or \$1,569, or provide for detention on site.
 - B. The plan shows discharge of storm water into the hospital storm sewer system. The owners must obtain permission from the hospital to use their drainage system.
5. Building Plans:
 - A. The structural framing plan is required.
 - B. The mechanical (plumbing and heating) plan is required.
 - C. The electrical plan is required.
 - D. Plans must be stamped by licensed architect.
6. Utility easements as needed and required by the utility companies must be provided.

7. Payment of fees and posting of bonds for building permit, as required by ordinance.
8. Landscape bond to be posted to guarantee installation of automatic sprinkler system and landscaping. Also bond to guarantee all roof-mounted mechanical equipment to be screened from public view.