

PLANNING COMMISSION MINUTES
APRIL 5, 1988

Present: Chairman Douglas Todd, Dick Dresher, Richard Sharp, Robert McKenzie, Bob Goodman, Mick Johnson, Berwyn Andrus, Cheryl Okubo; Harold Shafter, City Council Representative; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Invocation: Dick Dresher

Minutes: Minutes of March 15, 1988 meeting were unanimously approved as written.

Conditional Use:

4-5-88-5A 88-2C J & D Auto Addition, 295 So. Main

Problems carried over from the March 1st meeting were reviewed; ie, signage, parking on street, storage of vehicles. Staff has some concern about parking vehicles on 3rd So. St. The Police Chief and Fire Chief are concerned about this and have noticed that oil is being drained onto the street. If this procedure continues, they recommend the business license be revoked.

Staff recommends the following conditions if approved:

1. Payment of a storm detention fee of \$479.00;
2. Storm drain pipeline to be installed into the inlet box at the southwest corner of the property and not allowed to exit through the back of the curb;
3. Provide a 6" concrete curb along east side of east parking lot;
4. East parking lot should be paved with a minimum 2 inches of asphalt on a 6 inch compacted road base (John Hyatt, owner, said he planned on using concrete).
5. Irrigation system to tie into the Bountiful Sub-Conservancy District system, not the culinary water system;
6. Post a cash bond in the amount of **\$1,200.00** to repair/replace any damaged sidewalk, curb, or gutter;
7. Posting of a landscape and sprinkler bond;
8. All mechanical work to be done inside the building;
9. No building permit to be issued until two illegal roof signs have been removed.

Berwyn Andrus made a motion to approve subject to the conditions above; seconded by Robert McKenzie; majority voted approval; Richard Sharp voted against.

4-5-88.5B 88-3C JCB Produce, Inc. Addition, 1295 No. Main

An office and additional warehouse space is proposed. The landscaping has been increased on the recommendation of the Planning Commission. One drive approach was eliminated and some parking eliminated from in front of the office. A landscape berm in the

20 ft. landscape section along Main St. was suggested to help conceal the parked trucks.

Staff recommends the following conditions for approval:

1. All trucking operations to be done on the property and Main Street shall not be used for parking or backing maneuvers of large trucks;
2. Plans to be submitted for the fuel tanks, pumps and propane tanks and submitted for review for compliance with the building codes of the city and approved by the Fire Chief;
3. Easements to be obtained from the Power Dept. to drain storm water across their property and into the Stone Creek channel;
4. Adequate access to be cleared around the building for fire fighting equipment, approved by the Fire Chief;
5. Plans to be reviewed and approved for compliance with the Uniform Building Code;
6. All bonds and fees to be posted and paid at the time the building permit is issued, including the landscape fee, and fee to guarantee the repair/replacement of the curb, gutter, and walk if damaged during construction;
7. Utility easements required by the Power Dept. to be submitted prior to the issuance of the building permit.

Harold Shafter made a motion to approve subject to the conditions recommended by staff; seconded by Mick Johnson; voting was unanimous.

Subdivisions-Preliminary:

4-5-88.7A The Ridges, 1850 S. 1900 E., 7 lots
Norm Dobson and Steve Youngberg present.

Mr. Balling presented the plat. This property is located on the northern most portion of Maple Hills Subdivision No. 3 on the north side of Mueller Park Rd. They propose to come off Northridge Dr. with a road that will stub to the Leon Brown property to the north.

The following review of this project follows:

1. All lots qualify with the required **20,000** sf and have the minimum allowable buildable area of **5,000** sf;
2. The proposed road length is 1,320 ft. Ordinance requires two access roads which this project does not have. Another access must be provided, or a variance granted to allow one;
3. Ordinance does not allow a cul-de-sac to be over **600** ft. long and must have a turnaround. A stub street with a temporary turnaround has been provided but the cul-de-sac length is too long;
4. Ordinance requires a grading and drainage report which has not been submitted. The following items must be addressed in

the report: a professional engineer is required, revegetation plan, location and depth of all cuts and fills, compaction report and proposal, erosion control measures, drainage capacity and sizes, storm hydrology;

5. A soils report is required and has not been submitted;
6. Water can be served to this development, but if they build on the high end of lots 1 and 2, the city may require them to provide water pressure if it exceeds the level of service that can be provided under the present culinary system;
7. Staff recommends sewer be continued in street where possible and not on back lot lines, and easements must be secured;
8. Staff recommends the drainage water flow into the storm drain and not into the cul-de-sac. A storm detention basin must be provided or pay the fee; easements must be secured;
9. There are many areas of cuts and fills over 10 ft., the maximum allowed by ordinance. If approved, these areas must be given a variance.

The Planning staff, comprised of the Police Chief, Fire Chief, City Manager, City Planner, City Engineer, and Planning Commission Chairman, met and reviewed the above conditions. It is their recommendation that this subdivision be denied because it does not comply with many items in the Foothill Ordinance.

Mr. Dobson stated there was a study in 1975 for the whole property, which included the soil test, the vegetation, etc. He feels some of these items have been addressed in this study.

Regarding the roads, a master plan for this area including future development of the Brown property needs to be studied. There are some sketches. that were prepared at one time.

Previously in other subdivisions, in lieu of two accesses, a fire road was provided where there was a water line, and a 60 ft. wide street up to the first road. This requires a variance.

There are three basic issues before granting preliminary approval to this development: (1) the double access into the property, (2) the cut and fill issue, and (3) road master plan. More information is needed at this time regarding the future development of other adjacent property before a judgment can be made by the Planning Commission regarding this project.

Richard Sharp made a motion to table preliminary approval until the Planning Commission receives further information regarding the 3 basic issues stated above; Robert McKenzie seconded the motion; voting was unanimous.

4-5-88.7B Moss Hill Subdivision, 500 So. 1500 E., 33 Lots

Preliminary approval was given on March 1, 1972 before the Foothill Ordinance was in effect. It is recommended the preliminary

approval be modified to allow a cul-de-sac in the southeast corner, which makes better use of the property and provides better access to the building areas. The lots meet the area requirements of the Foothill Ordinance. A 15% grade is proposed for the cul-de-sac.

Staff recommends preliminary approval subject to the following conditions:

1. Developer to obtain an easement from property owners to the east to provide water to serve the cul-de-sac;
2. The road grade into the cul-de-sac be allowed a maximum 15% grade;
3. Storm drainage water from Brentwood Lane to be carried to the Lakeview Terrace Subdivision;
4. Payment of the storm detention fee of \$32,500.00 (15.5 acres x \$2,100.00 per acre);
5. Final plats and engineering drawings submitted to comply with city requirements and approved by City Engineer;
6. All bonds and fees to be posted and paid.

Richard Sharp made a motion to grant preliminary approval subject to the conditions suggested by staff; seconded by Dick Dresher; voting was unanimous.

Commercial Applications:

4-5-88.11A Professional Office Bldg., 655 E Medical Dr.
Richard Daems, Architect

Preliminary site plan approval was given March 15, 1988 subject to the condition the landscape plan be prepared with approval of the adjacent neighbors to the east, and submitted to the Planning Commission. Property owners present were concerned that they had not seen any landscape plans, and location of the dumpster was another issue.

Staff recommends final site plan approval subject to:

1. Completion of first phase plans and review by the Engineering Dept. for compliance with the Uniform Building Code;
2. Completion of the site plan: sizing the storm drain pipes; change piping into inlet box; review water spill areas; sizing culinary water lines;
3. Payment of fees (including storm detention fees) and posting of landscape and sprinkler bonds;
4. Provide easements and obtain clearance from Power Dept.;
5. Meeting all the conditions under preliminary approval (see minutes of March 15, 1988);
6. Developers, architect, and landscape architect to meet with property owners to reach an agreement on screening for the dumpster and the landscaping along the south side of 2nd So. St.

and east side of the property. City Planner and City Engineer to be present also. If no agreement is forthcoming, this matter to be returned to the Planning Commission for arbitration before City Council acts on this development.

It was agreed that a berm along the front of the property within the 10 ft. landscape area would be desirable to help screen the parking and help hide the dumpster area. Mr. Dresher noted that in the ordinance, it states "all off street parking areas of more than 5 vehicles shall be effectively screened by fencing or landscaping of acceptable design. Such wall or fence shall not be less than 4 ft. high or more than 6 ft. high and shall be maintained in good condition - no advertising on it." It was felt that along the entire street area there should be a 4 ft. high wall or hedge to help screen the dumpster and hide the headlights of cars in the parking area.

Richard Sharp made a motion to grant final approval subject to conditions suggested by staff; Harold Shafter seconded the motion; voting was unanimous.

4-5-88.118 So. Davis Credit Union, New Office Bldg., 390 S. Main
Preliminary and Final Site Plan Review

Mr. Boothe presented the site plan. Staff has reviewed this and recommends the following conditions:

1. Verify the location and depth of the sanitary sewer line to insure the ability of the building to use the present facility;
2. Install water connections and pay culinary water fee before Main St. is paved;
3. Payment of storm detention fee in the amount of **\$920.00**;
4. Cash deposit of **\$10.00** per front foot to guarantee repair and replacement of any walk, curb, gutter, or drives damaged during construction;
5. Power Dept. approval of easements;
6. Compliance to all requirements of City Council when use of a temporary trailer for one year was approved (the permit for the trailer not to be obtained until the building permit is issued, and no business is to be conducted from trailer until building permit is issued). Temporary trailer conditions approved by City Council are: one year, trailer on concrete footing and foundation, connect to culinary water and sanitary sewer, building permit issued by city before trailer is occupied;
7. Posting of landscape bond per ordinance requirement.
8. Demolition permit required for removal of two buildings.

Harold Shafter made a motion to grant preliminary and final approval subject to recommendations of staff; seconded by Cheryl Okubo; voting was unanimous.

4-5-88.11C Office Building, 370 W. 500 So., rear, Phases 1, 2, & 3; Merrill Black, owner; presented by Dick Drescher

There is an existing storage building which the owner wishes to convert to office space. The existing parking and landscaping both meet the percentage requirement.

It is proposed to develop this plan in three phases. The existing building would be remodeled in two phases based on the present and future tenants. The third phase shows a third building for which preliminary approval is requested, with preliminary and final approval for the existing building.

An addition of 12 ft. will be added to the front of the existing building. Some of the landscape area will be enlarged. Parking is adequate. When the 3rd phase is built, there will be some modification to the parking lot and relocating some landscaping.

Staff reviewed the plans and are concerned about the ingress and egress from 5th So. The right-of-way should be widened to 20 ft. to provide two-way traffic required for public access. There is an 18 ft. access with a written easement agreement between Mr. Duerden and Mr. Black. Neither driveway is wide enough for accessibility back to the offices. They were first approved for the storage buildings with minimal traffic, but are not adequate for commercial activity, especially for fire protection. They should be widened to 20 ft. with no parking and recorded as public accessibility driveways.

Staff recommends preliminary and final approval subject to the following conditions:

1. An access plan must be submitted showing a minimum width of 20 ft. for two-way traffic not encumbered by parking and recorded for public access and right-of-way;
2. Extend the culinary water line into the area and install two fire hydrants. A plan showing the required culinary water service and meters must be submitted;
3. A sanitary sewer plan to be submitted showing the service and size of pipe;
4. The storm drainage sump must be designed and sized to handle all run-off water in excess of 0.2 c.f.s. per acre. The run-off from all excess water to be provided for with easements across adjacent properties;
5. Final building plans submitted to Engineering Dept. for compliance with the Uniform Building Code;
6. Power Dept. and City Engineer's approval of all easements;
7. Payment of fees and posting of bonds to be done before a building permit is issued.

Mick Johnson made a motion for approval subject to staff recommendations; seconded by Berwyn Andrus; voting was unanimous.