

PLANNING COMMISSION MINUTES
June 7, 1988

Present: Chairman Doug Todd, Berwyn Andrus, Robert McKenzie, Robert Goodman, Dick Dresher, Cheryl Okubo, Mick Johnson, Richard Sharp; Harold Shafter, City Council Rep.; Phyllis Southwick, Planning Committee; Jack Balling, City Engineer

Excused: Jon Reed Boothe, Planning Director

Commercial Applications:

6-7-88.11A Kyoto Restaurant, 541 W. 500 So., Preliminary 6, Final Approval; Scott Kjar, Rep.

Mr. Balling stated that on December 18, 1984 the site plan was approved for Gateway Plaza. The bond was posted, fees paid, and the site has been developed. The building plan for Kyoto Restaurant needs to be approved before a building permit can be issued. Staff has reviewed and approved the plans for construction, and the following conditions must be met:

1. Payment of the culinary water fees;
2. Approval of Davis County Health Dept. before the building permit is issued;
3. Relocation of power line to be paid by owner;
4. The sign to be approved at a later date.

The sewer will be served from So. Davis Sewer District. The drainage system has been constructed and the landscaping is in. A problem has surfaced in that the plans show the underground electric power approximately 3 ft. off the property line which is where it was thought to be installed, but the Power Dept. has verified that it is not as shown. It is under the location where they propose to construct the building. The owners must pay the cost to relocate the power line.

Berwyn Andrus made a motion to grant preliminary and final approval for the Kyoto Restaurant at Gateway Park subject to the conditions of staff. Signage not approved at this time. Harold Shafter seconded the motion; voting was unanimous.

6-7-88.11B Plaza 500, 55 E. 500 So., Proposed change of building and parking areas. Scott Muir, Rep.

Mr. Balling presented the site plan which proposed to change the approved site plan for buildings 1 and 2. Buildings 6, 7, and 8 have been constructed. Approval was given on February 2, 1988 by the Planning Commission and by the City Council February 3rd. At that time conditions were outlined. Item #5 of the conditions, "Parking lot adjacent to and west of building 8 to be part of approval for buildings 1 and 2, and proof of land ownership (title report) to be satisfied for buildings 1 and 2 and said

parking before building permit is issued." The property for the parking lot west of building 8 has not been secured at this time, and not all of the leases in buildings 1 and 2 have been secured. They propose to scale down the construction of building 1 from a two-story 12,000 sf structure to 3,000 sf one story building, shifting slightly to the east and eliminating some parking stalls to make a through alley from 4th So. to 5th So. There are 50 parking stalls on the site which is more than adequate to meet the requirements. Drainage will go out to 5th So. from the front parking lot, and the north parking lot will slope back to the driveway between building 8 and the east property line and out to 4th So.

The building plans have not been completed. There are elevation drawings, but the building permit will not be issued until the final construction drawings are presented. Landscaping is over the 10% requirement.

Staff recommends approval of this project with the proposed changes, subject to all conditions proposed previously with the exception of #5, and that for future development, building 2 and the parking lot west of building 8 off 4th So. be submitted at a later date for approval.

Conditions that are to apply for this approval taken from City Council approval of February 3, 1988, are as follows:

1. Payment of a storm drain fee in the amount of \$1,368.00;
2. Payment of a sanitary sewer fee in the amount of \$700.00;
3. Present culinary water to be used;
4. Demolition permit required for removal of each building, and construction drawings for building 1 to meet all applicable codes before building permit is issued;
5. Deleted.
6. Posting of required landscape bond and curb, gutter and sidewalk bond before building permit is issued;
7. Provide a 7 ft. wide utility easement parallel to and along north side of 500 So.;
8. Power Dept. approval of site plan.

Robert McKenzie made a motion to approve the proposed change of building and parking areas, subject to the conditions above; seconded by Mick Johnson; voting was unanimous.

6-7-88.11C Review Mary Blosch commercial project at 460 S.
100 E., Mary Blosch present.
Vice Chairman Richard Sharp presided.

Mr. Balling stated this item was brought to the Planning Commission to clarify the final approval that was given to this project on November 4, 1987. At that time the plan provided for 20 parking spaces, or one space for every 300 sq. ft. of floor area.

The ordinance requires one space for every 200 sq. ft. of floor area. This plan does not meet the ordinance. In reviewing this with the property owner (Mr. Blosch), it was indicated the plan was prepared based on a proposed parking change that was being drafted at that time, but has not been approved by City Council.

When the Planning Commission reviewed this project at its meeting of November 4th, Mr. Blosch stated that Winder Dairy was proposing to build a dairy outlet there which would include a walk-in dairy products and ice cream parlor. In the ordinance definitions, Restaurant, Cafe, and Confectionary requires one parking space for every 300 sq. ft. of floor area. It is felt that the parking requirements reflected this use since an ice cream parlor would fall into the Confectionary category. In the meantime the plans for Winder Dairy never materialized. However, if the property is to be used as all office space, then the parking requirements become one space for every 200 sq. ft.

Staff feels this needs to be on record so that if there is ever a question raised on the parking issue, the reason why it was granted final approval will be clarified.

Mr. Blosch has revised the plan and increased the parking area to 23 spaces which is still 6 short. Mr. Balling brought attention to the fact that there is 4,200 sq. ft. of landscaping which is twice the requirements of ordinance. If some of the landscaping was reduced, the parking could be increased to the required 29 spaces. Staff feels this would not be practical in that the landscaping is more important to this particular area than the parking. Staff recommends that it be on record that the Planning Commission has knowledge that the parking is deficient, but also recognizing there is twice as much landscaping.

Mick Johnson made a motion to accept the final approval of November 4, 1987 even though the parking requirements for this project is deficient by 6 spaces under the current ordinance, it is compensated by the amount of landscaping (20%) which is twice that required by ordinance (10%). Robert McKenzie seconded the motion; Robert Goodman voted against; majority voted approval.

June 7, 1988

TO: PLANNING COMMISSION

FROM: CITY ENGINEER

SUBJECT: FINAL APPROVAL OF KYOTO RESTAURANT AT GATEWAY PARK

We have reviewed the final plans for the Kyoto Restaurant at the Gateway Park and recommend final approval.

The site plan was approved on December 18, 1984, and the bond and fees were paid and the site has been developed. This plan is for the development of a restaurant which will front on 500 South just west of the old Carr building.

The plans have been approved for construction.

The sewer will be served from South Davis Sewer District.

The water fees must be paid at the time a request is made for culinary water. The water mains have been installed on the property.

The Davis County Health Department must grant approval of the plans for food processing before a permit can be issued.

The drainage system has been completed.

Preliminary and final approval is recommended.

Jack P. Balling

June 7, 1988

TO: PLANNING COMMISSION

FROM: CITY ENGINEER

**SUBJECT: CHANGE TO FINAL APPROVAL OF THE PLAZA 500 PROPOSED
BUILDINGS AT 55 EAST 500 SOUTH**

This project was granted final approval by the Planning Commission on February 2, 1988 and by the City Council on February 3, 1988. Attached are the conditions of approval.

Item No. 5 requires that the parking lot west of Building No. 8 be part of the approval for Buildings 1 and 2 of the site development. The owners want to cut back the size of Building 1 and 2 from 11,917 sq. ft. two story to 3,000 sq. ft. one story and to eliminate the parking west of Building 8. This parking lot, as well as the proposed Building 1, would be part of a future development.

I have reviewed the plans as follows:

1. Parking: There are 50 parking stalls. This will accommodate 10,000 sq. ft. of usable office space. They have 12,539 sq. ft. of gross office space and 3,000 sq. ft. of this space is classed as non-public use areas. Parking is within the ordinance.
2. Drainage: The drainage has been changed to allow the surface run-off to drain out through the parking lot east of Building 8. Drainage is approved as shown.
3. Building Plans: The construction drawings have not been completed and will be required at the time of request for a building permit.
4. Landscaping: The plan has 43,965 sq. ft. of area which requires 4,396 sq. ft. of landscaping. The plan provides for 4,539 sq. ft. of landscaping which meets the ordinance.

I would recommend final approval of the proposed change of Plaza 500 as outlined in the attached Council approval, with the exception of Item 5; and that the future Building 2 and the future parking as shown west of Building 8 not be a part of this approval, but be submitted when that area is developed.

Jack P. Balling

PLANNING COMMISSION MINUTES
February 2; 1988

Present: Chairman Doug Todd, Robert McKenzie, Robert Goodman, Cheryl Okubo, Richard Sharp, Dick Dresher, Berwyn Andrus; Harold Shafter, City Council Rep.; Phyllis Southwick, Planning Committee Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Mick Johnson
Invocation: Robert McKenzie

Commercial Applications:

2-2-88.11A Final Approval Buildings 1 and 2, Plaza 500,
 43 E. 500 S., Spiro and Bill Bavelas

The building is a two story structure with glass and aluminum siding with scored concrete block.

Parking is two short of the required amount of spaces, but it was felt this was not significant enough to deny development of the project.

Proposed signage will be individual letters placed on the building. A sign criteria has been developed for this project and is part of the lease agreement signed by the tenants. It was requested that a copy of the sign agreement be given to the city.

Staff recommends final approval subject to the following:

1. Payment of all applicable fees; ie, storm drain fee in the amount of \$1,368.00, and completion of the parking lot adjacent to Building 8 (west side), along with Buildings 1 & 2; sanitary sewer fee of \$700.00;
2. Posting a landscape bond and curb, gutter and sidewalk bonds, along with submitting the completed plans, before a building permit is issued;
3. Obtaining a demolition permit to remove two existing buildings on the property;
4. The parking lot west of Building 8 must be included to satisfy the parking requirements. Proof of land ownership must be satisfied west of Building 8 and for Buildings 1 and 2 before the building permit can be issued;
5. A 7 ft. wide easement for utilities must be provided along the north side of 500 So.;
6. Site plan to be approved by City Power Dept. before issuing the building permits.

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

Meeting adjourned at 8:30 PM.

City Manager: Tom Hardy
City Attorney: Layne B. Forbes
City Engineer: Jack P. Balling
Planning Director: Jon Reed Boothe
City Recorder: Arden F. Jenson
Deputy Recorder: Lois Hoskins
Rec. Secretary: Beverly B. Todd

Official notice of this meeting had been given by posting a written notice of same and an agenda at the city Hall and providing copies to the following newspapers of general circulation: Deseret News, Davis County Clipper, and Salt Lake Tribune.

Mayor Stahle welcomed those in attendance, particularly the boy scouts present and commented on a picture of downtown Bountiful taken many years ago, approximately 1910 to 1920. He then lead the pledge of allegiance to the flag, following which the invocation was offered by Beverly Todd.

EXPENDITURES AND EXPENSES FOR PERIOD 1-21"88 TO
1-28-88. APPROVED

Mr. Jenson presented the weekly expenditures and expenses for Jan. 21 to Jan. 28, 1988 for a total of \$11,583.39. Councilman Barton commented on the Historical Committee of Bountiful survey expense and Councilman Gramoll questioned the auditing expenses. Mr. Jenson clarified the auditing items, stating that these are the final expenses for the annual audit. This financial report was then unanimously approved on a motion made by Councilman Shafter and seconded by Councilman Barton.

APPROVAL GRANTED FOR CONSTRUCTION OF BUILDINGS
1 and 2 - PLAZA 500 PERPLANNING COMMISSION
RECOMMENDATIONS

Mr. Boothe explained the location of Buildings 1 and 2 of Plaza 500 which are proposed for development by Spero and William Bavelas. He said they are to be located at 43 East 500 South, across the street north from the Albertsons complex. He reported that the Planning Commission had reviewed this proposal and recommended approval subject to the following conditions:

1. Payment of a storm drain fee in the amount of \$1,368.00;
2. Payment of a sanitary sewer fee in the amount of \$700.00;
3. Present culinary water to be used;
4. Demolition permit required for removal of each building and construction drawings for Buildings 1 and 2 to meet all applicable codes before building permit is issued;
5. Parking lot adjacent to and west of Building 8 to be part of approval for Buildings 1 and 2 and proof of land ownership (title report) to be satisfied for Buildings 1 and 2 and said parking before building permit is issued;
6. Posting of required landscape bond and curb, gutter and sidewalk bond before building permit is issued;
7. Provide a 7 ft. wide utility easement parallel to and along north side of 500 South;
8. Power Dept. approval of site plan.

Questions were asked and comments made on the parking and landscaping. Mr. William Bavelas, one of the developers, replied to all inquiries and gave additional detail on the two-story structures including information as to the use of the buildings. Councilman Barton made a motion to accept the Planning Commission's recommendation, as outlined by Mr. Boothe, for approval of these buildings. The motion was seconded by Councilwoman Southwick and favored unanimously.

June 7, 1988

TO: PLANNING COMMISSION

FROM: CITY ENGINEER

**SUBJECT: REVIEW MARV BLOSCH COMMERCIAL PROJECT AT 460 SOUTH 100
EAST**

On November 4, 1987 this commercial project received final approval from the City Council (see attached minutes). At the time of final approval, the plan provided for only 20 parking spaces, or one space for every 300 sq. ft. of floor area. It has been brought to our attention that the ordinance requires one parking space for every 200 sq. ft. of floor area. This plan does not meet the ordinance. In reviewing the concerns with the property owner, it was indicated that the plan was prepared based upon a proposed parking change of one to 300 sq. ft.

The owner has revised the plan and increased the parking spaces to 23, which is still about six (6) spaces short of the requirements; however, the plan provided for 4,200 sq. ft. of landscaping which is twice the area required by the ordinance. If the landscaping were to be reduced to the required 10 percent or 2,100 sq. ft., they could easily pick up the needed parking stalls. We feel that the landscaping is much more important than the parking in this particular plan and recommend that the final approval is still valid with the noted exception that:

- (A) Parking is deficient by six (6) spaces
- (B) Landscape area is 20 percent of the total site area.

Jack P. Balling

1 motion that the contract be approved, Councilwoman Southwick
2 seconded the motion and voting was unanimous.

3
4 CANVASS OF MUNICIPAL ELECTION HELD
5 NOVEMBER 3, 1987

6 Mr. Jenson presented the final "Tabulation of Election
7 Returns" (see attached copy) from the municipal election held
8 November 3, 1987. He noted several corrections which were made
9 to the initial report and said that approximately 32 percent of
10 the registered voters voted. Councilman Sharp made the motion
11 that the official "Tabulation of Election Returns" be approved
12 and certified, Councilman Shafter seconded the motion and
13 voting was unanimous.

14
15 PRELIMINARY APPROVAL GRANTED TO HALE
16 OAKS SUBDIVISION, 3700 SOUTH 150 EAST

17 Mr. Boothe presented the site plan for Hale Oaks
18 Subdivision, 6 lots, 3700 South 150 East (Ray Hale Developer),
19 and said it is the recommendation of the Planning Commission
20 that preliminary approval be granted subject to the following
21 conditions: (1) allow a maximum street grade of 18 percent;
22 (2) waive the requirement for sidewalk since there is none in
23 the area; (3) allow a cul-de-sac radius of 50 ft. to property
24 line with a radius to back of curb of 40 ft.; (4) require lot 2
25 to have a building setback of 37 ft.; lot 3 a setback of 45
26 ft.; and lot 5 a setback of 68 ft.; (5) pay all required fees;
27 and (6) post the required bonds to guarantee all site
28 improvements. He reviewed that the Council made a field trip
29 to this subdivision in July and that conditions No. 1, 2, 3,
30 and 4 are based on the fact that the subdivision had been
31 started and partially developed when the property was in the
32 County. Mr. Balling noted that the items requested for
33 variance already exist and are legitimate. Following
34 discussion, Councilman Sharp made the motion that the
35 recommendation of the Planning Commission for preliminary
36 approval be upheld. Councilman Barton seconded the motion and
37 voting was unanimous.

38
39 PRELIMINARY AND FINAL APPROVAL GRANTED TO
40 RETAIL/OFFICE BUILDING SITE PLAN, 100 EAST
41 500 SOUTH, MARV BLOSCH, DEVELOPER

42 Mr. Boothe presented the site plan for the proposed
43 retail/office building of Mary Blosch at 100 East 500 South,
44 and reported that it is the recommendation of the Planning
45 Commission that preliminary and final approval be granted,
46 subject to the following conditions: (1) provide on-site storm
47 detention per plans approved by the City Engineer; (2) provide
48 a concrete waterway at the north end of the building, with the
49 on-site plan to be approved by the City Engineer; (3) final
50 grades to be approved by the City Engineer; (4) any commercial
51 signs proposed are not to block the view at the intersection of
52 500 South 100 East; (5) final building plans to be prepared by
53 a licensed architect and approved by the City Engineer; (6)
54 posting of the required bonds and payment of required fees; (7)
55 submittal of landscape and sprinkler plan for Planning review

1 and acceptance; (8) mechanical equipment on roof, if any, to be
2 screened from public view; (9) trash receptacles to be screened
3 from public view with a solid wall; the material to match the
4 building architecture; and (10) submission of a landscape and
5 sprinkler plan and construction drawings. Discussion followed
6 on signage and the proximity of the proposed building to the
7 existing neighboring properties. Councilman Sharp made a
8 motion for approval as presented, Councilwoman Southwick
9 seconded the motion and voting was unanimous.

10
11 FINAL APPROVAL GRANTED TO GRANADA HILLS
12 PLAT NO. 7, 75 SOUTH 1600 EAST--24 LOTS

13 Mr. Boothe presented the site plan for the proposed
14 Granada Hills Subdivision, Plat No. 7, Bill Smith developer. He
15 also used an aerial photo to better define the location of this
16 subdivision. He reported that the Planning Commission
17 recommends approval of the 24-lot subdivision subject to the
18 following conditions: (1) payment of the required fees; (2)
19 posting of the bonds; (3) submission of a title report to the
20 City Engineer; and (4) that the construction drawings be
21 submitted and approved by the City Engineer. Councilman Barton
22 made a motion for approval as recommended, Councilwoman
23 Southwick seconded the motion and voting was unanimous.

24
25 Councilman Sharp said that he had received a complaint
26 from a citizen regarding a home which has been under
27 construction for a long time in the area of Granada Hills or
28 Vineyard subdivision, and has become unsightly. Following
29 discussion of the requirements attached when a building permit
30 is taken out, Mr. Balling said that he would
31 check on this situation and report back to the Council.

32
33 PRELIMINARY AND FINAL APPROVAL GRANTED FOR
34 OFFICE BUILDING ADDITION - 400 NORTH 200 WEST

35 Mr. Boothe presented the site plan for the proposed
36 addition to the office building at 400 North 200 West, Ram
37 Construction developer, and said it is the recommendation of
38 the Planning Commission that approval be granted, subject to
39 the following conditions: (1) compliance with the conditions
40 outlined by the County Flood Control ordinance; (2) payment of
41 the required fees; (3) posting of the bond; (4) construction of
42 a solid fence on the east property line adjacent to the
43 residential property; (5) submission of a landscape and
44 sprinkler plan; and (6) submission of the construction drawings
45 to the City Engineer. Councilman Shafter made a motion for
46 approval, Councilman Sharp seconded the motion and voting was
47 unanimous. Councilman Shafter noted that they have not
48 specified any additional signage, and Councilman Sharp
49 requested that elevations of this and all projects be presented
50 to the Council in the future.

51
52 AGREEMENT WITH COUNTY FLOOD CONTROL
53 APPROVED--RE: MILL CREEK BASIN

54 Mr. Balling reviewed that in the last meeting,
55 authorization was given for work on the sedimentation basin and