

**PLANNING COMMISSION MINUTES**  
**October 18, 1988**

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

Excused: Elaine McKay and Mick Johnson  
Invocation: Jack Balling

Minutes of October 4, 1988 were unanimously approved as written.

**Commercial Applications:**

10-18-88.11A     Park Haven Care Facility, 573 E. Medical Dr.  
                  Residential Facility for the Handicapped, Final  
                  Art Woolston, Developer

Mr. Boothe presented the site plan and elevations. This facility will house a maximum of 8 people. The design is residential in character. Staff has reviewed this plan and recommends final approval subject to the following conditions:

1. Change the plans to drain the parking lot with a positive grade to Medical Drive, and payment of a storm drain fee in the amount of \$803.00;
2. Pay the water connection fee in the amount of \$1,385.00, and sewer connection fee of \$960.00. Sprinkler system to be automatic and not cross connected between pressure irrigation and culinary water system;
3. Post a cash bond of **\$1,310.00** to guarantee the replacement of any damaged sidewalk, curb and gutter;
4. Provide utility easements if required;
5. Maximum of 8 handicapped persons to live in facility;
6. Facility to conform to all applicable standards and requirements of the State Dept. of Social Services;
7. Submit revised landscape plan before building permit is issued;
8. Post a landscape and sprinkler bond;
9. Any mechanical equipment roof mounted to be screened from view; (ground unit to be screened with landscaping);
10. Comply with criteria in Section 5-900 of zoning ordinance:
  - a. Facility to meet all applicable municipal building safety and health ordinances;
  - b. Residents of facility to be supervised 24 hours;
  - c. Establish a community advisory committee;
  - d. Provide adequate off-street parking;
  - e. No structural or landscaping alterations that would change the residential character of the building;
  - f. No person being treated for alcoholism or drug abuse

shall be placed in a residential facility for the handicapped;

- g. **No person who is** violent shall be placed in a residential facility for the handicapped;
- h. Placement in a residential facility for handicapped persons shall be voluntary and not a part of or in lieu of confinement, rehabilitation, or treatment in a correctional facility.

11. Construct a 6 ft. high solid wood fence on the north property line of the facility.

Mr. Woolston stated he was agreeable to these conditions. He has also met with Mr. and Mrs. Marcelli, abutting neighbors, to work out an agreeable fence solution. A solid wood fence was suggested in lieu of a chainlink fence with slats which Mr. Woolston had proposed, but which the Marcelli's were not happy with; however, the solid wood fence was mutually agreed upon.

Harold Shafter made a motion to approve with conditions recommended by staff, adding that a 6 ft. high solid wood fence be constructed between the Marcelli's and the facility's common property line; Richard Sharp seconded the motion; voting was unanimous.

Meeting adjourned at 7:40 PM.

During a discussion between Planning Commission members and staff, the following items need to be worked on:

- 1. Sign ordinance ready for review in 30 days; off-street parking ordinance revision to City Council;
- 2. Mr. Boothe to call two cities, Sante Fe, New Mexico and Solvang, California to find **out how their** architectural control is achieved and request copies of **their** regulations. This will be helpful in developing a downtown theme for Bountiful.

October 18, 1988

**TO: PLANNING COMMISSION**

**FROM: PLANNING DEPT. AND CITY ENGINEER**

**SUBJECT: REVIEW OF PARK HAVEN REST HOME ON MEDICAL DRIVE**

Staff has made a review of the Park Haven Rest Home and would recommend final approval subject to the following conditions:

1. Storm Drainage Review
  - (a) The parking lot is level across the west curb, and the plans should be changed to drain the parking lot with a positive grade to Medical Drive.
  - (b) The ordinance requires the developer to either provide storm detention on site or pay a fee of **\$2,100.00** per acre. The plans do not provide for storm water detention. Therefore, a fee of 0.38 acre x **\$2,100.00** = **\$803.00** is required.
2. Floor Plan - The floor plan is upside down and backward to the site plan.
3. Plumbing Review
  - (a) There are 32 fixture units shown on the plumbing plan. This requires a 1" water connection. The fee for a 1" connection is **\$1,385.00**.
  - (b) The plan shows a connection to the lawn sprinkling system from the culinary water system. This is not allowed if they are using Weber water (which they are now paying for). Sprinkler plan not to cross connect between pressure irrigation and culinary water system. Sprinkler system to be automatic.
  - (c) The sewer connection for 32 fixture units is **\$960.00**.
4. Building Permit - The permit will be issued after the approval has been granted by the Planning Commission and City Council. The fees will be in accordance with the 1985 Uniform Building Code.
5. Sidewalk, Curb and Gutter - A cash bond of **\$10.00** per foot or **\$1,310.00** is required by ordinance to guarantee the replacement of any damaged sidewalk, curb and gutter.
6. Utility easements must be provided if required by Bountiful Light and Power.
7. Maximum of eight handicapped persons to live in facility.

8. Facility to conform to all applicable standards and requirements of the State Dept. of Social Services.
9. Landscape plan is incomplete. A bare minimum of 7 additional trees and 16 shrubs is needed. Revised plan to be submitted before building permit is issued.
10. Landscape and sprinkler bond to be posted with city; amount of bond to be 5% of building valuation or **\$5,000.00**, whichever is greater.
11. Any mechanical equipment to be roof mounted to be screened from public view.
12. The following criteria, as outlined in Section 5-900 of zoning ordinance, to be complied with:
  - (a) The facility shall meet all municipal building safety and health ordinances applicable to similar dwellings;
  - (b) The operator of the facility shall provide assurances that the residents of the facility will be properly supervised on a 24 hour basis;
  - (c) The operator of the facility shall establish a community advisory committee through which all complaints and concerns of neighbors may be addressed;
  - (d) The operator of the facility shall provide adequate off-street parking;
  - (e) The facility shall be capable of use as a residential facility for handicapped persons without structural or landscaping alterations that would change the structure's residential character;
  - (f) No person being treated for alcoholism or drug abuse shall be placed in a residential facility for handicapped persons;
  - (g) No person who is violent shall be placed in a residential facility for handicapped persons;
  - (h) Placement in a residential facility for handicapped persons shall be on a strictly voluntary basis and not a part of or in lieu of confinement, rehabilitation or treatment in a correctional facility.