

**Adopted Minutes
Development Review Committee
March 5, 2003**

The meeting was called to order at 10:10 am by Richard Heap.

Staff Members Present: Richard Heap, Engineering/Public Works Director; Emil Pierson, Planning Director; David A. Oyler, City Manager; S. Junior Baker, City Attorney; Jeff Foster, Electric Superintendent; Dee Rosenbaum, Public Safety Director; Doug Short, Chief Building Inspector; Ryan Baum, Public Works Inspector; Marvin Banks, Utility Superintendent; Keith Broadhead, Public Works Inspector; Nate Crow, GIS Specialists; and Connie Swain, Deputy Recorder.

Representatives Present: Philip Carroll, John Landry, and Roger Knell.

Minutes

Mr. Baker made a **motion** to approve the December 31, 2002 minutes of the Development Review Committee meeting as presented. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to approve the February 19, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Foster **seconded**, and the motion **passed** with a unanimous vote.

Mr. Baker made a **motion** to approve the February 26, 2003 minutes of the Development Review Committee meeting with changes as noted. Mr. Pierson **seconded**, and the motion **passed** with a unanimous vote.

Canyon Ward L.D.S. Church

Mr. Pierson said this is a request from Roger Knell of Knell Architects to build a new L.D.S. Church on Riverbottoms Road in the Fairway Meadows Subdivision.

Mr. Short asked if the mechanical area will be screened.

Mr. Knell said the L.D.S. Church representatives have found it best to screen all of the mechanical areas surrounded by white vinyl fencing.

Mr. Foster reviewed the electrical plans.

Mr. Pierson made a **motion** to approve the Canyon Ward L.D.S. Church Site Plan as presented. Mr. Baker **seconded**, and the motion **passed** with a unanimous vote.

Conditional Use Permit - Senior Living Center - 1061 East 300 North

Mr. Pierson said this is the Mike Gardner property and Community Housing Services is requesting to construct a 41-unit Senior Housing Center on the property at approximately 1440 South 1400 East. The structure will be approximately 33,000 square feet with two stories and a height of 31 feet.

Mr. Carroll said Community Housing Services has received a federal grant to pay for the construction of the center with a 40-year restriction on the use of the property. The residents must be 62 or older with low income. A complete background check of credit and criminal history will be completed on all possible tenants. Traffic will be minimal due to the fact only 40-50 percent of the tenants own vehicles.

Mr. Baker asked how the tenants will get to doctors' appointments, grocery stores, etc.

Mr. Carroll said most tenants receive transportation from family members. Others receive transportation from other tenants. Also, the United Way and City Senior Citizens Organization provide limited transportation. The Utah Valley Transit provides transportation to disabled individuals at a minimal cost. There will be wheel chair access provided in the facility.

Mr. Heap said all fire codes need to be met.

Mr. Short said the Fire Marshall will review the plans to insure they meet the fire codes.

Mr. Pierson asked if it would be possible to have one story or one half of a story underground.

Mr. Landry said there would be a problem with accessibility and elevator services.

Mr. Baker said they may be limited to building only one floor.

Mr. Carroll said if the building is not approved with two stories the site will need to be moved to a new location. This will add approximately 18 months to the completion date.

Mr. Short asked at what grade the 31-foot height would be measured from. He said there is a difference of several feet in the grade on 1400 East verses 1470 South. A discussion took place concerning storm drain access.

Mr. Oyler asked what materials will be used for the exterior of the building.

Mr. Carroll said the site plan show hardi-plank shingle siding with stone or brick. They would prefer to use stucco. However, the insurance company will not accept the structure with stucco. A discussion took place concerning the possibility of stone and brick only or other possibilities to insure the building blends in with the surrounding buildings.

Mr. Landry is concerned that brick and stone only will raise the costs higher than the federal grant will cover.

Mr. Carroll will investigate the possibility of stucco with a manufacturer's warranty.

Mr. Landry said the issues he heard residents express last night during city council meeting was the appearance of the building and property values.

Mr. Rosenbaum said traffic should not be a problem. Also, he asked how residents will be removed from the building in the case of a fire.

Mr. Short said there will be sprinklers in the building. Buildings with sprinklers do not burn down. The fire should be contained as the sprinklers turn on and there will be time to remove the residents in the case of a fire.

Mr. Baum suggested looking at the senior housing facility in Jamestown Square in Provo. They have a facility similar to the size of this proposed facility.

Mr. Baker made a **motion** to recommend approval of the Community Housing location at 1400 East and 1470 South on the following findings and condition(s):

FINDINGS

1. The proposed use is consistent with the General Plan and Zoning District,
2. The proposed use will not be materially detrimental to the health, safety, or general welfare of persons residing or working within the neighborhood of the proposed use, and,
3. The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the use, and that on-site circulation is adequate to permit driveways, parking, pedestrian ways, and loading requirements in a manner which is safe and efficient.
4. The proposed site is adequate in size and shape to accommodate the intended use.
5. There are other builds in the vicinity, including at least one home, which have heights of 30 feet or more.

CONDITIONS

1. The height of the building is not to exceed 30 feet to the peak of the roof from the grade at 1470 South with a waiver of 18 inches for the foundation wall. One home and the church in the area are found to be approximately 30 feet in height,
2. The building must meet all fire code requirements,
3. The exterior materials on the west and south faces are to be of a hard material; stone, stucco, brick, or a type of masonry and are to be articulated appropriately, subject to future approval of the City Planning Director. The exterior on the north and east sides of the building may be EIFS (if insurance company approves) or hardi-plank shingles, subject to future approval of the City Planning Director.
4. There is to be a white vinyl fence along the north and east sides of the property and the south property line as shown on the site plan,
5. Landscaping is to be placed on the north and east sides of the building with trees every 20 feet, to grow to a minimum of 25 feet, and landscaping on the south and west side of the property as shown on the site plan and with the approval of the Shade Tree Commission,
6. The facility shall not be made available to an individual whose tenancy would constitute a direct threat to the health or safety of themselves or other individuals or result in substantial physical damage to the property. A background check must

be performed on all residents and no individual who has been convicted of a violent felony or who has been listed on a state's sex offender registry list may be allowed to reside therein. (BCI background check),

7. The Federal Fair Housing Act is to be followed as pertaining to age,
8. The building is to remain a senior housing facility with all of these conditions or the conditional use permit will be revoked,
9. Meet all Construction and Development Standards,
10. There will be no more than 41 residential units,
11. The electrical and communication issues are to be resolved as per the Electric Division, and,
12. The roof is to be architectural shingles with at least a 5/12 roof pitch.

Mr. Heap **seconded**, and the motion **passed** with a unanimous vote.

Adjournment

Mr. Pierson made a **motion** to adjourn. Mr. Baker **seconded**, the motion **passed**, and the meeting adjourned at 12:10 am.