

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
January 5, 2021
6:30 p.m.

Present:	Commission Chair	Sean Monson
	Commission Members	Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon Spratley, and Councilwoman Kendalyn Harris
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
Excused:	Recording Secretary	Darlene Baetz

1. Welcome and Introductions.

Planning Director Francisco Astorga opened the meeting at 6:30 pm and welcomed all those present.

2. Election of Chairman and Vice Chairman of the Planning Commission for 2021.

MOTION: Commissioner Spratley made a motion to nominate Sean Monson as Chairman of the Planning Commission for 2021. Commissioner Bell seconded the motion.

VOTE: The motion passed unanimously (7-0).

MOTION: Commissioner Bell made a motion to nominate Lynn Jacobs as Vice Chairman of the Planning Commission for 2021. Commissioner Harris seconded the motion.

VOTE: The motion passed unanimously (7-0).

3. Approval of the 2021 Planning Commission Meeting Calendar.

MOTION: Commissioner Spratley made a motion to approve the 2021 Planning Commission Meeting Calendar. Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (7-0).

4. Approval of the minutes for December 1, 2020.

MOTION: Commissioner Spratley made a motion to approve the minutes for December 1, 2021 with two corrections made to page 6 line 2 "Poole" and Page 8 line 5 "Chair Monson indicated feels". Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (7-0).

5. City Power Lofts – Preliminary/Final Architectural and Site Plan Review, located at 200 South 200 West, Knowlton General, applicant.

Brian Knowlton was present. City Planner Curtis Poole presented the item.

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2 City Planner Poole stated the proposed project is mixed use with 12 residential units, 2 commercial
3 spaces with an outside plaza. The applicant was granted a zone change from General Commercial
4 (C-G) to Mixed-Use Residential (MXD-R) in June 2020. The mixed-use zone does give the
5 applicant more flexibility including a building with 45 foot in height. The applicant chose the
6 building to be 3-story with 35 foot as a maximum height. The majority of the exterior of the
7 building will be brick with vertical siding near the top and will include some stucco in the back and
8 will have large windows in the commercial space. There will be 26 parking stalls with 12 of them
9 as covered. Staff found the proposed parking to be adequate and did not feel a parking study was
10 necessary. The applicant proposed a 38% landscaping plan that exceeds the Bountiful City Code
11 minimum of 15% landscaping and will need to complete a landscape plan in conjunction with a
12 building permit application. Approved landscaping materials that can be used are listed in the
13 Bountiful City Code.
14

15 This project is proposed to have 73% residential and 27% commercial space which meets the
16 standards of the Code and will include the plaza space counted toward commercial space. There
17 will be two access points off the street for this development on 200 North and 200 West.
18

19 The Bountiful City Power Department asked the applicant for a 7 ft easement along the north, south
20 and west property lines. The Power department was not in favor of the name “City Power Lofts”
21 and thought it could confuse city citizens, however staff did not have any problem with the name
22 and does not become involved in the decision of the project name. The storm drain impacts for new
23 projects have been anticipated for the current systems.
24

25 City Planner Poole on behalf of the Planning Department, recommended that the Planning
26 Commission forward a positive recommendation to the City Council for the preliminary and final
27 architectural and site plan for the proposed mixed-use commercial/office and residential
28 development.
29

30 There was discussion of the current code which permits exterior spaces to be counted towards
31 commercial uses per the current Land Use Code section 14-10-104, which was read by Director
32 Astorga.
33

34 Commissioner Jacobs felt that it would be beneficial to have a cross walk over 200 South for this
35 project. He stated that he took the liberty of measuring from the corner of this project. The
36 measurement was 700 feet to the crosswalk to the North and 1000 feet to the crosswalk to the South,
37 and noted that as a traffic engineer, he uses the standard of 600 foot between crosswalks. City
38 Engineer Lloyd Cheney discussed the City does not favor a mid-block crossing and noted that 200
39 South with a significant volume of traffic at a fairly significant speed on this road. For this to be done
40 there would need to be extra measures to identify that and that a crossing is coming up. He did not
41 feel that this is an unreasonable request to ask and discussed possible options for pedestrian walkways
42 to cross the parking lot at the Maverik site.
43

44 Mr. Knowlton discussed the plaza area of this project and indicated that the footprint did not change
45 from the original zone change plan. He confirmed the proposed parking would include 12 covered
46 parking with 26 total parking spaces.
47

1 Chair Monson felt that condition #3 should read “Submit landscape plan to be reviewed *approved*
2 by Staff with the building permit application.”
3

4 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to City
5 Council for the preliminary and final architectural site plan for a mixed-use development, City Power
6 Lofts located at 200 South 200 West with the Brooks, with the nine (9) conditions outlined in the
7 staff report prepared by staff and noted a correction to condition 3 as indicated by Chair Monson
8 during the discussion. She would also ask the applicant to revisit the name of “City Power Lofts”.
9 Commissioner Bawden seconded the motion.
10

11 VOTE: The motion passed unanimously (7-0).
12

13 **CONDITIONS OF APPROVAL:**

- 14 1. Complete all redline corrections.
- 15 2. Record utility easements of seven feet (7’) along the north, south and west property lines.
- 16 3. Submit landscape plan to be approved by Staff with the building permit application.
- 17 4. All damaged curb, gutter and sidewalk along 200 West and 200 North shall be replaced.
- 18 5. Resolve any issues or concerns regarding proposed public improvement construction material
19 and/or methods to the satisfaction of the City Engineer.
- 20 6. Comply with the City’s current storm water requirements for on-site storm water retention and
21 detention facilities.
- 22 7. Each commercial/office tenant shall apply separately for signage meeting the standards of the
23 Code.
- 24 8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 25 9. Sign a Public Improvement Development Agreement.
26

27 **6. Planning Director’s report, review of pending applications and miscellaneous business.**
28

- 29 1. February 2 meeting will include item for possible omnibus changes.
- 30 2. February 16 meeting should be held at City Hall.
- 31 3. New business, C-A-L Ranch at 535 S Main, will be submitting a Conditional Use Permit for
32 outside retail storage.
33

34 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:07
35 p.m.
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Sean Monson
Planning Commission Chair