

**Bountiful City
Planning Commission Minutes
May 16, 2017
6:30 P.M.**

Present: Chair – Sean Monson; Planning Commission Members – Dave Badham, Jesse Bell, Von Hill, Tom Smith and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for May 2, 2017.

Tom Smith made a motion to approve the minutes for May 2, 2017 as written. Dave Badham seconded the motion. Voting passed 7-0 with Commission members Badham, Bell, Hill, Higginson, Monson, Smith and Spratley voting aye.

3. PUBLIC HEARING - Consider approval for a Variance to allow installation of a 6-7 foot tall fence in the front yard at 2933 Lewis Park Cove, Rudy Larsen, applicant.

Rudy Larsen was present. Chad Wilkinson presented the staff report.

The applicant is requesting a variance to allow for a 6-7 foot tall fence within the required front yard. Section 14- 16-110 (B) limits the height of fences within the required front yard to 4 feet for an “open style” fence and 3 feet for a solid fence. The applicant proposes an open style wrought iron fence in order to provide a barrier between the sidewalk and a culvert associated with a creek running through the property. The owner plans to extend the fence onto an adjoining property that they own on the other side of the creek. The predominant issue is safety and providing a physical barrier to prevent falls into the deep creek/culvert area in this location. The applicant submitted an e-mail from Davis County indicating conditions for the fence to facilitate access to the creek for flood control maintenance of the culvert and creek. The applicant’s plans indicate that the fence would be extended out to the front property line surrounding the creek and then quickly transition back to the required 25 foot front yard setback on the other side of the creek.

One note not related to the variance is that the pool shown on the applicant’s future plan will require the combination of the two lots. Accessory structures and uses, such as the pool, are not allowed on a lot without a primary use.

Staff recommends approval of a variance to allow for a 6-foot tall fence within the required front yard subject to the following conditions:

1. Maintain access for Davis County Flood Control with size and type of access to be determined by the County.

Chair Monson Open and Closed the Public Hearing at 6:33 p.m. without comments.

Richard Higginson made a motion to approve a variance to allow for a 6-ft tall fence within the required front yard with one condition outlined by staff. Von Hill seconded the motion. Voting passed 7-0 with Commission members Badham, Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

4. Consider final PUD Plat and site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West, Robert Gibson, applicant.

Robert Gibson was present. Paul Rowland presented the staff report.

Mr. Robert Gibson has completed the PUD site plans and the plat map for this development and is now requesting final approval for the 5 unit Enclave PUD. This PUD was granted preliminary approval by the Council on April 18, 2017. The proposed PUD consists of 5 units on 0.73 acres with attached parking for each. The developer has modified his plans to show the necessary private areas and front yards. The site plans, landscaping and building elevations were previously reviewed and approved with the Preliminary Plat/Final Site Plan approval on April 18, mentioned above.

With the conditions listed below, the proposed development meets the requirements of the Bountiful City Land Use Ordinance and design standards and the Planning Commission sends a positive recommendation for final approval to the City Council.

1. Post a bond to cover the costs of construction of required site improvements.
2. Make all necessary red line corrections to the drawings.
3. Prior to building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Payment of all required fees.
5. Provide a current Title Report.
6. Sign a Development Agreement with the City

Sharon Spratley made a motion that the Planning Commission pass a recommendation for approval to the City Council for the final PUD Plat and site plan approval for a five unit townhome style multifamily development located at 958 N 200 W with the 6 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0-1 with Commission members Badham, Bell, Higginson, Monson, Smith and Spratley voting aye with Hill abstaining.

5. Consider approval of the Findings of Fact for a denial of a Variance to Section 14-5-105 A in order to allow for parking within the required front yard setback at 157 W 300 South, Robert McArthur, applicant.

Sharon Spratley made a motion to approve the Findings of Fact for the denial of a variance to Section 14-5-105A in order to allow for parking within the required front yard setback at 157 W 300 South. Dave Badham seconded the motion. Voting passed 7-0 with Commission members Badham, Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

6. Discussion of Downtown zone (DT) – Plat A Neighborhood.

Chad presents background on Plat A. The Plat A is located from 400 N to 500 S and 400 E to 200 W.

Between 2006 and 2008 the City went thru a planning process with committee members made up of Bountiful City citizens and Bountiful City staff to discuss a master plan for the Plat A area.

After numerous meetings, the committee provided recommendations to the City Council. Some of these recommendations included specific building types and site design standards that could be incorporated into a Master Plan for the area. The Committee discussed having higher densities on Main Street while preserving the residential neighborhoods that flank the main street corridor. In 2009, the City Council adopted the Downtown Master Plan as part of the General Plan for the City. While some of the recommendations of the committee were incorporated into the plan, many were not. During recent public hearings many residents and participants in the original planning process expressed concern that the Downtown was not developing consistent with the recommendations of the 2006 planning process, particularly with regard to multifamily development.

There are several items to revisit and consider.

1. Building height standards
2. Lot size – minimum lot size in our code is 20,000 sq ft.
3. Horizontal or vertical mixed use
4. New home on existing lot doesn't meet the current code.
5. Design standards for Multi-family

Staff outlined that over the next several weeks the citizens would be invited to participate in a survey to decide on the next steps to be taken. Questions to be included:

1. Main Street corridor – should we make changes in code specific to Main St.
2. Is this still the vision that the citizens still want?
3. Citizens have stated that they understand there will be a bit of density, but would like to preserve the residential areas west of 100 W and east of 100 East.


Commission members suggested:

1. That the survey results are shared with them.
2. Meetings to be held with residents outside this area.
3. Public planning and documenting should be done in a conscious and public process.

Mr. Wilkinson explained that postcards would be sent to the properties in the Plat A area. Staff will give the Commission members an update of the survey results.

5. Planning Director's report, review of pending applications and miscellaneous business.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:19 p.m.


Chad Wilkinson, Bountiful City Planner