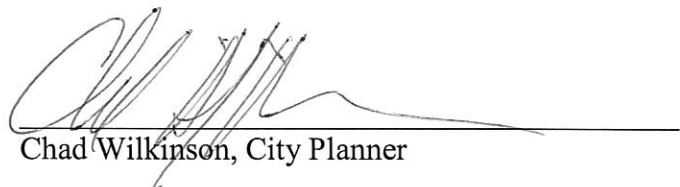


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, March 7, 2017**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for February 21, 2017.
3. Consider preliminary and final site plan approval for the construction of a 15 unit multi-family development at 390 and 416 W 200 North, Brian Knowlton, applicant.
4. **PUBLIC HEARING** - Consider approval of a text amendment to Section 14-14-126 eliminating the requirement for a conditional use permit for installation of solar energy systems.
5. Concept review for property located at 260 North 500 West and 440-478 W 200 North, Alan Arbuckle, applicant.
6. Follow up discussion related to a potential Open Space Zoning District.
7. Planning Director's report, review of pending applications and miscellaneous business.

  
Chad Wilkinson, City Planner

**Bountiful City  
Planning Commission Minutes  
February 21, 2017  
6:30 P.M.**

Present: Vice Chairman – Von Hill; Planning Commission Members –Dave Badham, Jesse Bell, and Tom Smith, Sharon Spratley; City Council Representation - Richard Higginson; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Julie Holmgren; City Recorder – Shawna Andrus

Excused: Chairman – Sean Monson

**1. Welcome and Introductions.**

Vice Chairman Hill opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for February 7, 2017.**

Sharon Spratley made a motion to approve the minutes for February 7, 2017 as written. Richard Higginson seconded the motion. Voting passed 5-0-1 with Commission members Badham, Higginson, Hill, Smith, and Spratley voting aye and Bell abstained.

**3. Swearing in of newly appointed Planning Commission Member – Jesse Bell.**

Shawna Andrus, Bountiful City Recorder, swore in Jesse Bell who replaced Mike Allen as a Planning Commission member as of January 10, 2017.

**4. Consider preliminary and final site plan approval for the addition to Napa Auto Parts located at 1415 S. 500 West, Jack Yoho, applicant.**

Jack Yoho was present. Chad Wilkinson presented staff report.

The applicant, Yoho Management, is requesting preliminary and final site plan approval for a 2,000 square foot addition to the existing NAPA auto parts store located within the C-H zone at 1405 S. 500 West.

The proposed addition will be constructed on the east side of the existing NAPA building which is located on the south side of a larger commercial development parcel. The property is approximately two acres in size, and also contains a personal storage use on the east and a retail store on the north. The site has two access driveways on 500 West. Surrounding uses include Robintino's restaurant to the north, a church to the east, commercial office use to the south and retail uses to the west.

The addition will increase the storage space for the NAPA building by expanding into an existing landscape area. This landscaping will be replaced by a new landscape area on the northwest portion of the site. An existing trash enclosure will also be moved to accommodate the addition. The plan includes some small changes to parking and drainage on the site. The proposal includes matching the existing materials of the building and installing a new roll-up door and man-door for access to the warehouse space. The site meets the parking requirements of the Code based on current uses and the applicant will increase the amount of landscaping on the site. The project is expected to have minimal impacts on adjoining properties. The site is already developed and there is adequate space for the

addition.

Staff recommends that the Planning Commission recommend approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. Meet all requirements of the South Davis Metro Fire Marshal.

Commission members and Mr. Yoho discussed the water flow, storm drain and the proposed landscaping of this property.

Sharon Spratley made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary and final site plan approval for the addition to Napa Auto Parts located at 1415 S. 500 West with the 2 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

**5. Consider preliminary and final plat approval for the Lakewoods Condominiums Plat Amended Units 101-106 at 70 N Main #106, Brian Knowlton, applicant.**

Brian Knowlton was present. Paul Rowland presented the staff report.

Mr. Brian Knowlton, applicant, requests preliminary and final plat approval for an amendment to the Lakewoods Condominium plat. The building is located at 70 N. Main and already exists as a mixed use commercial/residential development. The building meets all of the requirements that were in place at the time of the original approval and this change is solely for the purpose of producing an amended condominium plat that makes an otherwise unused portion of the common area into limited common area, and modifies the layout of the first floor to show building remodels that have occurred since the original development was approved in 1998.

The common area at the very east side of the property is not readily accessible by the residents and has never been used as open space or recreation ground, so Mr. Knowlton is desirous of building an accessory structure. Since such structures can't be built on common area, Mr. Knowlton is requesting to change the unused common area to limited common. In addition, 12 of the parking stalls have been covered and the condo owners are anxious to have those stalls designated as limited common also, so that the parking can be assigned to individual units.

Recommend preliminary and final plat approval for the Lakewoods Condominium Amended Units 101-106, with the following conditions:

1. Submit the signed, final mylar ready for signatures.
2. Submit a current title report.
3. Payment of fees
4. Make all Red Line corrections.
5. Meet all requirements of the South Davis Metro Fire Marshall for existing building prior to scheduling this proposal with the City Council.

Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary and final plat approval for the Lakewoods Condominiums Plat Amended

Units 101-106 at 70 N Main #106 with the 5 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chairman Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:50 p.m.

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Chad Wilkinson, Bountiful City Planner

# Commission Staff Report

Item # 3

**Subject:** Preliminary and Final Site Plan Review for 15-unit multifamily development  
**Author:** Chad Wilkinson, City Planner  
**Address:** 390 & 416 W. 200 North  
**Date:** March 7, 2017



## Description of Request:

The applicant, Knowlton General, is requesting preliminary and final site plan approval for a 15 unit townhouse style multifamily development.

## Background and Analysis:

The 1.17 acre property is located within the RM-13 zoning district which allows for 13 units per acre. Surrounding uses include flex office commercial space to the north, a mix of multifamily and single family uses to the west, a mix of multifamily and single family residential to the south and single family residential to the east.

The development is located on two existing parcels one of which is vacant. The other parcel is currently developed with a single family home which would be removed before construction. Prior to issuance of building permit, these two parcels will need to be consolidated to avoid structures crossing property lines.

Access to the project will be via a single driveway on 200 North. The proposed development meets the minimum parking standards based on the unit mix and has provided one covered parking space for each unit as required by ordinance. The proposed structures are two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings meet minimum setback requirements for the zone.

The applicant proposes a mix of brick and fiber cement siding. The units are slightly staggered along the front façade to provide some relief. Each of the units has a covered entry on both the front and rear of the building. The proposed buildings show private outdoor space in the form of patios on the rear of the units as required by Code. The proposed elevations limit the amount siding materials to 50 percent of the exterior as required by Code.

The submitted landscape plan shows the minimum 40 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance.

Storm water will be handled in two detention ponds on the south side of the property and will connect to an existing 12 inch storm drain in 200 North. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. Sewer and water service to the project will be via existing lines in 200 North which will require resurfacing of the road after construction.

## **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

## **Significant Impacts**

The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed.

## **Recommended Action**

Staff recommends that the Planning Commission recommend approval of the request for preliminary and final site plan review subject to the following conditions:

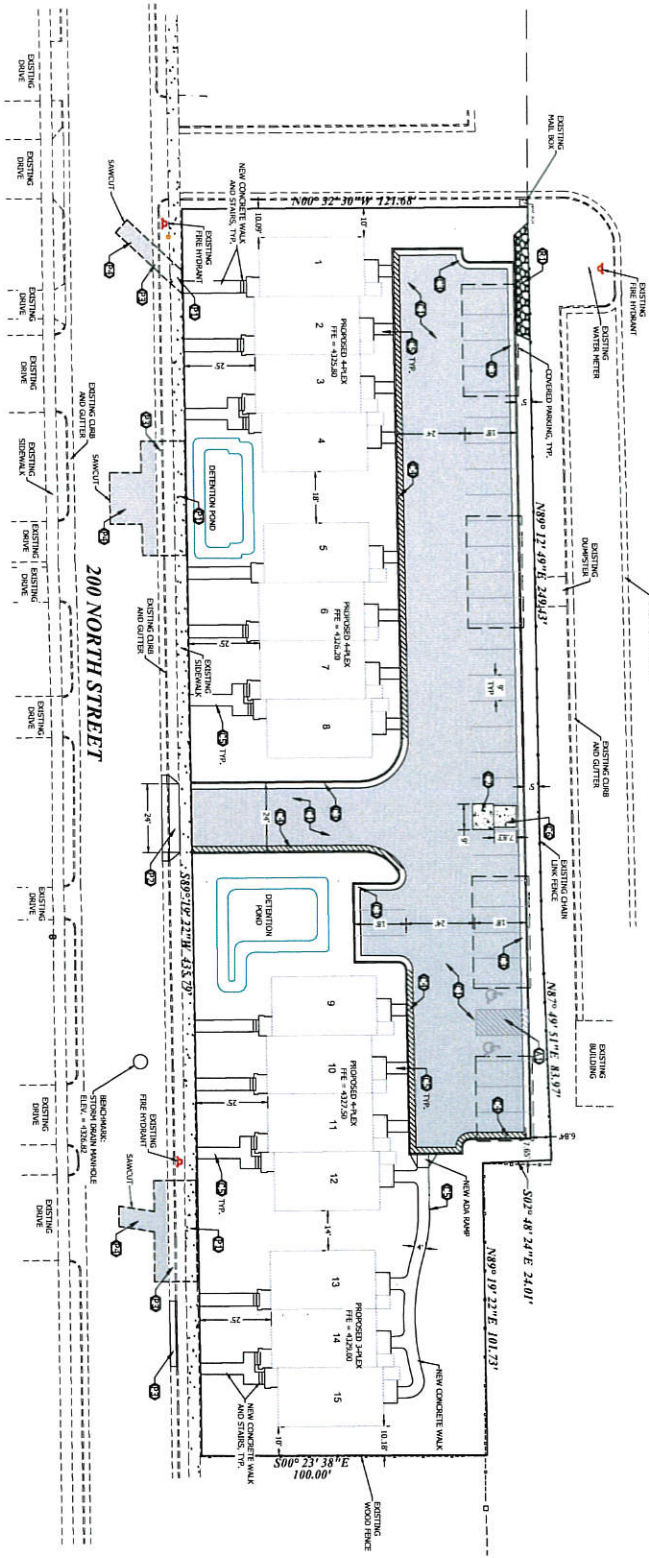
1. Complete any and all redline corrections.
2. Prior to issuance of a building permit, complete the following:
  - a. Consolidate the parcels and complete any proposed parcel boundary adjustments.
  - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
  - c. Any modifications required by conditions of the Planning Commission and City Council.
3. Replace all sidewalk along the 200 North frontage.
4. Pay for slurry seal of 200 N. Street along full frontage of the property.

## **Attachments**

1. Aerial photo
2. Site and utility plans
3. Building elevations
4. Landscape Plan

Aerial Photo





**AREA TABULATION**

BLK	LOT	AREA	%
BLK 1	1-15	2,150.00	100.00
TOTAL		2,150.00	100.00

**PARKING REQUIREMENTS**

USE	REQUIREMENT	PROVIDED	STATUS
RESIDENTIAL	1.25 STALLS PER UNIT	18.75	18.75
COMMERCIAL	2.00 STALLS PER 100 SF	4.30	4.30
TOTAL		23.05	23.05

**SYMBOL LEGEND**

- 1. NEW CONCRETE WALK AND STAIRS, TYP.
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**ACCESSIBLE AREA CONSTRAINTS**

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MINIMUM CLEARANCES AND DISTANCES:

- 1. ACCESSIBLE ROUTE THROUGHOUT.
- 2. MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.
- 3. ACCESSIBLE ROUTE OF 48" MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE. MAXIMUM CROSS-SLOPE OF 1:48 (2%).
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**RESKAPTION**

BY:                     

DATE:                     

APP. NO.                     

DATE                     

PREPARED BY:                     

DATE                     

PROJECT:                     

SCALE:                     

**C400**

STATE PLANS

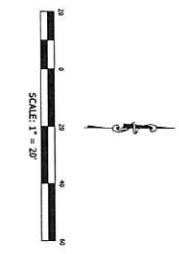
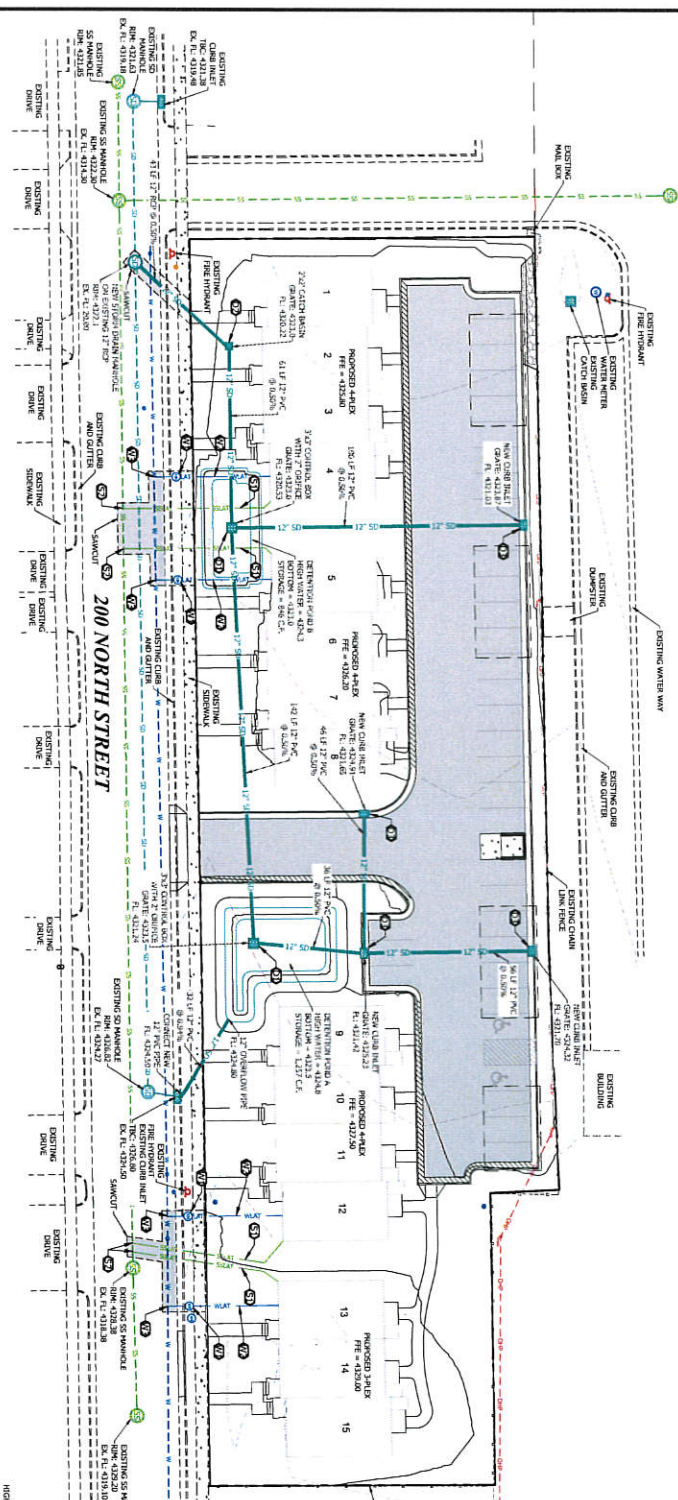
**BRIAN KNOWLTON**

APPROXIMATELY 420 WEST 200 N  
LOCATED IN THE NORTH HALF OF BLOCK 1, NMC PLAT B15  
ALSO LOCATED IN THE SOUTH HALF OF SECTION 16, T. 2N., R. 1E., S.L.B. & M.  
BOUNTIFUL, DAVIS COUNTY, UTAH



181 North 200 West, Suite #4  
Bountiful, Utah 84010  
Phone 801-298-2236





**DRAINAGE CALCULATIONS**

**Area Analysis**

Area	Area	Area
Building	13,500	0.26
Driveway	1,400	0.03
Lot	14,900	0.31
<b>Total</b>	<b>51,000</b>	<b>1.17</b>

**25 Year Detention Analysis**

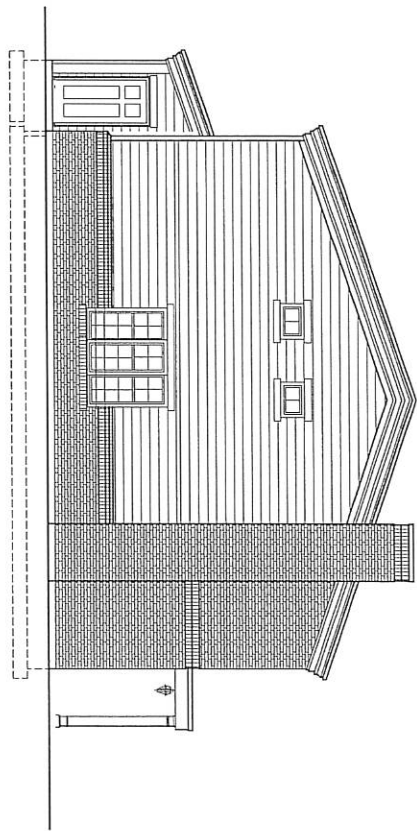
Time (min)	Inlet	Outlet	Retention	Storage
5	4,400	121	17	382
10	4,400	121	17	382
15	2,810	1,262	211	1,551
20	1,790	2,276	842	2,891
30	664	3,451	1,687	1,741
40	0	4,259	5,000	0
50	0	0	0	0
60	0	0	0	0
750	0	0	0	0
<b>Total</b>	<b>1,700</b>	<b>5,220</b>	<b>10,119</b>	<b>2,754</b>

Retention Depression: 2.100

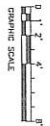
**DETENTION POND SECTION**



- SYMBOL LEGEND**
- 1. NEW 12" WATER METER
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1 WEST ELEVATION (EAST ELEVATION SIM/OPP)  
 1/8"=1'-0" IF THIS SHEET IS NOT CHECKED THIS IS A REDUCED SIZE PLAN.  
 USE GRAPHIC SCALE ACCORDINGLY.



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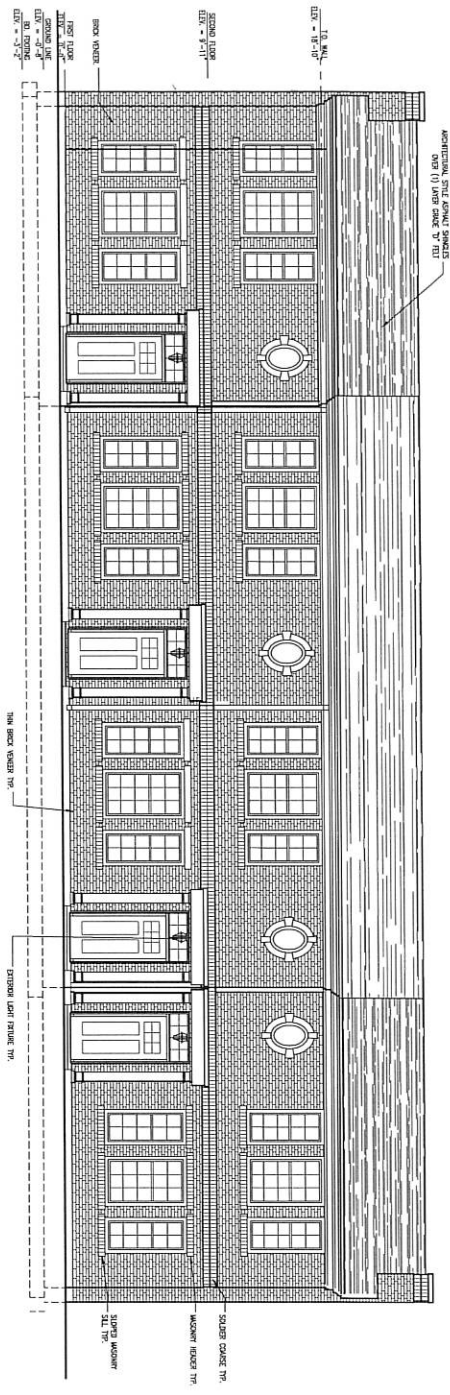
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	1/18/17	PRELIMINARY

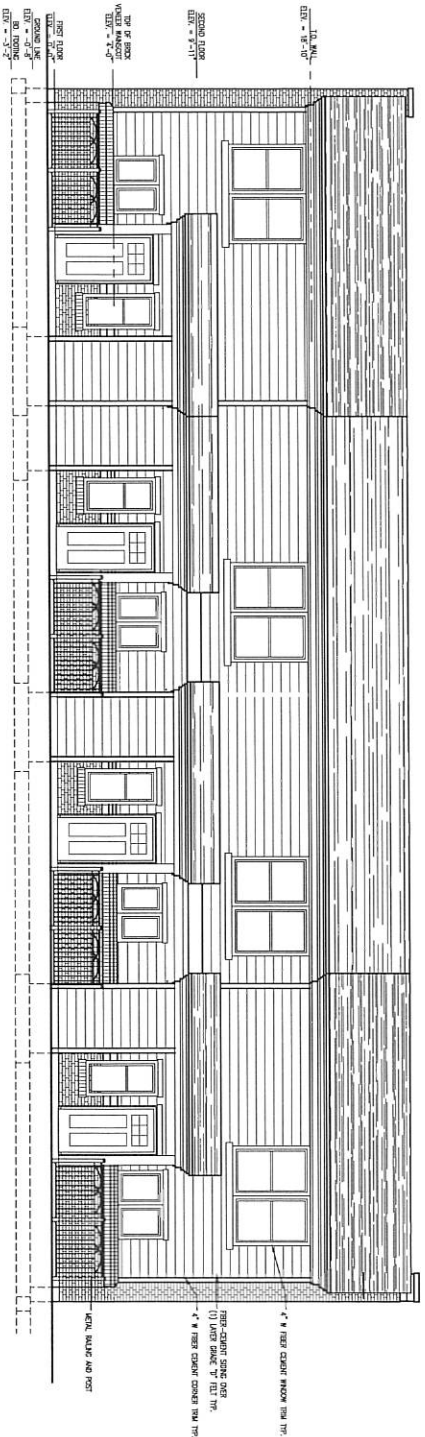
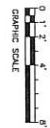
LONDON TOWNHOMES  
 200 NORTH. BOUNTIFUL, UTAH 84010



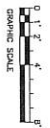
THIS DESIGN AND ANY IDEAS PORTRAYED IN THIS SET OF DRAWINGS ARE SOLE PROPERTY OF SMITH HYATT ARCHITECTS. ONLY THE ORIGINAL CLIENT MAY USE THIS SET OF DRAWINGS FOR ONE TIME USE OF CONSTRUCTION. ANY REPRODUCTION OR SALE OF THIS DESIGN WITHOUT EXPRESS WRITTEN PERMISSION FROM AN AUTHORIZED REPRESENTATIVE IS PROHIBITED.



1 SOUTH ELEVATION  
 1/8" = 1'-0" IF THIS SHEET IS NOT ASKED THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.



2 NORTH ELEVATION  
 1/8" = 1'-0" IF THIS SHEET IS NOT ASKED THEN IT IS A REDUCED SIZE PLOT.  
 USE GRAPHIC SCALE ACCORDINGLY.





# Commission Staff Report

**Subject:** Public Hearing-Amendment to the Review Standards for Solar Panels  
**Applicant:** Bountiful City  
**Author:** Chad Wilkinson  
**Date:** March 7, 2017



## Description of Request

Consider amending Bountiful Land Use Ordinance Section 14-14-126 in order to eliminate the requirement for obtaining a Conditional Use Permit for installation of solar energy systems.

## Background and Analysis

Over the past several years, Bountiful City has seen a steady increase in the number of solar power applications submitted for review and approval. The following table summarizes the number of solar panel applications reviewed and approved over the past 8 years:

2009	1
2010	3
2011	8
2012	3
2013	11
2014	21
2015	22
2016	67

As shown above, in 2016 the number of applications reviewed by Bountiful City were triple the previous year's total. Based on the current number of applications submitted in 2017, the City is currently on pace to double the 2016 total. Currently the Code requires that any application for solar energy systems generating over 10 watts be reviewed as a conditional use permit with a public hearing at the Administrative Committee. The process for review at the Administrative Committee includes a required 10-day public notice posted on site in order to notify neighboring property owners of the pending hearing. As the popularity of solar power and the number of solar panel installations have increased, the public acceptance of roof mounted solar panels has also increased. It is extremely rare for a neighboring property owner to attend a public hearing for solar panels. Over the past three years, only one neighboring property owner has attended a public hearing held to consider solar installation.

In order to efficiently process the growing number of solar applications, Bountiful City Planning, Engineering and Power department staff have created an internal review process that ensures that applications have adequate information for review and that all necessary materials are submitted

up front. This allows for a review process that is purely administrative and consists primarily of ensuring that standards are met. Bountiful has adopted specific standards that, if met by an applicant, adequately mitigate impacts to adjacent property. Improvements to solar panels including the proliferation of low-glare panels have also reduced impacts to adjoining properties.

Because of the growing acceptance of solar panels and improvements to the internal review process for solar panels, it is recommended that the requirement for a conditional use permit for solar panels be removed from the Bountiful Land Use Ordinance. It is proposed that all other standards including but not limited to maximum roof coverage, glare, and size of system should remain in place.

### **Department Review**

This item has been reviewed by the City Planner, City Engineer and the City Attorney.

### **Significant Impacts**

The proposed amendment will streamline the solar application process and will have a positive impact for citizens wishing to install solar panels.

### **Recommendation**

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the review standards for solar power.

### **Attachments**

### **Proposed Text Amendment:**

#### **14-14-126 PRIVATE POWER PLANTS**

A. A "Private Power Plant" is any device or combination of devices not owned and operated by a regulated utility company, which convert mechanical or chemical energy into electricity, or solar energy into any other form of energy. A private power plant with a peak power generation capacity of 10 Watts/12v/500mA (or less) is exempt from the provisions of this Section. A private power plant, including a windmill or wind turbine, shall not be permitted within Bountiful City limits, with the following exceptions:

1. A back-up power generator running on unleaded gasoline, diesel, natural gas, propane, or hydrogen fuel cell, rated for a single structure or building lot, located in accordance with the requirements of the zone in which it is located.
2. A photovoltaic cell array or other passive solar energy system located in accordance with the requirements for occupied structures for the zone in which it is located.

~~B. With the exception of a back-up power generator, no private power plant may be installed or used on any property unless a conditional use permit has been issued for the~~

~~specific power generation device.~~

C.B. A private power plant is not exempt from the height requirements of the Zone in which it is located, and shall be considered an occupied structure for the purposes of calculating height.

D.C. Solar energy design standards and requirements

1. Solar energy panels or collectors that are mounted to the roof shall:
  - a. Not extend beyond the roofline.
  - b. Not reflect sunlight onto neighboring windows or rights-of-way.
  - c. Not exceed fifty (50) percent of the total roof area.
  - d. Shall be maintained in good condition.
  
2. Prior to installation, use, and connection to the grid, the following shall be done:
  - ~~a. A Conditional Use Permit shall be issued~~
  - b.a. A Building Permit shall be issued
  - c.b. The Power Department shall approve the application for net metering
  - d.c. The Power Department shall approve the physical installation

# Commission Staff Report

Item #5

**Subject:** Concept Review for property located at  
260 N. 500 West & 440-478 W. 200 North

**Applicant:** Alan Arbuckle

**Author:** Chad Wilkinson

**Date:** March 7, 2016



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## **Background and Analysis**

Mr. Alan Arbuckle has asked for concept review for a potential mixed use project for his property addressed 260 N. 500 West & 440-478 W. 200 North. In the past, the Planning Commission has provided non-binding feedback for projects in the conceptual planning stage. Mr. Arbuckle's proposal includes the construction of two mixed-use buildings with retail on the ground floor and residential above. The conceptual plan anticipates a total of 28 residential units and 15,000 s.f. of retail space. The proposed mixed use project would require a zone change to mixed-use zoning in order to allow for residential use on the property. The property is approximately 2.5 acres in size.

Issues to consider include:

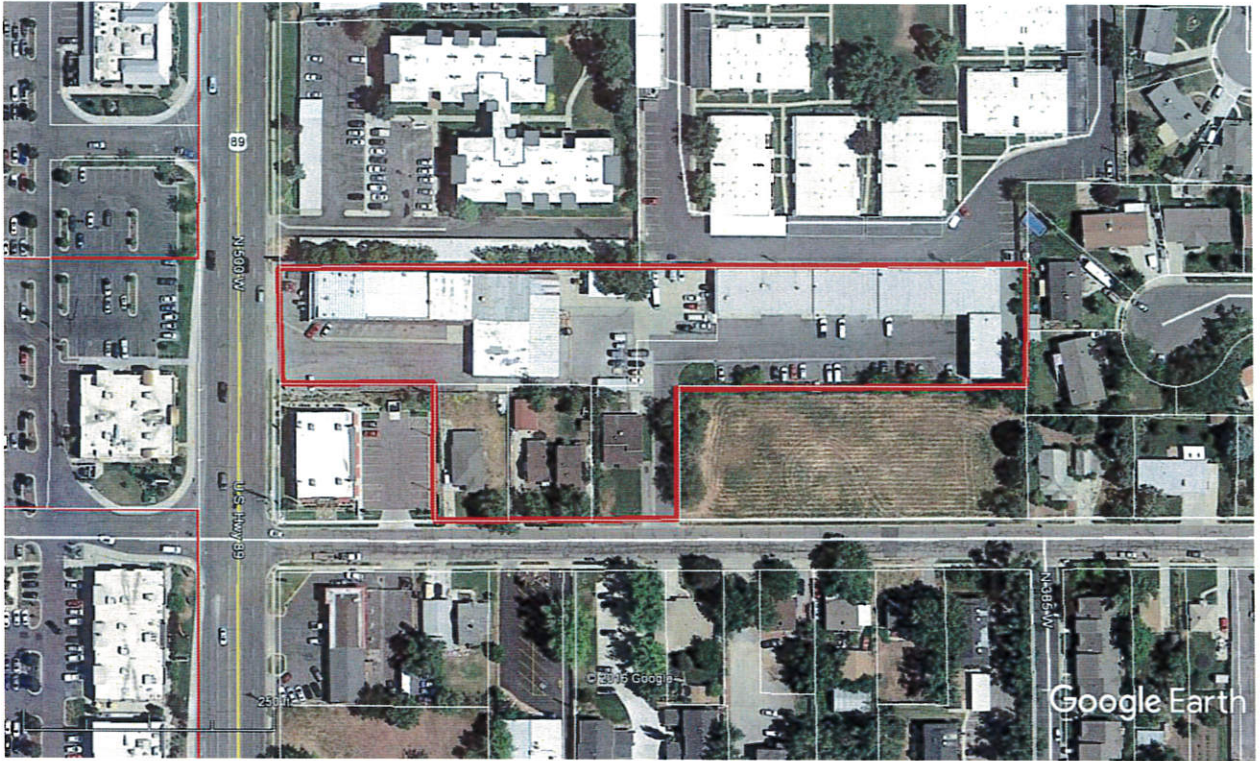
- Does the conceptual development comply with the purposes and characteristics of the MXD Zone?
  - Is the property in close proximity to transit?
  - Is the size of the property appropriate for mixed use?
- Is it appropriate to decrease the stock of C-H zoning on 500 West?
- Is this an appropriate location for additional residential use?

## **Recommendation**

This item is for discussion only. No action is required by the Planning Commission and all comments are non-binding.



# Aerial Photo



## Commission Staff Report

**Subject:** Discussion Regarding Open Space Zone

**Applicant:** Bountiful City

**Author:** Chad Wilkinson

**Date:** March 7, 2017



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### **Background and Analysis**

This item is a continuation of the discussion started on February 7, 2017 and will center on the goals and purpose of the Open Space zone and on determining criteria for inclusion of lots in the open space zone. Discussion items will include:

- Determining the goals and purposes of the Open Space Zone
- Whether public access should be a prerequisite for inclusion in the open space zone
- Whether private property should be considered or whether the open space zone should be exclusively on publicly owned lands
- Whether a minimum lot size standard should be adopted
- Other items identified by the Commission

### **Recommendation**

This a discussion item only and no action is required by the Planning Commission at this time.