

Bountiful City
Planning Commission Minutes
March 7, 2017
6:30 P.M.

Present: Vice Chair – 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; Asst City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson, City Engineer - Paul Rowland

1. Welcome and Introductions.

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

2. Approval of the minutes for February 21, 2017.

Sharon Spratley made a motion to approve the minutes for February 21, 2017 as written. Dave Badham seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith, and Spratley voting aye.

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.

Brian Knowlton was present. Chad Wilkinson presented staff report.

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.

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.

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.

Commission members and Staff discussed with Mr. Knowlton about the placement of trash receptacles, landscape plans, detention basin and larger trees. Commission members would like to add a condition which would read, "Landscape with trees with a uniform species and work with City staff members on landscaping and detention basin plans".

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 construction of a 15 unit multi-family development at 390 and 416 W 200 North with the 4 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 4-0-2 with Commission members Badham, Bell, Higginson, and Spratley voting aye and Hill and Smith abstaining.

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.

Chad Wilkinson presented the staff report.

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:

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

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.

Vice Chair Hill opened and closed the Public Hearing at 6:55 p.m. without comment.

Dave Badham made a motion that the Planning Commission pass a recommendation for approval to the City Council for approval of a text amendment to Section 14-14-126 eliminating the requirement for a conditional use permit for installation of solar energy systems as outlined by staff. Jesse Bell seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

5. Concept review for property located at 260 North 500 West and 440-478 W 200 North, Alan Arbuckle, applicant.

Alan Arbuckle was present. Chad Wilkinson presented staff report.

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?

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

Mr. Wilkinson turned over time to Mr. Arbuckle for discussion with Commission members.

Discussion topics included zoning of the property, whether mixed use is appropriate in this location, transit, parking analysis, landscaping and future businesses.

6. Follow up discussion related to a potential Open Space Zoning District.

Chad Wilkinson presented staff report.

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 included:

- 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

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

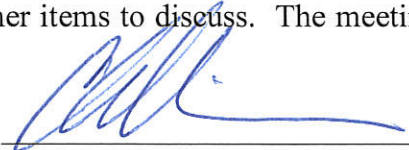
Commission members decided the most important criteria to include property in the Open Space Zone are:

- Larger Parks
- Golf Course
- Public Property
- Private Property is ok as long as it is publicly accessible
- Goals and Purpose of the Open Space Zone should include assurance to the public that it will stay open and will increase/regain access for the trails
- Promote access to the Forest Service

7. Planning Director’s report, review of pending applications and miscellaneous business.

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 7:47 p.m.



 Chad Wilkinson, Bountiful City Planner