


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, August 1, 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 June 20, 2017.
3. Consider preliminary site plan approval for Bristol Village a 19 multi-family townhome unit development at 1910, 1940 and 1950 S 200 West, Taylor Spendlove representing Brighton Development Utah LLC, applicant.
4. Consider preliminary and final plat approval of the Bountiful City Cemetery Plat Q.
5. Planning Director's report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
June 20, 2017
6:30 P.M.

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

Excused: Chair – Sean Monson; Planning Commission Member – Sharon Spratley

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 June 6, 2017.

Dave Badham made a motion to approve the minutes for June 6, 2017 as written. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Higginson, Hill, and Smith voting aye.

3. Consider preliminary site plan approval for a commercial office development at 1065 S 500 West, Jeff Beck representing Union Avenue LLC, applicant.

Jeff Beck was present. Chad Wilkinson presented the staff report.

The applicants, Union Avenue LLC, are requesting preliminary site plan approval for a commercial office park in the C-H Zone. The application includes the construction of two new buildings and a proposed renovation of an existing building on site. The two new buildings will consist of a two-story office building approximately 15,500 square feet in size and a multi-tenant office /warehouse building approximately 16, 775 square feet in size. An existing gymnastics use will continue with modifications to the building and an additional ±3,100 square foot commercial space to be constructed on the south side of the existing building. An existing “L” shaped portion of the building will be removed to provide additional parking area. An existing two-story office on the south side of property will remain.

The property is located at the intersection of 1150 South and Highway 89/500 West. The property is zoned C-H (Heavy Commercial) and is surrounded by Single Family residential zoning and use to the east, Bountiful Water Subconservancy District headquarters to the north, a vacant lot and restaurant use to the west and retail and auto sales use to the south. The development is located on four existing parcels totaling approximately 3.13 acres. The applicant plans to divide the property and adjust property lines and anticipates filing a subdivision map in conjunction with their final site plan approval. The applicant also anticipates the creation of commercial condominium units in the future.

Access to the project will be via driveways on 1150 South and 500 West. The shared access to the property from 500 West will be subject to review and approval from the Utah Department of Transportation. The proposed plan shows adequate parking based on the square footages shown. It is anticipated that the flex office spaces will have slightly more parking demand as some of these areas will be used as office and not warehouse. However, the peak demand time for the flex commercial will

occur at a different time than the gymnastics use. It is therefore anticipated that the site as a whole will have adequate parking.

The buildings all meet the required front yard setbacks along the street frontages. The applicant has requested that the review body consider reduced setbacks along the north property line as authorized in section 14-6-105 of the Land Use Ordinance. The applicant requests a reduction from the required 10 foot setback to a setback of 5 feet. The buildings to the north appear to have been constructed with similar reduced setbacks and the reduction is consistent with those buildings. The structures will still be required to meet applicable building and fire construction standards.

The applicant proposes a mix of brick, architectural concrete and glass for the buildings. The proposal also includes the use of metal trim pieces for accent. The flex warehouse office space includes glass garage doors to add additional fenestration to the buildings. The applicant proposes to update the façade of the gymnastics building to include materials consistent with the new buildings.

The submitted preliminary landscape plan shows the minimum 15 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. The landscape plan will need to include the minimum number of trees and shrubs required by code based on the lot size.

Storm water will be conveyed to the existing storm drain system in 500 West via an onsite system. With this being a previously developed property, no onsite detention of storm water is required. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan subject to the following conditions:

1. Complete any and all redline corrections including the following:
 - a. Show the existing water and fire systems serving the existing buildings.
 - b. Revise the utility plan to show the existing and proposed power facilities.
 - c. All interior parking spaces not fronting on a sidewalk or landscape area shall have a minimum dimension of 9 X 20 feet. Parking spaces that overhang sidewalks or landscaping areas that are a minimum width of 6 feet may be reduced to 9 X 18 feet.
 - d. Provide a detail of the trash enclosures. Refuse container enclosures shall be constructed of materials that are architecturally compatible with the main buildings.
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. Prior to issuance of a building permit, complete the following:
 - a. Obtain approval for the proposed preliminary and final subdivision.
 - 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.

4. All damaged curb and gutter and sidewalk along 1150 S. and 500 W. shall be replaced.
5. The setback along the north property line shall be reduced to 5 feet as authorized by Section 14-6-105 of the Land Use Ordinance.

Mr. Beck stated that the 5 foot setback would allow for a 1 hour fire wall.

Mr. Bell would like to recommend the use of a vertical landscaping.

Richard Higginson made a motion that the Planning Commission pass a recommendation for approval to the City council for the preliminary site plan approval for a commercial office development at 1065 S 500 West with the five conditions outlined by staff. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Higginson, Hill, and Smith voting aye.

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

The Planning Commission recognized and thanked Dave Badham for serving 10 years on the Planning Commission board. Mr. Badham has resigned from the board as of June 20, 2017.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:45 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item # 3

Subject: Preliminary Site Plan Review for 19 unit multifamily townhome development
Author: Chad Wilkinson, City Planner
Address: 1910, 1940 and 1950 S. 200 West
Date: August 1, 2017



Description of Request:

The applicant, Brighton Development Utah, is requesting preliminary site plan approval for a 19 unit townhome style multifamily development.

Background and Analysis:

The 1.18 acre property is located within the RM-19 zoning district which allows for 19 units per acre. Surrounding uses include a mix of single family and multifamily uses to the north, multifamily residential use to the west and south and single family residential to the east.

The development is located on three existing parcels one of which is vacant. The other parcels are currently developed with single family homes which would be removed before construction. Prior to issuance of building permits, these parcels will need to be consolidated to avoid structures crossing property lines. The applicant has indicated a desire to record a Townhome PUD plat to allow for individual ownership of the units in the future. The Code allows for this on existing projects, so the applicant will need to first begin construction of the units and then apply for PUD plat approval after the units exist.

The development is similar to the project recently constructed by Brighton Development on Pages Lane. Access to the project will be via a single 24 foot wide driveway on 200 West. 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. Each of the units will have a two-car garage, a majority of which will be accomplished via tandem parking spaces (one parking space behind the other). This is allowed in townhome style developments provided both spaces are assigned to the same unit. Guest parking is proposed to be provided within the individual driveways of the units. While this technically meets the Code, there is some concern that garages will be used for storage and that the overall number of spaces will be reduced, pushing guest parking into the adjacent street. Because of the narrowness of the access driveway, parking will not be allowed on the interior access lane. The Commission may wish to consider a condition requiring on-site guest spaces not located in driveways.

The proposed structures are three stories and are less than the 35 foot maximum height for buildings in the RM-19 zone. The buildings meet minimum setback requirements for the zone. The applicant proposes a mix of cultured stone 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 or balcony on the front of the building. The landscape plan shows fenced private recreational space for each unit. The units fronting on 200 West have been

designed with entries facing the street. It is recommended that this design be enhanced by the addition of a sidewalk connection to 200 West connecting the entry to the unit. The proposed buildings show private outdoor space in the form of fenced areas at the rear of the units as required by Code. The proposed elevations appear to limit the amount of siding materials to 50 percent of the exterior as required by Code.

The submitted landscape plan exceeds 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 collected in a detention facility at the northeast of the property and then connected to an existing storm drain in 200 West. Water and sewer plans have been reviewed by the City Engineer with minor redlines to the location of the onsite hydrant. Sewer and water service to the project will be via existing lines in 200 West 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 site plan approval subject to the following conditions:

1. Complete any and all redline corrections.
 - a. Revise the location of the fire hydrant to the location shown on the annotated site plan attached to this report.
 - b. Show sidewalk connection to the units fronting on 200 West in order to provide pedestrian access to the units from the public right of way.

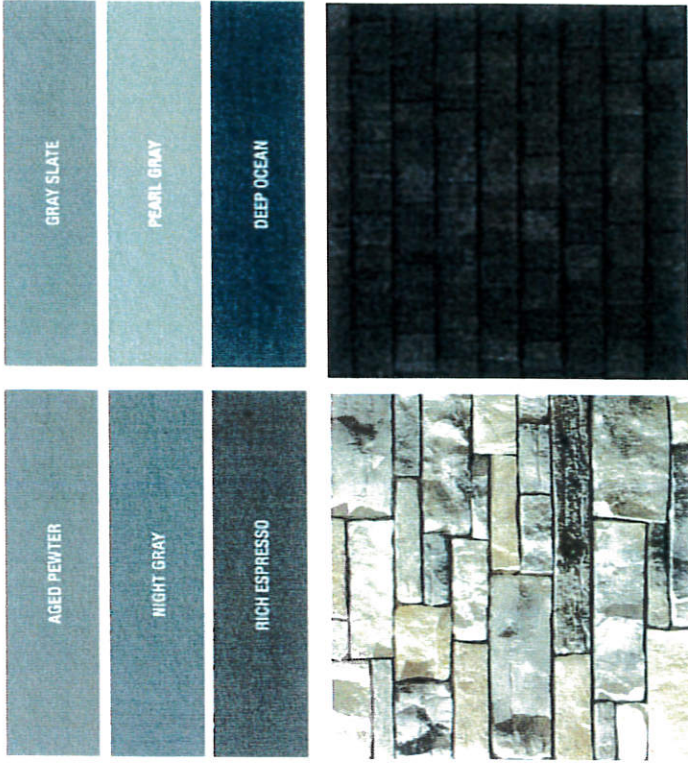
2. Prior to issuance of a building permit, complete the following:
 - a. Obtain final site plan approval.
 - b. Consolidate the parcels and complete any proposed parcel boundary adjustments.
 - c. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
 - d. Any modifications required by conditions of the Planning Commission and City Council.

Attachments

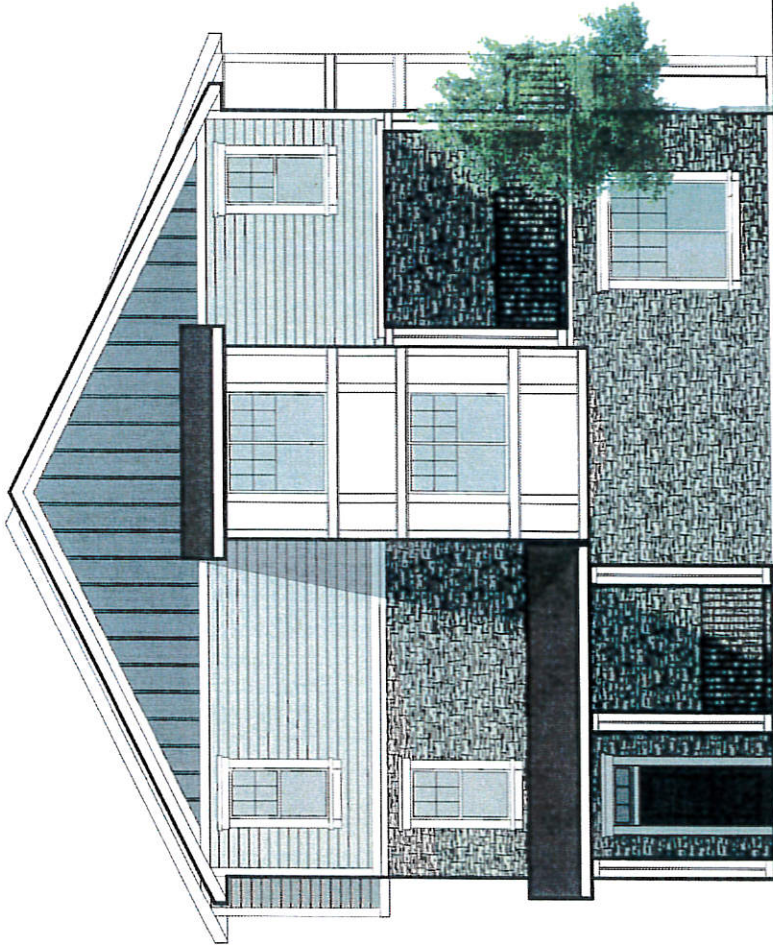
1. Aerial photo
2. Site and utility plans
3. Building elevations
4. Landscape Plan
5. Annotated site plan

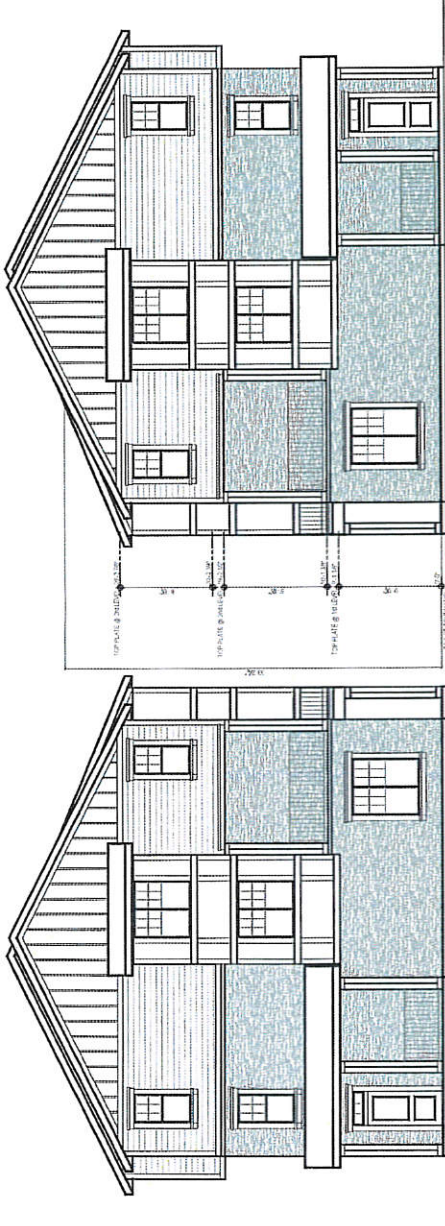
Aerial Photo





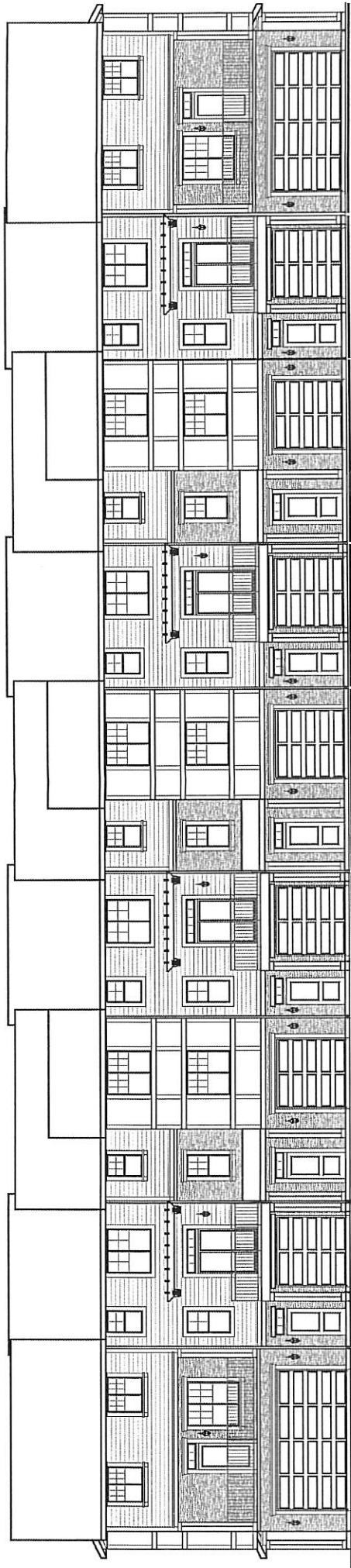
Exterior Color Pallet



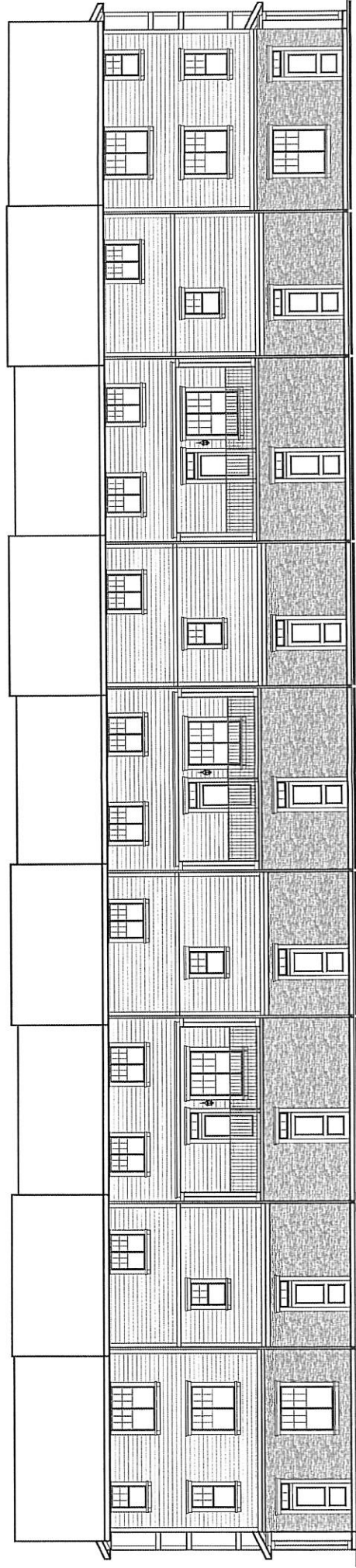


West Rear Building - North Elevation

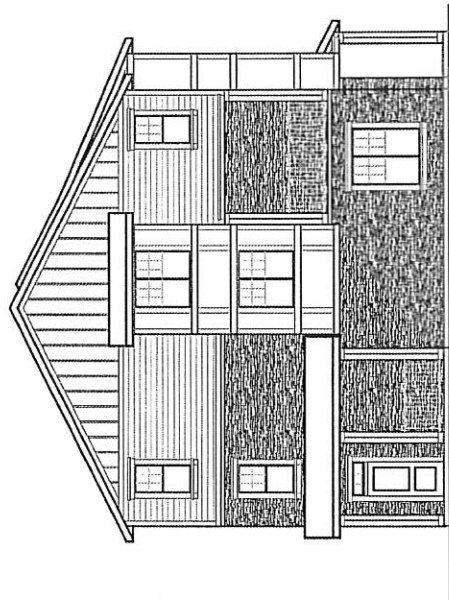
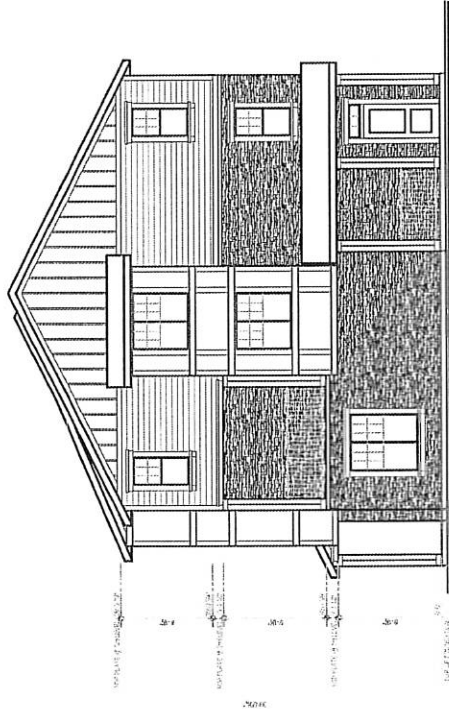
West Rear Building - South Elevation

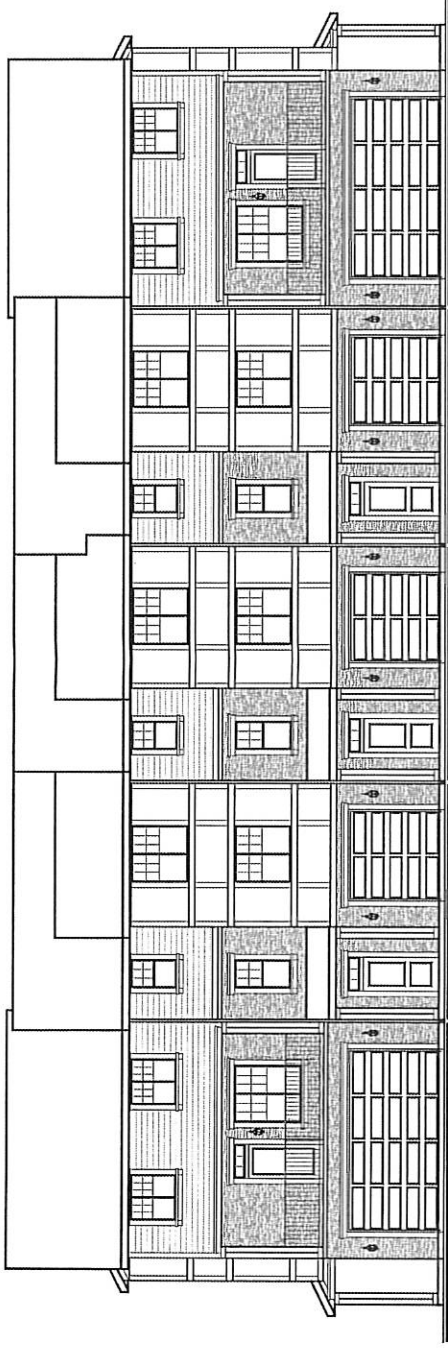


West Rear Building - Front Elevation

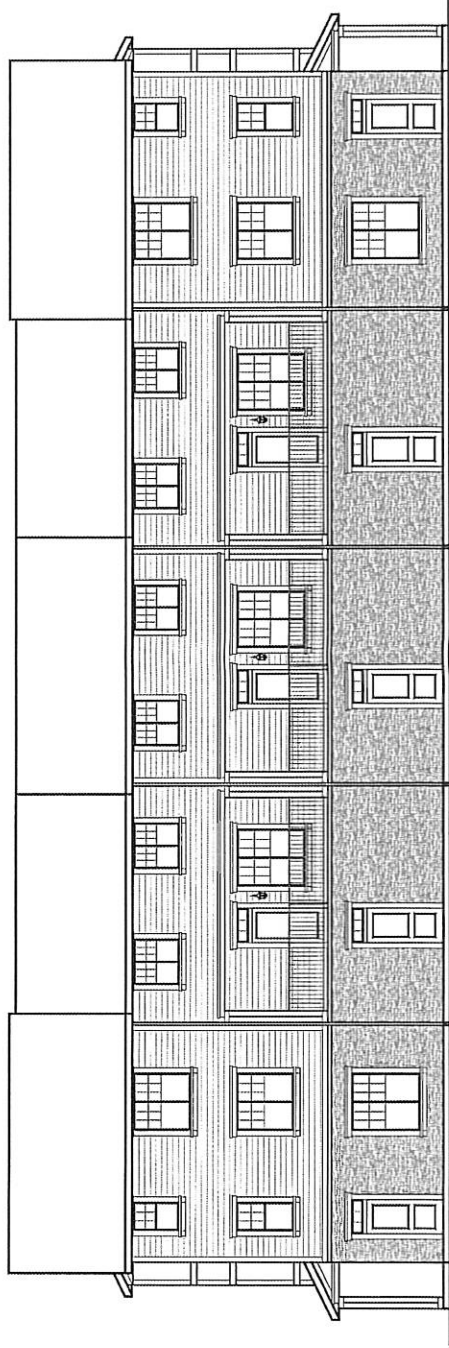


West Rear Building - Rear Elevation

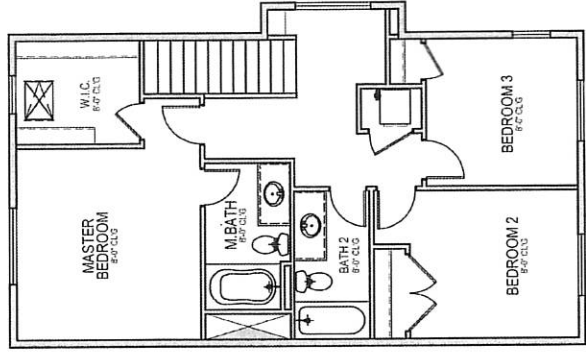
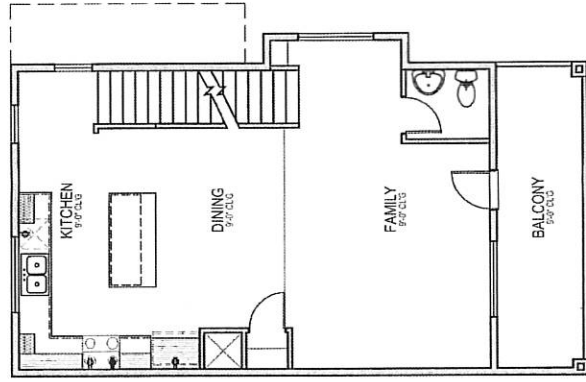
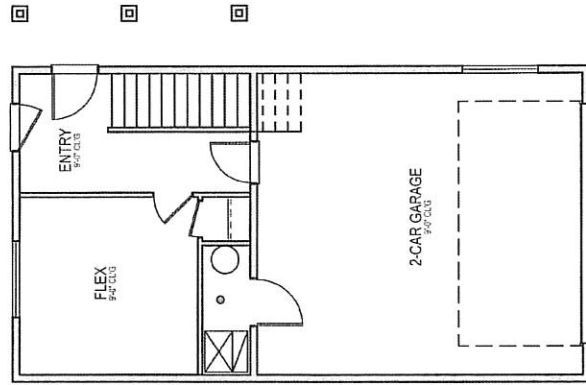




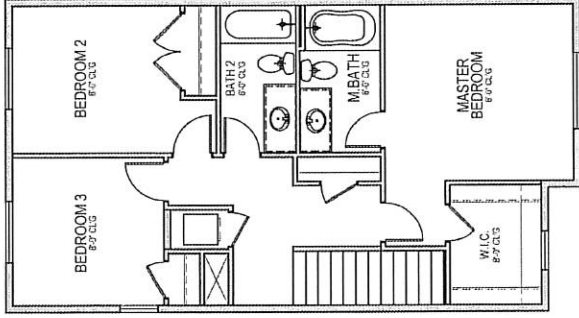
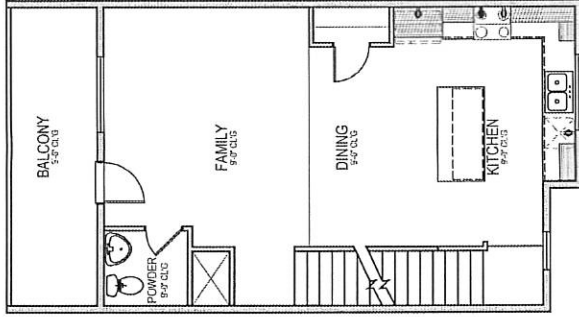
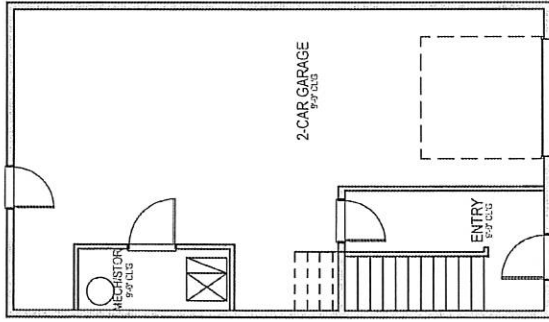
Front Buildings - Front Elevations



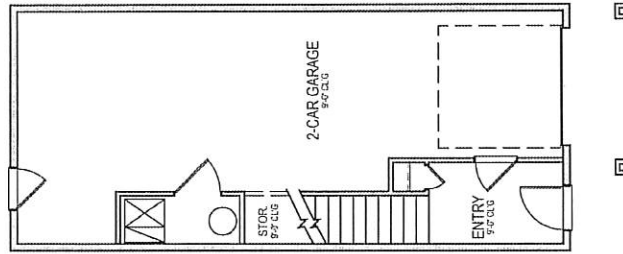
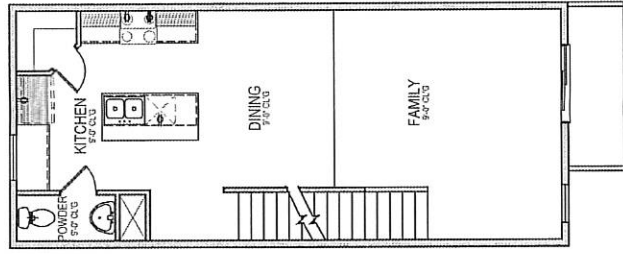
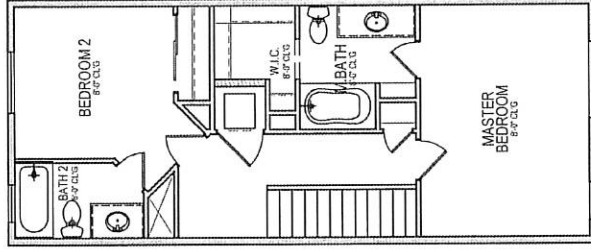
Front Buildings - Rear Elevations



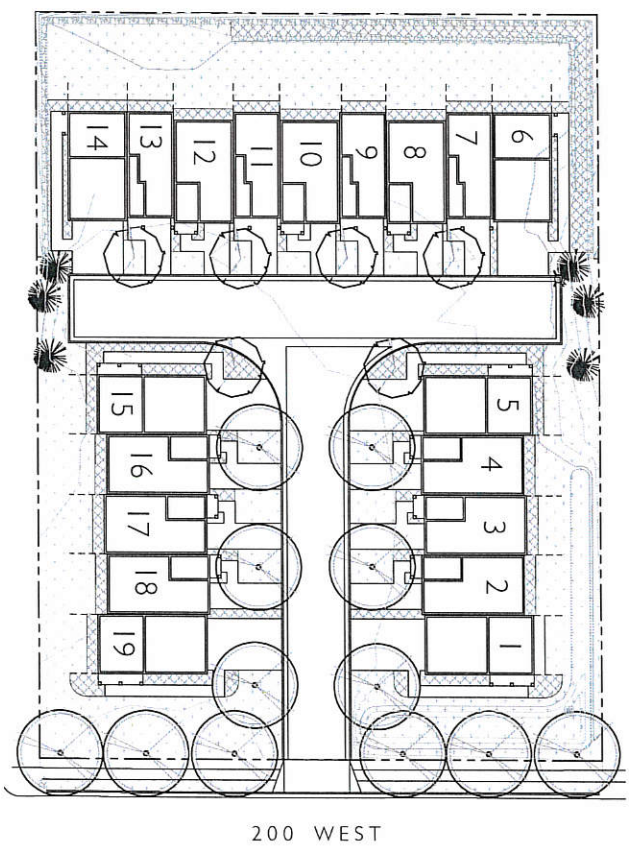
END UNIT - 3-BED, 2.5 BATH - 1,791 Sq Ft



MID UNIT - 3-BED, 2.5 BATH, 2,537 Sq Ft



Mid Unit - 2-BED, 2.5 BATH - 1,312 Sq Ft



A

LANDSCAPE LEGEND

- EVERGREEN TREE
- SHADE TREE
- ORNAMENTAL TREE
- PLANTER AREA
- TURF AREA
- RETAINING WALL
- FENCE SCREEN

LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

200 WEST

Commission Staff Report

Item # 4

Subject: Final Subdivision Approval for
Bountiful Cemetery Plat Q
Address: 2324 So. 200 West
Author: City Engineer
Department: Engineering, Planning
Date: August 1, 2017



Background

Each addition to the City's cemetery requires the preparation of a subdivision plat map, review by the Planning Commission and the City Council, and then recording of the plat with the Bountiful City Recorder, all before any new burial plots can be sold. The next plat is now ready for review and recording

Analysis

The roads for this addition were constructed in 2015 and the sprinkling system was installed and the grass allowed to grow through 2016. The landscaping has now grown to the point that these plots are now ready for sale and use. Additionally, the inventory of available plots in the rest of the cemetery has shrunk to the point that we need to move forward with opening this expansion. Plat Q contains 283 full sized lots, with each full lot containing eight individual 4 ft. by 8 ft. burial plots, and 21 partial lots. Partial lots, which contain between 1 and 7 plots, are caused when roads or other interferences cut through lots. The total count for Plat Q is 2,336 burial plots.

Department Review

The proposed plat has been reviewed by the Engineering Department and Planning Department.

Recommendation

We recommend that the Planning Commission send a favorable recommendation for Preliminary and Final approval of the Bountiful City Cemetery Plat Q

Significant Impacts

None

Attachments

Aerial photo of the Plat Q area

A copy of the Bountiful City Cemetery Plat Q Final Plat.

Aerial Photo of the Bountiful City Cemetery Plat Q



