

**Bountiful City
Planning Commission Minutes
August 1, 2017
6:30 P.M.**

Present: Chair – Sean Monson, Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, 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 June 20, 2017.

Richard Higginson made a motion to approve the minutes for June 20, 2017 as written. Von Hill seconded the motion. Voting passed 5-0-1 with Commission members Bell, Higginson, Hill, Smith and Spratley voting aye and Sean Monson abstained.

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.

Taylor Spendlove was present. Chad Wilkinson presented the staff report.

The 1.18 acre property is located within the RM-19 zoning district. 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. 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 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.

Commission members and Staff discussed the concern for the parking challenges for guests. Mr. Wilkinson suggested that restrictive covenants be recorded for guest parking however, the HOA would need to enforce this. Mr. Spendlove confirmed that there are one or two vacant stalls outside of the garage, depending on the number of garage stalls. There is also street parking available for guests.

Mr. Smith asked that a sidewalk be added to connect 200 West on one side of the access lane.

Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City council for the preliminary site plan approval for Bristol Village a 19 multi-family townhome unit development at 1910, 1940 and 1950 S 200 West with the two conditions outlined by staff and the addition of two conditions from Commission:

3. Show a sidewalk connection to 200 West on one side of the access lane
4. Record a restrictive covenant on the property requiring that residents park vehicles within provided garages in order to preserve driveway parking for guests.

Richard Higginson seconded the motion. Voting passed 5-0 with Commission members Bell, Higginson, Hill, Smith and Spratley voting aye.

4. Consider preliminary and final plat approval of the Bountiful City Cemetery Plat Q.

Paul Rowland presented the staff report.

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.

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.

Staff recommended that the Planning Commission send a favorable recommendation for preliminary and final approval of the Bountiful City Cemetery Plat Q to the City Council.

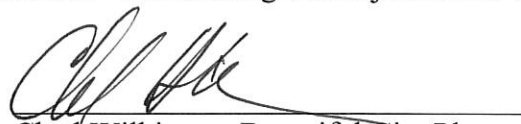
Commission Members and Staff discussed the options for the East Cemetery property with alternative burial methods.

Richard Higginson made a motion that the Planning Commission pass a recommendation for approval to the City Council for the preliminary and final plat approval of the Bountiful City Cemetery Plat Q. Von Hill seconded the motion. Voting passed 6-0 with Commission members Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

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

There have been 304 surveys taken for Plat A.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:09 p.m.


Chad Wilkinson, Bountiful City Planner