

Bountiful City
Planning Commission Minutes
February 19, 2019
6:30 P.M.

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

Excused: City Engineer – Lloyd Cheney

1. Welcome and Introductions.

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

2. Approval of the minutes for February 5, 2019.

Sharon Spratley made a motion to approve the minutes for February 5 with one correction on page 2 of a duplicate sentence. Von Hill seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Spratley and Smith voting aye.

3. Consider preliminary site plan approval for Kurtz Townhomes a 11 townhome development at approximately 393 W 200 North, Brad Kurtz, applicant.

Brad Kurtz and Brian Zaitz were present. Chad Wilkinson presented the staff report.

The applicant, Brad Kurtz, is requesting preliminary site plan approval for construction of 11 new multifamily units in combination with an existing 12 apartment units. The property consists of multiple parcels addressed from 393 to 441 W. 200 North in the RM-13 zoning district. The proposed development site consists of four separate properties which will be consolidated into one in order to construct an additional 11 multifamily units. The properties currently contain 12 multifamily units along with a couple of single family residential units which will be removed as a part of the development. The property is zoned RM-13 and is almost completely surrounded by multifamily residential zoning and use with the exception of one single family residence located to the center/north of the property which is not a part of this development.

The development is located on four existing parcels totaling approximately 1.8 acres. Prior to issuance of building permit, these four parcels will need to be consolidated to avoid structures crossing property lines. A number of easements cross the property which will need to be released in order to build the proposed structures. This easement release will have to be approved by the City Council prior to final approval for the development.

Access to the project will be via two driveways on 200 North. The first access is an existing drive approach at the east entrance to the property and the second is a new driveway on the west of the property. The proposed access to the existing building on the south west portion of the development will need to be revised to meet the 20 foot minimum of paved width required by Code. The development meets the minimum parking standards based on all of the units being two bedroom units. It is understood that four of the existing units are 3 bedroom units which require an additional half space per unit. However the applicant has provided enough spaces to cover the additional parking needed for these units. The plan also provides at least one covered parking space for each unit as

required by ordinance.

The project consists of a mix of two and three bedroom units. There are four existing 3-bedroom units and eight 2-bedroom units in the existing portion of the development. Each of the new 11 new units will have two bedrooms. The proposed structures are two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings all meet the required setbacks for the zoning district.

The applicant proposes a mix of brick and siding materials for the buildings. Current standards of the Code limit the amount siding to 50 percent of the exterior elevations. It appears that the elevations may need to be revised slightly to meet this standard. The applicant will need to either provide calculations showing that the siding does not exceed 50 percent of the exterior, or provide revised elevations with additional brick to meet this standard. The proposed buildings show private outdoor space in the form of patios on the front of each of the units. The existing units have private patios to the rear of the units. The applicant has provided an entrance on the new street facing unit in order to provide pedestrian connection to the adjacent street.

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.

Water and sewer will be extended from 200 North to serve the new units. Storm water will be detained in two detention ponds on the north side of the property and will connect to an existing 12 inch storm drain in 200 North. Final utility plans will be required to be submitted prior to final approval.

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

1. Complete any and all redline corrections including but not limited to the following:
 - a. Revise the access to the southwest building to show a full 20 feet of pavement width.
 - b. Provide calculations showing that stucco and siding materials do not exceed 50 percent of the exterior walls of the buildings or revise the elevations to provide additional brick.
 - c. Complete final design and submit plans for final approval by the Planning Commission and City Council.
2. Prior to issuance of a building permit, complete the following:
 - a. Consolidate the parcels and obtain approval of an easement release from the City Council.
 - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
 - c. Finalize the culinary water system design and coordinate with the existing systems which serve the two existing multi-family properties.
 - d. Obtain Excavation Permit(s) for work in the Public Right of Way.
Note: Bountiful's street cut moratorium runs from October 15 to April 15. This includes installation of utilities; construction of curb, gutter and sidewalk; and asphalt patching.
 - e. Any modifications required by conditions of the Planning Commission and City Council.

There was discussion from the Commission members that the new building façade should be similar

and match the older building's façade. Mr. Higginson asked for clarification about the fire truck access for the southwest area. Mr. Smith asked about the grass detention areas at the rear side and also stated that he would like to see more windows on the street facing side of the building. Mr. Bell stated that it may be worth it to use more grass for play area for the residents in the landscape areas.

Mr. Wilkinson stated that there will be no displacement of existing tenants and the Fire Marshall has reviewed and approved the plans as they have been submitted for this meeting.

Mr. Monson asked that condition 2a have some additional language be added. "Consolidate the parcels and obtain approval of an easement release from the City Council *and any other third parties as applicable.*"

Ms. Spratley discussed the separate individual sidewalk that was shown on the plans and the additional windows on the north side of the street side building.

Mr. Wilkinson discussed the code requirements for this RM-13 zone. The RM-13 zone has requirements for brick on the façade.

Von Hill made a motion to recommend approve to the City Council for preliminary site plan for Kurtz Townhomes a 11 townhome development at approximately 393 W 200 North with the conditions outlined by staff and the addition of condition 2a as described by Mr. Monson and 1ci "*The proposed building on the north west portion of the site shall be revised to show a separate sidewalk connection leading to the front entrance and an additional window on the street facing (north) side.*"

Sharon Spratley seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

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

1. The Planning Commission addressed Legislative issues.
2. Next Planning Commission meeting will be March 5, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:17p.m.


Chad Wilkinson, Bountiful City Planner