

Bountiful City
Planning Commission Minutes
June 3, 2014
7:00 P.M.

Present: Chairman - Tom Smith; Vice Chairman - Dave Badham; City Council Representation – Richard Higginson; Planning Commission Members – Mike Allen, Sean Monson, Sharon Spratley, and Von Hill; City Attorney - Russell Mahan; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Smith opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for May 20, 2014.

Mike Allen made a motion to approve the minutes for May 20, 2014 with the addition of the recommendation on the IHC Parking Lot Expansion that some additional shrubs be included along the street frontage to better screen the parked cars from the street. Dave Badham seconded the motion. Voting passed 6-0 in favor; Richard Higginson abstained as he was not present at the meeting.

3. PUBLIC HEARING - Consider granting a variance to allow building a garage in rear yard setback located at 268 S. Moss Hill Dr., Mark Hutchings, applicant.

Mark Hutchings was present. Mr. Wilkinson presented the staff report.

The property is located within the R-3 (Single Family Residential) zone. The property is surrounded by single family residential on the north, east and south and a large reservoir to the west. Mr. Hutchings has requested a variance to the rear yard setback requirements of the ordinance in order to build the accessory structure (garage) on the side yard instead of the backyard due to the unique shape and topography of the property. The design plans that were provided for the accessory structure meets all requirements with the exception of the required minimum rear yard setback of 20 feet required for an accessory structure not located to the rear of the primary building on the lot.

Staff recommends approval of the variance, based on analysis of the required review criteria from State Law included in the findings and materials submitted by the applicant.

Chairman Smith opened the Public Hearing at 7:09 p.m. and closed the public hearing without comments.

Dave Badham made a motion to grant a variance to allow building a garage in rear yard setback located at 268 S. Moss Hill Dr., applicant, as outlined by staff for the proposed location. Richard Higginson seconded the motion and voting was 7-0 in favor.

4. Consider a final approval for subdivision at Indian Springs Ridge, 551 E. Indian Springs Road, Barrett Peterson, applicant.

Barrett Peterson was present. Paul Rowland presented staff report.

In September of 2013, the Planning Commission and Council reviewed and gave preliminary approval for a 4-lot residential subdivision at 551 E. Indian Springs Road with the conditions that the developer get approval from Davis County Flood Control and that some final corrections be made to the subdivision boundary. Those conditions have now been met, a final plat prepared and checked and the developer is now requesting final subdivision approval for the Indian Springs Ridge Subdivision.

The property is located in the R-3 zone; it is served by all required utilities and is adjacent to an improved street. The proposed subdivision is composed of lots ranging in size from 1.13 to 1.77 acres. Preliminary approval was granted with the condition that the developer correct any redlines and get approval from Davis County Flood Control for the creek crossings and the easements for the creek channel. Mr. Peterson has corrected the redlines notes from the preliminary and completed the quiet title action.

Staff recommends final subdivision approval of the Indian Springs Ridge Subdivision with the following conditions:

1. Make any and all other redline corrections.
2. Pay the applicable checking and recording fees.
3. Submit a current Title Report.

Von Hill made a motion to recommend approval to City Council final subdivision approval at Indian Springs Ridge, 551 E Indian Springs Road, Barrett Peterson, applicant, with the conditions outlined by staff. Mike Allen seconded the motion and voting was 7-0 in favor.

5. Consider approval of Findings of Facts for denial of the variance request for 442 N Main St., Cliff Cole, applicant

Sharon Spratley made a motion to approve the Finding of Facts for denial of the variance request for 442 N Main St., Cliff Cole, applicant, as set forth by staff. Von Hill seconded the motion and voting was 7-0 in favor.

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

1. Next Planning Commission meeting to be held on June 17
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:30 pm.