

Bountiful City
Planning Commission Minutes
November 20, 2018
6:30 P.M.

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

Excused: City Council Representation – Richard Higginson

1. Welcome and Introductions.

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

2. Approval of the minutes for November 6, 2018.

Jim Clark made a motion to approve the minutes for November 6, 2018 as written. Von Hill seconded the motion. Voting passed 5-0 with Commission members Clark, Hill, Monson, Spratley and Smith voting aye.

Jesse Bell arrived.

- 3. PUBLIC HEARING - Consider approval of a Conditional Use Permit for a 6-unit multi-family development located at 55 W 400 South, Brian Knowlton, applicant.**
- 4. Consider approval of a preliminary site plan approval for a 6-unit multi-family development located at 55 W 400 South, Brian Knowlton, applicant.**

Brian Knowlton was present. Chad Wilkinson presented the staff report.

The applicant, Knowlton General, requests Conditional use permit and preliminary site plan approval for a 6 unit multifamily development located at 55 West 400 South. The property has been vacant for many years and is zoned DN (Downtown). The site is surrounded by single family residential use on the east and west, mixed use and commercial to the north, and commercial property to the south.

The proposed development is located on a .25 acre (±10,890) s.f. property. There appears to be some discrepancy between the legal description for the property and the actual area available for building. Prior to submitting for final site plan, the applicant will need to identify actual dimensions of the buildable area of the lot based on a survey of the property. This issue will impact the proposed parking layout on the site. Based on an analysis of the building design, the building official has determined that a disabled person parking space is not required based on the applicable building code. However section 14-7-112 C 9 requires that street-facing ground floor units be ADA accessible to provide for conversion to a future commercial use. Without the need for the accessible space, the proposal meets the parking standards of the Code including required covered parking and guest spaces with room to spare. If an accessible space is required, it will be necessary for more detailed property information to determine if the lot can accommodate adequate parking for the development.

The proposed building meets the required setback and height standards for the DN Zone. Because the building is located at least 200 feet from the 100 west right of way the maximum building height is 55

feet. The proposed building is approximately 46 feet and four stories in height with one unit located on the ground floor and the remainder above. The applicant proposes building materials consisting of a mix of EIFS and brick. Color renderings of the buildings are attached to this report. It is recommended that some brick be added to the south façade as this area will be highly visible from 500 South. The proposed structure meets the required articulation standards of the ordinance and complies with the maximum 2:1 height to width ratio requirements. Ground floor units have entrances facing the public street and balconies or patios are shown for each unit.

The plan shows the minimum 10 percent of landscape area and the additional landscaping required by Code for multifamily development; however, a detailed landscape plan will need to be submitted demonstrating compliance with the minimum requirements of the landscape code. A sidewalk is shown on the west side of the property running along the proposed parking area. The Code allows for sidewalks to occupy a total of 30 percent of the required landscape area. Based on the required landscape area the sidewalk will need to be reduced. It is recommended that the sidewalk be pulled back to the south edge of the building in order to comply with the applicable standard.

Access to the site will be via a single driveway on 400 South. Water and sewer will be provided via connections to existing lines in 400 South. Storm water drainage design will need to be further refined prior to submittal for final site plan approval. The proposed retention system may not adequately dispose of storm water and additional information is required to determine adequate permeability of soils to allow for retention on site.

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

Staff recommends that the Planning Commission approve the Conditional Use Permit and forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 6 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to submittal for final site plan approval, complete a survey of the property to determine total buildable area available on the property. Complete any revisions to the site necessary based on the size of the parcel.
3. Revise the elevations to show some brick elements on the south side of the building in order to provide architectural continuity on this visible side of the building.
4. Revise the site plan to show the sidewalk on the property ending at the south side of the building.
5. Submit a landscape plan meeting the minimum requirements of Sections 14-16- 104 and 14-16-109.
6. All damaged curb and gutter and sidewalk along 400 S. shall be replaced.

Mr. Wilkinson clarified the current ADA code and the accessibility for the ground floor. Mr. Monson would like to make sure that there is available ADA parking if the space was converted to business space. Mr. Wilkinson stated that after the required survey is completed then the ADA parking will be worked thru and would be brought to the Planning Commission at final site plan approval. Mr. Knowlton stated that he is anticipating that the lot is shorter than the County legal description. He has been in contact with the Fire Marshall for the clearance of the 6' x 13' cantilever on the north side.

Mr. Bell discussed the possibility of extra windows on all floors. Mr. Wilkinson clarified that the plans

for the building does meet code for the windows on the ground floor.

Chair Monson opened the **PUBLIC HEARING** at 6:47 p.m.

Randy Westergard resides at 75 W 400 South. Mr. Westergard was concerned about the 6-units on ¼ acre, decrease in property values and the possible trash and traffic impact for this area.

Chair Monson closed the **PUBLIC HEARING** at 6:48 p.m.

Mr. Wilkinson stated that there will be a trash enclosure for the property and the project. We don't know what will happen with the property values and have no control over what happens. Mr. Knowlton will have a survey done for this property and the allowed size of the building will be completed in the final site plan.

The Commission members requested that the applicant uses appropriate sized trees on the east and west side. Staff stated that the completed landscape plan will be with the final site plan approval.

Sharon Spratley made a motion that the Planning Commission approved the Conditional Use Permit for a 6-unit multi-family development located at 55 W 400 South with the 6 conditions outlined by staff and the addition of 2 more conditions,

7. Additional windows shall be added to the ground floor facing 400 South.
8. The project needs to include columnar trees on the east and west side of the building to provide screening for adjacent properties.

Tom Smith seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Smith, and Spratley voting aye.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation of approval for a preliminary site plan for a 6-unit multi-family development located at 55 W 400 South with the 6 conditions outlined by staff and the two additional conditions. Jesse Bell seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Smith, and Spratley voting aye.

Jim Clark and Clint Drake were excused to City Council Special Meeting.

5. Consider re-approval of a preliminary and final site plan for a 40-unit mixed use office and residential building located at 1501 S Renaissance Towne Dr (Pad A), Bruce Broadhead, applicant.

Bruce Broadhead was present. Chad Wilkinson presented the staff report.

The applicant, Bruce Broadhead, requests site plan approval for "Pad A" (shown now as Lot 9) of the Renaissance Town Center Development. The plan was originally approved in April of 2017 and a six month extension was granted In April of 2018. That extension has now expired and so the site plan must be reapproved in order to move forward. The proposal still includes 40 units and retains the approximately 5,500 square feet of commercial space located on the street level originally approved. There have been no substantial changes to the Code in the intervening year and a half since the original approval. The project is very close to permit issuance and the reauthorization will allow the

developer to move forward with the project. However, in order to avoid any conflicts with future code changes, building permits should be obtained in a timely manner. Therefore, it is recommended that a condition be required to obtain a building permit within 6 months of the re-approval.

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


1. Obtain a building permit for the project within 6 months and keep the permit active.
2. At least one of the parking spaces for the development shall be a van-accessible disabled person parking space.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation of approval for the preliminary and final site plan for a 40-unit mixed use office and residential building located at 1501 S Renaissance Towne Dr (Pad A) with the two (2) conditions outlined by staff. Jesse Bell seconded the motion. Voting passed 5-0-1 with Commission members Bell, Monson, Smith and Spratley voting aye with Hill abstaining.

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

1. Next Planning Commission meeting will be December 4, 2018.
2. Discussion about upcoming Legislation update.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:02 p.m.


Chad Wilkinson, Bountiful City Planner