


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, February 21, 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 February 7, 2017
3. Swearing in of newly appointed Planning Commission Member – Jesse Bell.
4. Consider preliminary and final site plan approval for the addition to Napa Auto Parts located at 1415 S. 500 West, Jack Yoho, applicant.
5. Consider preliminary and final plat approval for the Lakewoods Condominiums Plat Amended Units 101-106 at 70 N Main #106, Brian Knowlton, applicant.
6. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

**Bountiful City
Planning Commission Minutes
February 7, 2017
6:30 P.M.**

Present: Chairman – Sean Monson; Planning Commission Members –Dave Badham, Jesse Bell, Von Hill and Tom Smith, Sharon Spratley; City Council Representation - Richard Higginson; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Julie Holmgren

1. Welcome and Introductions.

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

2. Approval of the minutes for December 6, 2016.

Von Hill made a motion to approve the minutes for December 6, 2016 with correction to voting on item 4 and name of applicant on item 5. Item #4 - correction to number of conditions, should be 3 and voting passed 5-0-1 with Von Hill abstaining. Item #5 – should read Jeremy Searle. Richard Higginson seconded the motion. Voting passed 4-0-3 with Commission members Higginson, Hill, Monson and Spratley voting aye and Badham, Bell and Smith abstained.

3. Introduction of new Planning Commission member – Jesse Bell.

Jesse Bell replaced Mike Allen as a Planning Commission member as of January 10, 2017.

4. Discussion of potential changes to the Accessory Structure standards in Single Family Residential zones.

Chad Wilkinson presented staff report.

The Planning Commission has recently expressed a desire to reconsider standards for accessory structures in residential zones. The issue has been raised as a result of two recent variance requests. The predominant issue that has come up with the two variance requests relates to the standards for accessory structures in side yards and how the side yard is defined in Code. Accessory structures located within side yards are required to meet the setbacks for a primary structure. When homes are expanded, it often changes the location of an accessory structure from a rear yard to a side yard as defined by Code. Residents have requested an expansion of their homes into rear yard areas which has created conflicts with existing detached accessory structures.

The purpose of this discussion item is to review existing standards, look into the purpose of the standards and discuss examples of how existing codes have been applied to specific requests. A copy of the standards is included below along with a diagram showing the setback standards for single family residential zones.

This a discussion item only and no action is required by the Planning Commission at this time.

Mr. Wilkinson discussed Bountiful City Land Use Ordinance 14-4-105, Sections A-J YARD AND SETBACK REQUIREMENTS

Mr. Wilkinson noted that when staff writes a staff report, they can't write a code for one individual. Yard definitions might be the direction to trying to keep the code as simple as possible and could go in that direction.

Mr. Hill asked if there were restrictions that were different and that prompted a change in the definition of the setbacks.

Mr. Rowland stated that in the past the secondary structure setback was 5' behind the home and 1' off of the property line. Current setbacks are 5' behind the home and 3' off the property line.

Some of the Commission members mentioned the importance of having affordable housing and expressed concern about changing the existing code to accommodate the additions on the properties.

There were also Commission members that stated that homes in the older part of downtown have garages that were built on the property line and won't be able to comply with the current code for an addition. There are properties owners who would like to stay in their home for financial or emotional attachments to stay in their home and don't see that we should punish the home owners for wanting to stay and upgrade their home/lot. If the homes are not changing the neighborhood, or problems with landscaping or permeability, the members would lean more toward the rights of the property owner. If the home owner wants to stay at the property are we forcing them to tear down the existing home and rebuild with a larger home or second story that could have a potential negative impact on the neighborhood.

Mr. Wilkinson summarized the direction from the Commission members for a new code. The primary structure would still need to meet the maximum lot coverage standard and the minimum rear yard would need to meet the 20' setback even if the existing garage does not meet side yard setbacks.

Mr. Wilkinson noted that staff will bring the proposed code to a future Planning Commission meeting.

5. Discussion related to a potential Open Space Zoning District.

Chad Wilkinson presented the staff report.

In November 2015, during review of a potential land-swap proposal between a private property owner and the federal government, the City Council directed that staff should bring for consideration the potential adoption of an open space zone in order to preserve undeveloped areas within the City limits

Adoption of an open space zone will include two components. First, adoption of the zoning district will entail identifying the properties to be included within in the zone. Questions to consider include:

- Should the zone be limited to publicly owned properties or should it include some privately owned lands?
- Should the open space zone include parks, the golf course and other recreational properties?
- Should publicly owned properties used for storm water detention/drainage facilities be included?

- Should the existing Mountain Development and Watershed Protection zone be replaced by the open space zone?
- Should other public owned properties such as the cemetery be included in the zone?

Staff will present several different scenarios at the meeting for the commission to consider. Because the properties to be considered include parcels throughout the City, and because of the scale of the area to be discussed a map has not been attached to the packet.

The second issue relates to the standards for regulation of the open space zone. Staff has included a discussion draft of potential regulations for an open space zoning district. Items to consider related to standards include the types of uses to be allowed, standards for structures and whether or not to combine some of the watershed protection standards in the open space zone. For the convenience of the Commission, a copy of the Mountain Development and Watershed Protection Zone has also been included with your packet.

This a discussion item only and no action is required by the Planning Commission at this time.

The Commission asked what is the fear if we don't do this. The land swap went thru Public Hearing and City Council approval but could have gone thru the federal government and gone thru their process for approval without City approval and there is a concern if that was to happen that there would not be city reviewed by the City. The zone would give the city control over an open space zone to make decision for development.

A member from the audience responded about the danger of the shooting range and the development of homes in the same area. Mr. Higginson responded that we don't want to develop the area.

Mr. Monson mentioned supporting the city properties and that he sees that private land is a concern. Could we have an option to have private land be added voluntarily?

Mr. Hill asked about the advantage of involving parks. Mr. Higginson stated that it is more of a feel good situation. Mr. Wilkinson stated that parks are currently zoned whatever the current neighborhood is zoned.

Ms. Spratley asked if there is an advantage to include the Mountain Development and Watershed Protection Zone in the Open Space or keep it separate.

Mr. Wilkinson discussed that it is only a discussion and that there may not be a reason to change the Mountain Development and Watershed Protection Zone

Mr. Bell would like the staff to make a definition of what Open Space means and to set a series of criteria and then look at the properties as opposed to finding the properties and then setting the definition.

Mr. Wilkinson – what kind of criteria should we look for?

Commission members stated that public access, water utilities, environmental qualities, wildlife benefits, size limitation, development limitation, split zone parcels, trails would be important.

Mr. Wilkinson stated that the next step would be to bring forward to Planning Commission a definition for Open Space.

6. Election of Chairman and Vice Chairman of the Planning Commission for 2017.

Richard Higginson made a motion to name Sean Monson as Chairman to Bountiful City Planning Commission for 2017. Von Hill seconded the motion. Voting passed 6-0-1 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye with Mr. Monson abstaining.

Sharon Spratley made a motion to name Von Hill as Vice-Chairman to Bountiful City Planning Commission for 2017. Richard Higginson seconded the motion. Voting passed 7-0 with Commission members Badham, Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:28 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item # 4

Subject: Preliminary and Final Site Plan Review for a 2,000 square foot addition to an existing building in the C-H Zone
Author: Chad Wilkinson, City Planner
Address: 1405 -1415 S. 500 West
Date: February 21, 2017



Description of Request:

The applicant, Yoho Management, is requesting preliminary and final site plan approval for a 2,000 square foot addition to the existing NAPA auto parts store located within the C-H zone at 1405 S. 500 West.

Background and Analysis:

The proposed addition will be constructed on the east side of the existing NAPA building which is located on the south side of a larger commercial development parcel. The property is approximately two acres in size, and also contains a personal storage use on the east and a retail store on the north. The site has two access driveways on 500 West. Surrounding uses include Robintino's restaurant to the north, a church to the east, commercial office use to the south and retail uses to the west.

The addition will increase the storage space for the NAPA building by expanding into an existing landscape area. This landscaping will be replaced by a new landscape area on the northwest portion of the site. An existing trash enclosure will also be moved to accommodate the addition. The plan includes some small changes to parking and drainage on the site. The proposal includes matching the existing materials of the building and installing a new roll-up door and man-door for access to the warehouse space. The site meets the parking requirements of the Code based on current uses and the applicant will increase the amount of landscaping on the site.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The project is expected to have minimal impacts on adjoining properties. The site is already developed and there is adequate space for the addition.

Recommended Action

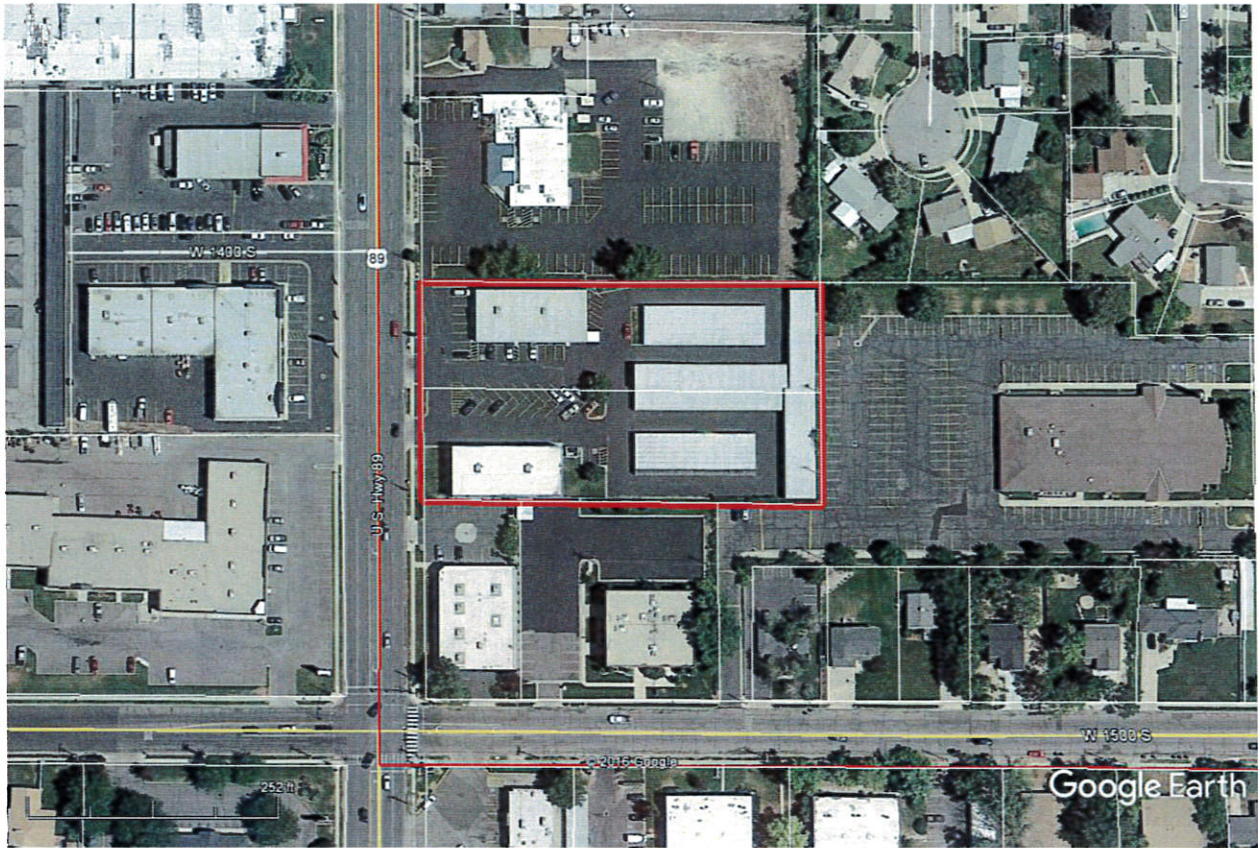
Staff recommends that the Planning Commission recommend approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. Meet all requirements of the South Davis Metro Fire Marshal.

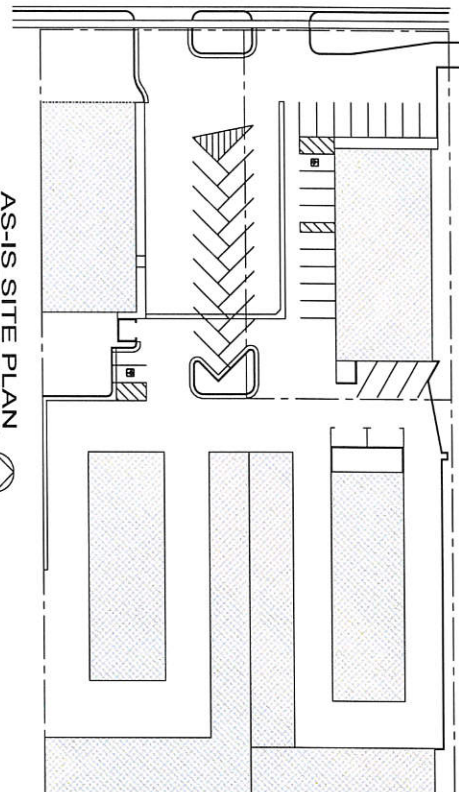
Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

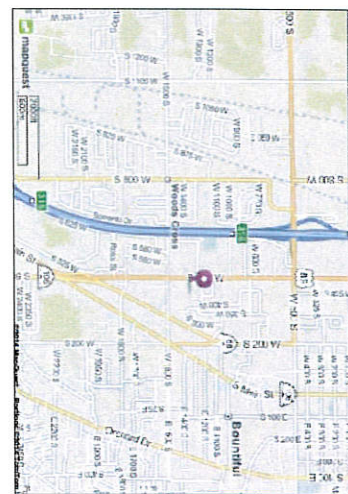
Aerial Photo



500 WEST STREET

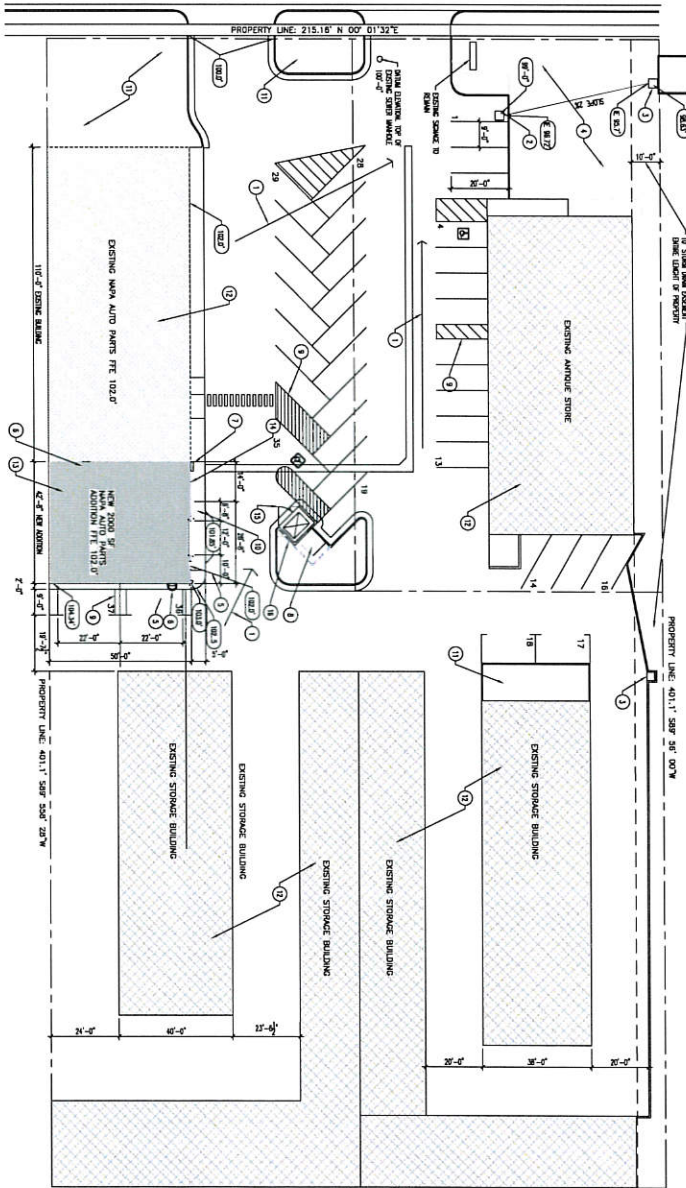


AS-IS SITE PLAN
SCALE 1/8\"/>



VICINITY MAP
SCALE 1/8\"/>

500 WEST STREET



PROPOSED SITE PLAN
SCALE 1/8\"/>

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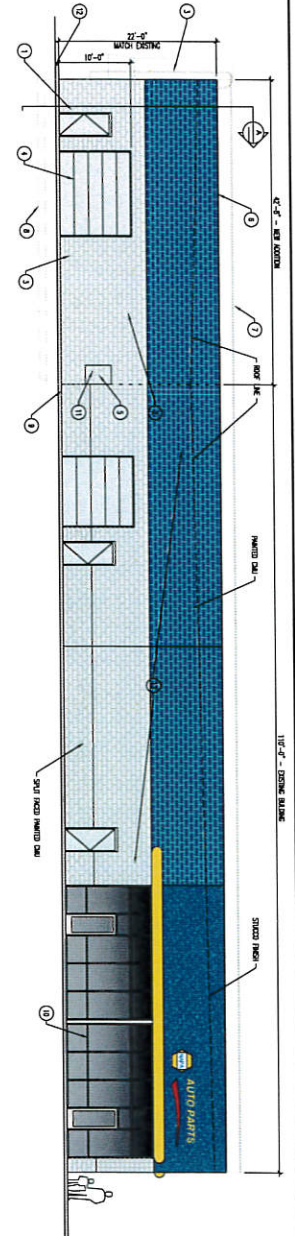
ALL IDEAS, DESIGN, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF VINCENT DESIGN GROUP, INC. AND WERE CREATED, DEVELOPED, AND DEVELOPED WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGN, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT WRITTEN CONSENT OF VINCENT DESIGN GROUP, INC. REPRODUCTION HEREOF IS A CRIMINAL OFFENSE UNDER 18 U.S.C. SEC. 205 UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION, IN VIOLATION OF 18 U.S.C. 216-218 ET. SEC. AND OTHER LAWS.

ADDITION TO:
NAPA AUTO PARTS BUILDING
 OWNER - JACK YOHU
 1405 SOUTH 500 WEST
 BOUNTIFUL, UTAH
 SITE PLAN SCHEME 1

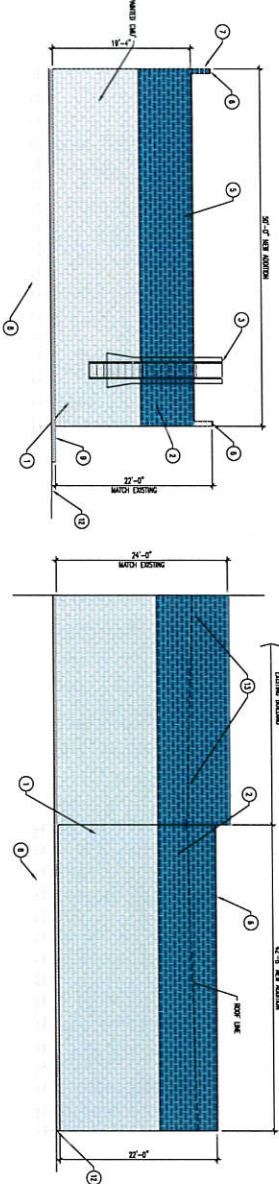
SD-1.00
 ARCHITECTURAL 1 OF 1

VDC VINCENT DESIGN GROUP, INC.
 ARCHITECTS AND PLANNERS
 401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801-484-2046)

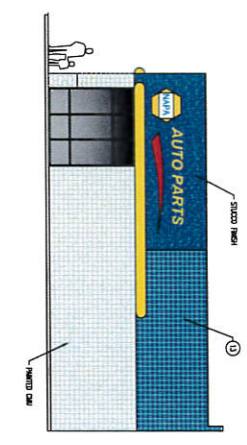
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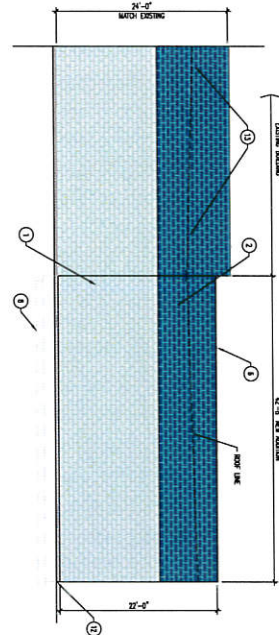
NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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ADDITION TO:
NAPA AUTO PARTS BUILDING
 OWNER - JACK YOHO

1405 SOUTH 500 WEST
 BOUNTIFUL, UTAH

ELEVATIONS AND BUILDING SECTION

VDC VINCENT DESIGN GROUP, INC.
 ARCHITECTS AND PLANNERS

401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH - (801)484-2046

PROJECT NO.	33-003
DATE OF PLAN	08/11/2011
DESIGNED BY	VC
CHECKED BY	VC
DATE	08/11/2011
SCALE	AS SHOWN
SHEET NO.	1 OF 1
SHEET TITLE	A-2.00
ARCHITECTURE	

Commission Staff Report

Item #5

Subject: Preliminary and Final Plat approval for Lakewoods Condominium Amended Units 101-106
Author: Chad Wilkinson, City Planner
Paul Rowland, City Engineer
Address: 70 North Main St.
Date: February 21, 2017



Background and Analysis

Mr. Brian Knowlton, applicant, requests preliminary and final plat approval for an amendment to the Lakewoods Condominium plat. The building is located at 70 N. Main and already exists as a mixed use commercial/residential development. The building meets all of the requirements that were in place at the time of the original approval and this change is solely for the purpose of producing an amended condominium plat that makes an otherwise unused portion of the common area into limited common area, and modifies the layout of the first floor to show building remodels that have occurred since the original development was approved in 1998.

The common area at the very east side of the property is not readily accessible by the residents and has never been used as open space or recreation ground, so Mr. Knowlton is desirous of building an accessory structure. Since such structures can't be built on common area, Mr. Knowlton is requesting to change the unused common area to limited common. In addition, 12 of the parking stalls have been covered and the condo owners are anxious to have those stalls designated as limited common also, so that the parking can be assigned to individual units.

Department Review

The Engineering and Planning Department have reviewed the proposed amended condominium plat and recommends that it be approved with some minor redline corrections.

Recommendation

Recommend preliminary and final plat approval for the Lakewoods Condominium Amended Units 101-106, with the following conditions:

1. Submit the signed, final mylar ready for signatures.
2. Submit a current title report.
3. Payment of fees
4. Make all Red Line corrections.
5. Meet all requirements of the South Davis Metro Fire Marshall for existing building prior to scheduling this proposal with the City Council.

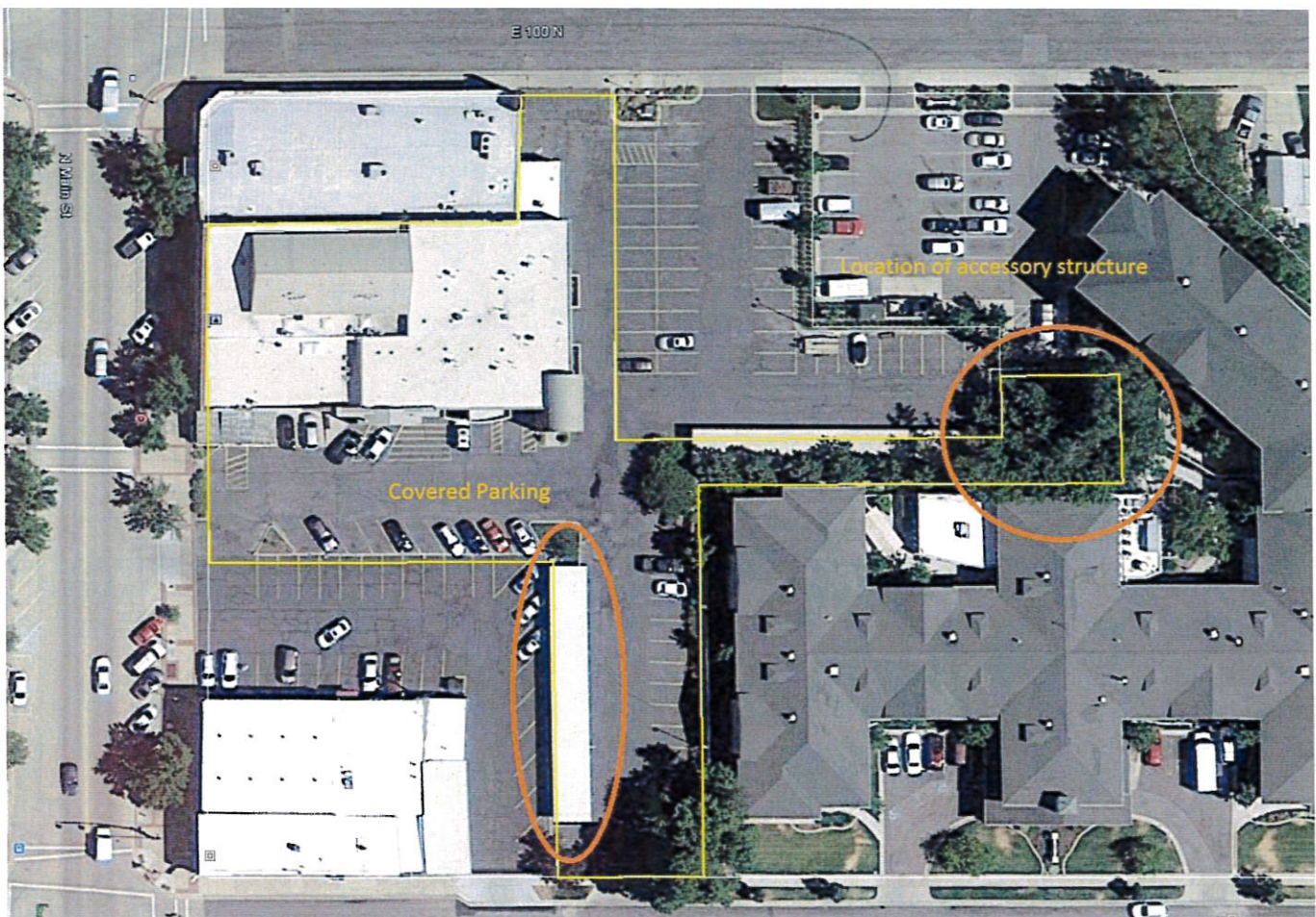
Significant Impacts

This amendment has no significant impacts.

Attachments

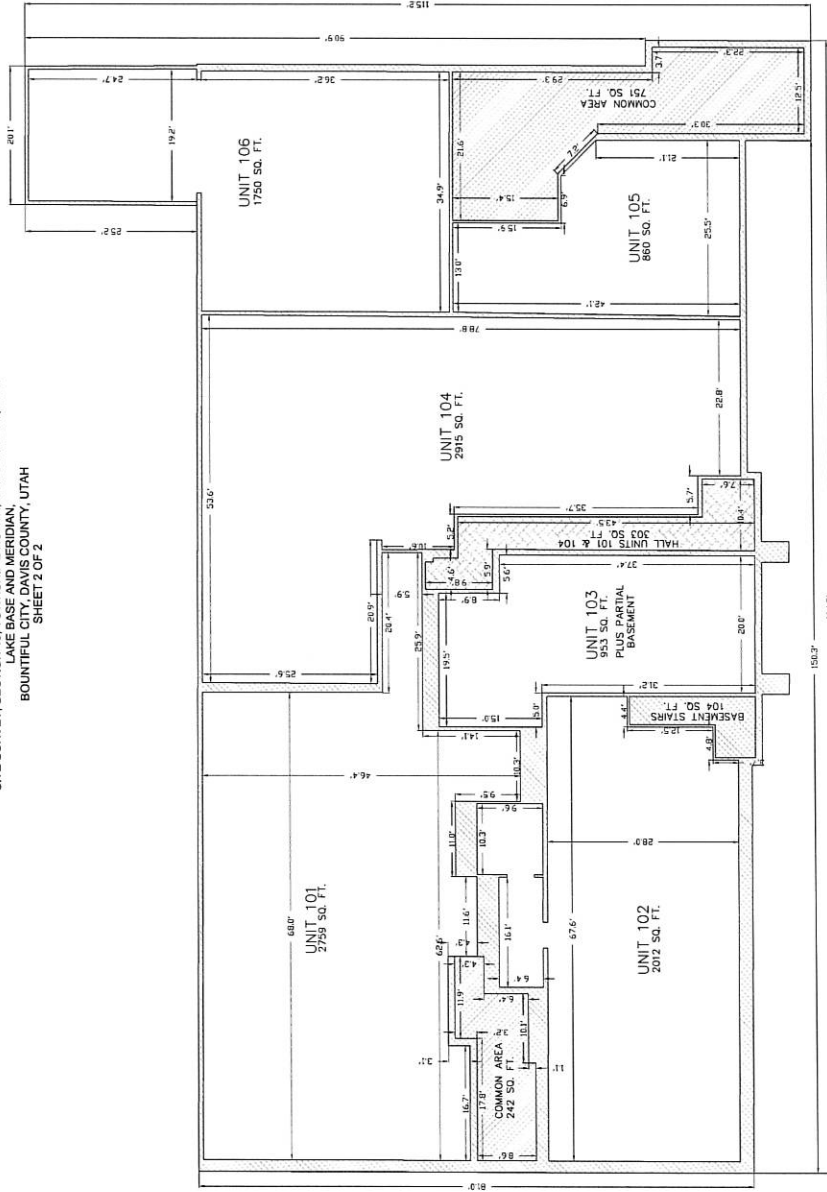
Lovely Color Aerial photo
Proposed Condominium Plat

Lakewoods Condominiums Amended Units 101-102

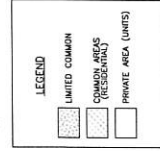


LAKWOOD CONDOMINIUMS AMENDED UNITS 101-106

LOCATED IN LOTS 2, 3 AND 4 OF BLOCK 33, PLAT A, BOUNTIFUL TOWN
 SITE SURVEY, SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT
 LAKE BASE AND MERIDIAN,
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 SHEET 2 OF 2



MAIN LEVEL FLOOR PLAN
 SCALE: 1" = 10'



ADDRESS SCHEME

UNIT	70 NORTH MAIN STREET SUITE 101
101	70 NORTH MAIN STREET SUITE 102
102	70 NORTH MAIN STREET SUITE 103
103	70 NORTH MAIN STREET SUITE 104
104	70 NORTH MAIN STREET SUITE 105
105	70 NORTH MAIN STREET SUITE 106

LAKWOOD CONDOMINIUMS AMENDED UNITS 101-106
 70 NORTH MAIN STREET
 BOUNTIFUL, UTAH 84010

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____ DAY _____
 FILED FOR RECORD AND RECORDED THIS _____ IN BOOK _____
 OF OFFICIAL RECORDS PAGE _____ AT _____

BY: _____ DEPUTY RECORDER



WILDING
 ENGINEERING

14721 SOUTH HERITAGE LODGE WAY
 SUITE 100
 BOULDER, CO 80112
 WWW.WILDINGENGINEERING.COM