


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, February 19, 2019**  
**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 5, 2019.
3. Consider preliminary site plan approval for Kurtz Townhomes a 11 townhome development at approximately 393 W 200 North, Brad Kurtz, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.

  
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Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**February 5, 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; Asst. City Engineer – Todd Christensen; City Attorney – Clint Drake; 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 January 15, 2018.**

Sharon Spratley made a motion to approve the minutes for January 15 with one spacing correction. Jim Clark seconded the motion. Voting passed 5-0 with Commission members Clark, Higginson, Monson, Spratley and Smith voting aye.

*Note: Items 3 and 4 were presented in combination but have been separated in the written minutes for clarity.*

**3. PUBLIC HEARING – Consider approval for an amended Conditional Use Permit for an additional parking lot for Creekside Senior Living located at 366 W 400 North, Craig Smith, applicant.**

Craig Smith was present. Chad Wilkinson presented the staff report.

The applicant, Craig Smith representing Creekside Senior Living LLC, requests approval of a conditional use permit amendment and site plan approval for an expansion of the parking area for the Creekside senior living. The property is addressed 366 and 430 West 400 North.

The property is located on 400 North in the RM-13(Multi-family residential 13 units to the acre) zone. The property is surrounded by multifamily residential zoning and use to the west, the existing senior living facility to the north, and single family residential use to the east and south. Although currently used as single family residential, the surrounding properties are all currently zoned for multi-family use.

The proposed expansion of the parking area will be constructed on a currently vacant parcel approximately .46 acres in size which fronts on 400 North. Access to the project will be via the existing driveways serving the property on 325 West and 400 North. No new driveway approaches are proposed as part of the application. There will be an internal connection to the Creekside development on the north of the property. The development already meets the minimum parking standards of the Code based on the rate for Assisted Living centers, and the applicant has indicated that the parking will be for employees of the facility.

The submitted landscape plan shows that 40 percent of the area of the new lot will be landscaped. In addition, the lot is being combined with the existing Creekside development which exceeds the

minimum landscape area by several thousand square feet. In the aggregate the combined parcels exceed the 40 percent landscaping required by Code. The applicant has included the minimum number of trees and shrubs 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 to be submitted with the building permit for the parking expansion.

Storm water will be conveyed to the north and connect to the existing drainage facilities in the development.

Because the circulation to the new parking lot will all take place within the property there is not expected to be a significant impact on adjoining streets. Impacts to storm drain facilities are expected to be minimal.

Staff recommends that the Planning Commission approve the Conditional Use permit amendment and 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. Prior to issuance of a building permit, complete the following:
  - a. Consolidate the parcels and complete any required parcel boundary adjustments.
  - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
  - c. Any modifications required by conditions of the Planning Commission and City Council.

Planning Commission Members Jesse Bell and Von Hill arrived.

Chair Monson opened the **PUBLIC HEARING** at 6:36 p.m.

Duane Mills resides at 317 W 600 North. Mr. Mills was in favor of the parking lot and believes that it is a low impact for the original project.

Jennifer Adams resides at 350 W 400 North. Ms. Adams was concerned about the after-hours noise, brightness of the lighting, sound barrier, incompleting privacy fences.

Alicia Cutts resides at 386 W 400 North #2. Ms. Cutts asked about the repair of the existing wooden fence. The damage happened during the original project build.

Planning Commission Members Jesse Bell and Von Hill arrived.

Chair Monson closed the **PUBLIC HEARING** at 6:42 p.m.

Mr. Craig Smith stated that there will be a 6 ft solid vinyl fence required on east side of the parking lot and there will be short poles with shielding to direct the light downward. He stated that he was unaware of a noise ordinance but would be willing to work with the fencing for the neighbors on the west side. The intended use of the parking lot is for staff parking and overflow of Creekside Assisted

Living. He stated that the center has 143 potential beds and 113 are occupied.

Mr. Wilkinson stated that required fence on the east side is due to a single-family use. The west side of the parking lot is in a multi-family zone and discussed the noise would have been louder had it been in a multi-family project. He confirmed that the grading will be taken care when the parking lot is built.

Sharon Spratley made a motion to approve the Conditional Use Permit Amendment with the two conditions outlined by staff with the addition of the fencing to go all the way north on the east side. Richard Higginson seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

Mr. Higginson stated to the audience that the shielded light poles will help with the lighting and the fence with the sound.

**4. Consider preliminary and final site plan approval for the parking lot expansion at Creekside Senior Living located at 366 W 400 North, Craig Smith, applicant.**

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of approval for preliminary and final site plan approval for the parking lot expansion at Creekside Senior Living located at 366 W 400 North with the two conditions outlined by staff. Von Hill seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

**5. Consider approval of the Findings of Fact denying the variance to Section 14-4-110 related to the parking setback standards for corner lots. The applicant proposes to reduce the required setback from 10 feet to 8 feet. The property for which the variance is requested is located at 164 W 3300 South, Jacob Boyce, applicant.**

Sharon Spratley made a motion to approve the Findings of Fact denying the variance to Section 14-4-110 related to the parking setback standards for corner lots as written. Jesse Bell seconded the motion. Voting passed 6-0-1 with Commission members Bell, Clark, Hill, Monson, Smith, and Spratley voting aye with Higginson abstained.

Mr. Higginson apologized to the Commission members for the motion that he made at the January 15, 2019 meeting on this subject and recognizes that we should allow for relief for the citizens.

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

1. Legislative session. Updates next meeting.
2. Next Planning Commission meeting will be February 19, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:00p.m.

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Chad Wilkinson, Bountiful City Planner

# Commission Staff Report

Item # 3

**Subject:** Preliminary Site Plan Review for construction of 11 new multifamily units in combination with an existing 12 units of multi-family residential  
**Author:** Chad Wilkinson, City Planner  
**Address:** 393 W 200 North  
**Date:** February 19, 2019



## Description of Request:

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.

## Background and Analysis:

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.

### **Department Review**

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

### **Significant Impacts**

The development will have some impacts on traffic in the area. However the property is located in an area of the City where multifamily development has been planned for for many years.

## Recommended Action

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.

## Attachments

1. Aerial photo
2. Site and utility plans
3. Proposed building elevations

Aerial Photo

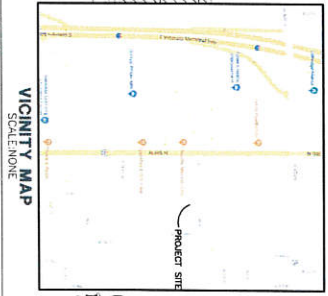




PROJECT NUMBER  
18140

ISSUE DATE:  
DECEMBER 17, 2018

REVISIONS:  
No. Date



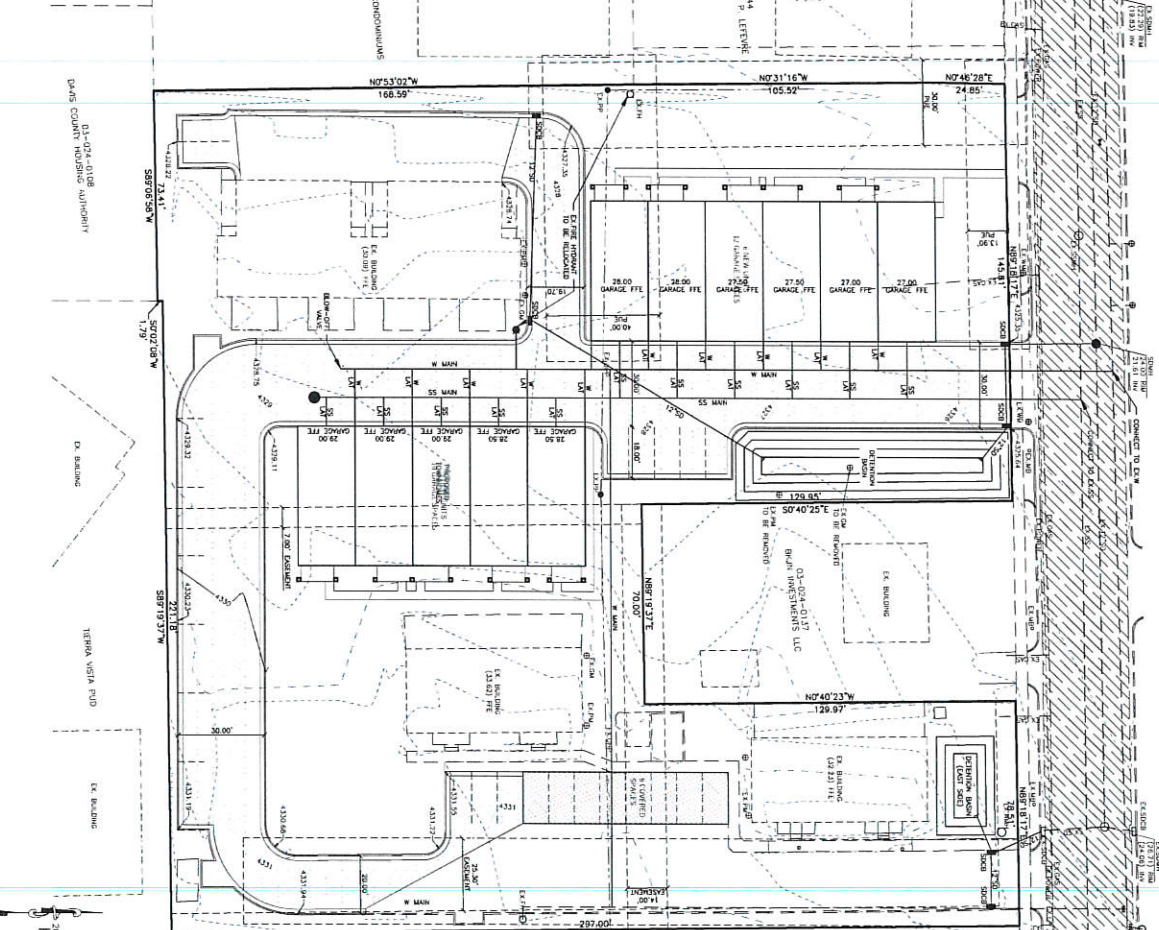
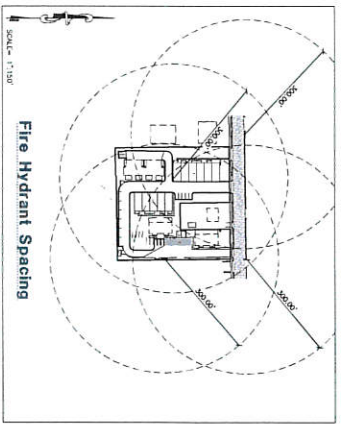
**Storm Runoff Calculations**  
Detailed Description - WEST PORTION

The following table is based on the site plan, showing the distribution of runoff from the site. The runoff is calculated based on the site plan, showing the distribution of runoff from the site. The runoff is calculated based on the site plan, showing the distribution of runoff from the site.

Area	Area (sq ft)	Runoff Coefficient	Runoff (cfs)
Garage	13,000	0.8	10.4
Driveway	1,000	0.8	0.8
Roof	1,000	0.8	0.8
Other	1,000	0.8	0.8
<b>Total</b>	<b>16,000</b>	<b>0.8</b>	<b>13.6</b>

**Storm Runoff Calculations**  
Detailed Description - EAST PORTION

Area	Area (sq ft)	Runoff Coefficient	Runoff (cfs)
Garage	13,000	0.8	10.4
Driveway	1,000	0.8	0.8
Roof	1,000	0.8	0.8
Other	1,000	0.8	0.8
<b>Total</b>	<b>16,000</b>	<b>0.8</b>	<b>13.6</b>



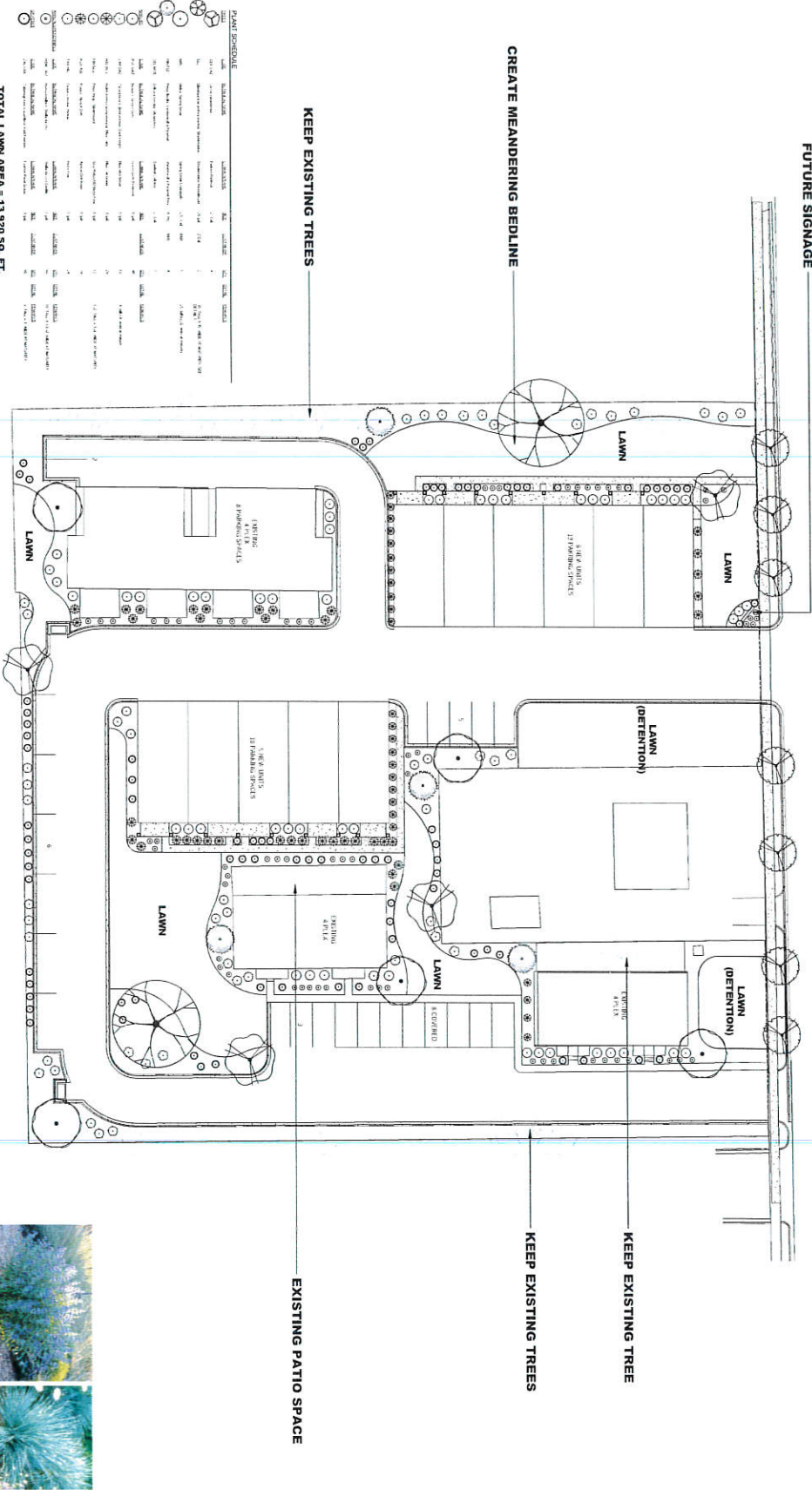
**SITE DATA**

TOTAL AREA: 78,631 SF (1.81 ACRES)  
 TOTAL UNITS: 23 UNITS ALLOWED (131)  
 REQUIRED PARKING: 46  
 GARAGE PARKING: 23 UNITS x 2.0 UNITS = 46  
 TOTAL REQUIRED: 46  
 OTHER PARKING: 0  
 TOTAL: 46

**Reeve & Associates, Inc.**  
 5160 SOUTH 1400 WEST  
 BIRDALE, UT 84105  
 TEL: (801) 521-2100  
 WWW.REEVE-ASSOCIATES.COM

**JZM ARCHITECTS**  
 2380 EAST 1000 SOUTH  
 SALT LAKE CITY, UT 84119  
 TEL: (801) 466-1100  
 WWW.JZMARCHITECTS.COM

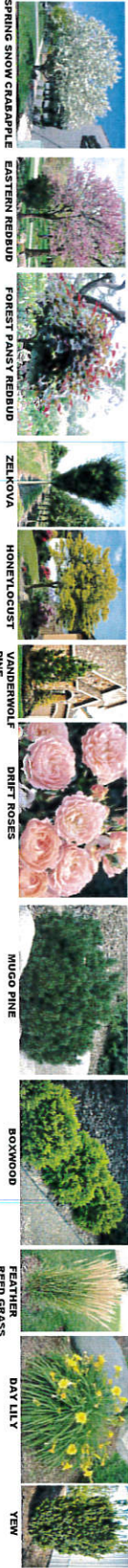
FUTURE SIGNAGE



**PLANT SCHEDULE**

NO.	SYMBOL	PLANT NAME	QUANTITY	NOTES
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TOTAL LAWN AREA = 13,920 SQ. FT.



SPRING SNOW CRABAPPLE EASTERN REDBUD FOREST PANASY REDBUD

ZELKOVA

HONEYLOCUST

VANDERWOLF

DRIFT ROSES

MUDD PINE

BOXWOOD

FEATHER REED GRASS

DAY LILY

YEW

BLUE MIST SPIREA

BLUE OAT GRASS

PROJECT NUMBER  
18121

ISSUE DATE:  
DECEMBER 2018

REVISIONS:  
NO. DATE

KURTZ TOWNHOMES  
BOUNTIFUL, UTAH

LANDSCAPE PLAN

C1.2



PROJECT NUMBER  
18121

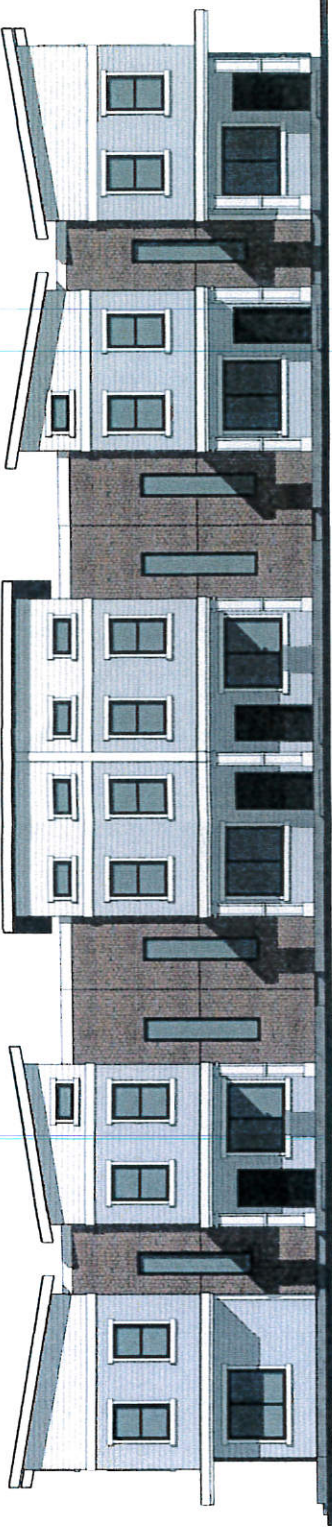
ISSUE DATE:  
DECEMBER, 2018

REVISIONS:  
No. Date

KURTZ TOWNHOMES  
BOUNTIFUL, UTAH

ELEVATIONS

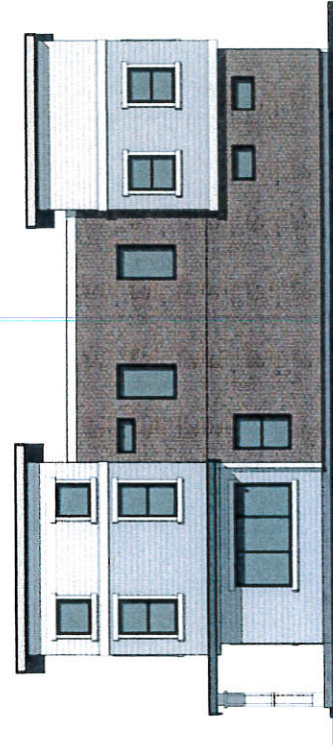
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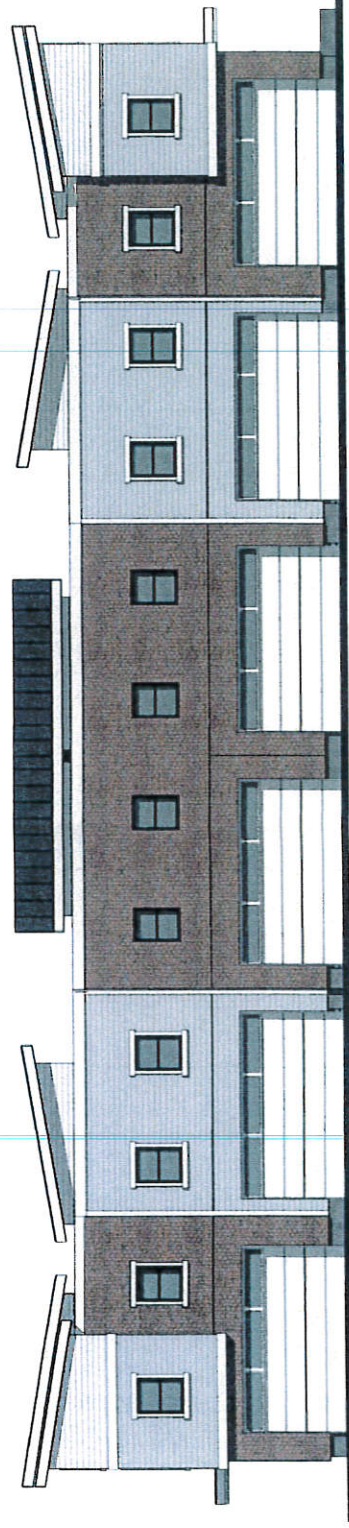
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A2.1



2  
NORTH ELEVATION  
3/16" = 1'-0"  
A2.1



3  
SOUTH ELEVATION  
3/16" = 1'-0"  
A2.1



1  
EAST ELEVATION  
3/16" = 1'-0"  
A2.1



KURTZ TOWNHOMES  
BOUNTFUL, UT





KURTZ TOWNHOMES  
BOUNTIFUL, UT

