

Bountiful City
Planning Commission Minutes
April 4, 2017
6:30 P.M.

Present: Vice Chair – Von Hill; Planning Commission Members – Dave Badham, Jesse Bell, and Tom Smith, Sharon Spratley; City Council Representation - Richard Higginson; Asst City Attorney – Jacob Fordham; City Planner – Chad Wilkinson; Asst City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson, City Engineer - Paul Rowland; City Attorney – Clint Drake

1. Welcome and Introductions.

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

2. Approval of the minutes for March 21, 2017.

Sharon Spratley made a motion to approve the minutes for February 21, 2017 with corrections. Corrections: Page 3, Line 4 – Low Income should be Low Impact and Page 4, Line 2 barrier should be buffer. Dave Badham seconded the motion. Voting passed 3-0-2 with Commission members Badham, Bell, and Spratley voting aye and Hill and Smith abstained.

Richard Higginson arrived after the vote of the minutes.

3. PUBLIC HEARING - Zoning Text Amendment adopting a new Open Space zoning district and Zone Map Amendment from R-F (Residential Foothill) and R-4 (Single Family Residential 4 units per acre) to O-S (Open Space) for three properties totaling ±80 acres at approximately 1300 N 900 East and 1350 Skyline Drive, Bountiful City, applicant.

Chad Wilkinson presented staff report.

In late 2015, the City Council considered a request for a letter of support for a potential land swap between the U.S. Forest Service and a private land owner. The property under consideration included approximately 72 acres of Forest Service property within the Bountiful City limits adjacent to the northern boundary of the City (the original land-swap proposal included additional property outside the City limits that is not part of the current Zone Map Amendment). After considering public comment on the proposal, the Council determined that they would not support the proposed land swap and directed staff to begin the process of creating a new Open Space zoning designation. The current proposal includes: 1) the adoption of an Open Space zoning designation along with development standards and permitted uses, and 2) an amendment to the zoning map to change approximately 80 acres from R-4 and R-F zoning to the new O-S designation.

Bountiful is blessed with beautiful open space areas in the mountains and foothills to the east. These areas in and around the City provide opportunities for hiking, biking and other forms of recreation. In addition, Bountiful City maintains a network of parks and recreation areas including the Bountiful Ridge Golf Course that provide facilities for sports, recreation, relaxation, and venues for public gatherings and events. The 2009 Bountiful City General Plan calls for the identification and preservation of open space areas throughout and surrounding the City. Although the general plan does not specifically call for the adoption of an Open Space zoning district, creation of an Open Space zone

is a logical way to identify and preserve areas that should be conserved as open space.

The proposed Open Space Zoning standards restrict development on open space properties to public facilities and recreation facilities. Examples of public facilities which could be allowed would include trail head parking lots and restrooms, utility buildings and facilities, and utility lines and appurtenances. The zoning standards are restrictive in nature and do not allow for residential or commercial development. Because some of the properties along the foothills of Bountiful are ideal for placement of wireless telecommunications facilities (cell towers) these facilities have also been included as permitted and conditional uses.

The current proposal for a zoning map amendment includes the Forest Service property that was the subject of the land swap discussion and which includes the Bountiful Lions Club gun range. As the Planning Commission has discussed the potential Open Space zone, a desire has been expressed to extend the designation not only to undeveloped open space areas surrounding the City, but also to public parks and public recreation facilities. Therefore, the proposed zone map amendment includes the Twin Hollow Park property. It is anticipated that future zone map amendments will be brought forward which will rezone all public park areas and other publicly owned properties (including the golf course), as open space. In order to effectively provide an opportunity for public input on individual properties proposed for Open Space zoning, the City will amend the zoning of identified open space areas through a series of public hearings rather than one all-encompassing amendment. This will provide for focused discussions of individual properties and allow for effective management of public noticing. The current amendment is limited to only the property associated with the previous land swap proposal and the adjoining park.

The subject properties included in the current proposal include existing public recreational facilities. In addition, the Forest Service property is crossed by a section of the Bonneville Shoreline Trail as identified on the preliminary alignment for this regional trail system. The location and characteristics of the properties make them excellent candidates for inclusion in the Open Space zone.

The proposed adoption of the Open Space Zoning District and zone map amendment will have a positive impact on residents of Bountiful by identifying and preserving open space areas for use and enjoyment by the public.

It is recommended that the Planning Commission forward a recommendation of approval to the City Council for the proposed ordinance text amendment adopting the O-S (Open Space) zoning district and the zoning map amendment of three parcels totaling 80.27 acres from R-4 (Single Family Residential 4 units/acre) and R-F (Residential Foothill) to O-S (Open Space) zoning.

Vice Chair Hill opened the Public Hearing at 6:40 p.m.

Werner Ruemmele resides at 1217 N 950 E. Mr. Ruemmele thanked staff for sending out the mailed notices in a timely manner.

Earl Thomas resides at 1287 E Hills Dr. Mr. Thomas thanked Mr. Higginson and the commission members for listening to the citizens.

Rob Perkins resides at 1191 N 950 E. Mr. Perkins asked for clarification for the forest service property. Staff stated that the forest service is owned by the federal government and is public lands and lies within our city limits and can be rezoned from the city.

Dixie Sloan resides at 702 E Hills Dr. Ms. Sloan asked for clarification of the zoning of the forest service and BLM land. Staff stated that both lands are public lands.

Vice Chair Hill closed Public Hearing at 6:47 p.m.

Mr. Wilkinson reported that the 2 properties to the north belong to Centerville and Davis County.

Mr. Higginson thanked the staff for the work that was put into this project.

Mr. Perkins asked about development with the proposed zone. Mr. Wilkinson clarified that the proposed open space zone would not allow for development of homes.

Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City Council for the proposed ordinance text amendment adopting the O-S (Open Space) zoning district and the zoning map amendment of three parcels totaling 80.27 acres from R-4 (Single Family Residential 4 units/acre) and R-F (Residential Foothill) to O-S (Open Space) zoning as outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

4. Consider approval of an amended site plan for a 40 unit - mixed use office and residential building located at 1501 S Renaissance Towne Dr, Bruce Broadhead, applicant.

Bruce Broadhead and Ray Bryson were present. Chad Wilkinson presented the staff report.

The applicant, Bruce Broadhead, requests an amendment to the site plan approved for “Pad A” (shown now as Lot 9) of the Renaissance Town Center Development. The current proposal includes two additional residential units bringing the total to 40 units and retains the approximately 5,500 square feet of commercial space located on the street level originally approved. The applicant also proposes some changes to the building architecture including a revised architectural element at the north west corner of the building.

The Site Plan was originally approved by the Commission and Council in October of 2016 and the submitted plan substantially complies with the previously approved plan. As the building has progressed through the detailed design process, the applicant has found that two additional units can be accommodated within the existing footprint, including the required covered parking for both of these units. Because the applicant is adding units to the development, approval of an amendment to the site plan is required.

The revised architecture proposed will add a corner element to the building at the intersection of 1500 South and Renaissance Towne Center Drive. The final subdivision plat will require some slight modifications to accommodate the current design and those changes will need to be submitted for review and approval by the Commission and Council. The development requires a release of easement that will need to be approved by the Council. Prior to release of the easement, the applicant will need to coordinate with the power department on the locations of meters and power transformers for the building.

The proposed change is not expected to have significant impacts. The additional two units can be accommodated within the original foot print approved for development and the additional parking

required for the development can be accommodated within the adjacent parking garage.

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

1. Complete any and all redline corrections.
 - a. All Parking spaces shall be a minimum dimension of 9' X 20'. The site plan shall include at least one van accessible disabled person parking space with a 96 inch minimum aisle space.
2. Complete any necessary revisions to the location of the power transformer(s) required by the Power department.
3. Submit a revised final plat for review and approval by the Commission and City Council.

Commission members and applicants discussed the entrances and the sides for this building. Applicants stated that all sides of the building will have its own face and will not have an "ugly" side. Mr. Broadhead confirmed that the commercial space will have either doors or windows, they will need to wait for the vendor's needs.

Richard Higginson made a motion that the Planning Commission forward a recommendation of approval to the City Council for the amendment to the site plan subject to the three conditions outlined by staff. Dave Badham seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

Vice Chair Hill recused himself for the next item. Tom Smith conducted at Chair for item #5.

5. Consider preliminary and final subdivision approval for Moncur Subdivision located at 400 E 1200 North, Renee Moncur representing MFFP.LLC, applicant.

Renee Moncur and Von Hill were present. Chad Wilkinson presented staff report.

Ms. Renee Moncur is requesting preliminary and final approval of the Moncur Subdivision. This two lot subdivision proposes to split the existing residential property at 1184 No. 400 East Street. The property is currently occupied by a single home which will end up on one lot and a detached garage which is located on the other proposed lot.

The property at 1305 S. Main Street contains 0.45 acres and is not currently located in a subdivision. The division creates two lots, one containing 11,082 sf. and the other containing 8,506 sf., both larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone. Bountiful Code does not allow an accessory structure on a lot without a primary use. As such the existing detached garage will be located on the new lot without a house and will have to be removed if a primary structure (house) is not constructed within a relative short amount of time. There is no specific time spelled out in the zoning ordinance for this compliance but, as staff, we feel that three months after the plat is recorded is a fair amount of time to allow for a new home permit to be applied for. If a new home permit has not been applied for within three months of the plat recordation date, the garage will have to be removed.

All utilities are already serving the corner lot. The water and sewer services for the east lot will be connected to the main lines in 1200 North Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Recommend preliminary and final approval of Moncur Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees.
4. Remove the detached garage from lot 2 if a new home permit application has not been issued within three month of the recording date of the plat.

Richard Higginson made a motion that the Planning Commission forward a recommendation of approval for preliminary and final subdivision approval for Moncur Subdivision located at 400 E 1200 North with the four conditions outlined by staff. Jesse Bell seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Higginson, Smith and Spratley voting aye.

Mr. Hill returned to the meeting as Vice Chair.

6. **CONTINUED from March 21, 2017 - Consider a zoning text amendment to Section 14-16-107 (c) to allow concrete in park strips along certain state maintained roads in Bountiful, Michael Willey, Nathan Plummer et al., applicants.**

Nathan Plummer was present. Chad Wilkinson presented staff report.

Consider amending the text of Section 14-16-107 (c) of the Bountiful City Land Use Ordinance to allow concrete or other hardscape materials in park strips along certain state maintained roads in Bountiful.

At the March 2, 2017 meeting, the Commission directed staff to bring forward other options for consideration including the use of pavers rather than solid concrete in park strips. Staff will be prepared with several different photographic examples of alternatives for park strips for discussion at the April 4, 2017 meeting. A copy of the applicants' original submittal and the original staff report are attached to this report.

Staff recommends that the Planning Commission consider the examples presented and any other information gathered at the public hearing and take one of the following actions:

1. Recommend approval of the request as submitted by the applicant.
2. Recommend denial of the request as originally recommended by staff.
3. Recommend approval with specific direction on materials to be allowed within park strips.

Comments from: David Clayton – 309 W 400 N; Nathan Plummer – 306 W 400 N; Josh Adams – 350 W 400 N; Joanna Pearson – 230 W 400 N

1. Concerned for the safety of the property owners as the park strips are maintained.
2. Would prefer to have stamped concrete or rocks.
3. Concerned about maintenance of grass
4. Wants the hardscape to have consistency with color or type of product.
5. Spoke of the safety of the children and blind pedestrians.

Mr. Smith and Mr. Bell suggested that a 6” raised planter with trees be placed in the park strips instead of the grass.


Legal Counsel reminded the Commission that this item is for the approval of the proposed text amendment change to hardscape and that discussion should be limited to the request.

Sharon Spratley made a motion that the Planning Commission forward a recommendation of denial to allow a zoning text amendment to Section 14-16-107 © to allow concrete in park strips along certain state maintained roads in Bountiful. Tom Smith seconded the motion. Voting passed 5-1 with Commission members Bell, Higginson, Hill, Smith and Spratley voting aye and Badham voting nay.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 8:27 p.m.



Chad Wilkinson, Bountiful City Planner