

**Bountiful City  
Planning Commission Minutes  
September 19, 2017  
6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Tom Smith and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; 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 September 5, 2017.**

Sharon Spratley made a motion to approve the minutes for September 5, 2017 with 2 corrections made on page 9. Mr. Smith's comments #2 was corrected from 100 North to 100 West and Ms. Spratley's comment #1 was corrected from single family homes to read "accommodate small commercial and mixed use needs". Tom Smith seconded the motion. Voting passed 6-0 with Commission members Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

**3. PUBLIC HEARING – Consider approval of Zoning Text Amendment to the standards of the Downtown Zone (DN) found in Chapter 7 of the Bountiful City Land Use Ordinance.**

Chad Wilkinson presented the staff report.

At the Planning Commission work session for the Plat A neighborhood held on September 5, 2017 staff recommended changes to the DN (Downtown) Zoning Standards found in Chapter 7 of the Bountiful Land Use Ordinance. In addition to these changes, staff recommended a zone change for the RM-19 zoning area located between 100 West and 200 West. The potential RM-19 Zone change will be considered at a future Planning Commission meeting. The purpose of this public hearing is to review potential changes to the DN zoning standards, receive public input and provide additional direction on the changes to staff. This direction will be used to further refine the proposed ordinance changes.

The proposed changes include the following:

- Changes to the building height requirements
- Changes to the minimum lot size
- Addition of standards regulating location of parking
- Revisions to the architectural design standards for multifamily developments located along 100 West and 100 East
- Other changes to correct inconsistencies and provide clarification

The draft ordinance contains the proposed revisions with changes to the ordinance indicated with strikethrough text (showing deletions) and underline text indicating new text.

It is recommended that the Planning Commission review the proposed changes to the Downtown Ordinance and hold a public hearing. After receiving public input it is recommended that the Commission give staff direction on the proposed changes and schedule an additional public hearing for

October 3, 2017.

Proposed Changes to Chapter 7 Downtown Ordinance Text Amendment 2017 Version:

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-103.*

Clarifications to the uses of the downtown zone uses.

Comments from Commission members:

1. Mr. Monson stated that he agrees with the mixed use on Main Street.

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-104.*

The minimum lot size was suggested to be 8250 lot size. The minimum lot size of 8250 was considered to be rounded up to 8500 but also could be changed with Commission direction.

Commission Comments:

1. Mr. Higginson requested that the minimum be 8000 lot size.
2. Ms. Spratley asked if there are many lots that won't meet the proposed 8000 minimum lot size
3. Mr. Bell wanted clarification for single family home front onto Main St.

Staff Comments:

1. Mr. Wilkinson answered that there are a few lots that won't meet the proposed minimum lot size and that the single family homes cannot front onto Main St.

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-105.*

The single family and two-family dwellings were separated out to keep them separate for the two subzones. This included clarification to the street setbacks for 100 W and 100 E and addition of language 500 S and 400 N for building setback.

There were no comments from Commission members.

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-107.*

The proposed additions and changes were taken from the historic form planning from 2006 and 2008 meetings, recent surveys and general clarifications. These standards were proposed to allow smaller building footprints and lower height. The changes are an effort to transition the height changes from residential to the east and west and the downtown zone. This would provide comparable height across 100 West and 100 East from the single family homes in the event of the approval of the rezone.

Commission and Staff Comments:

1. Ms. Spratley asked for clarification about the maximum height. She would like to see a limitation on the height limit.
2. Mr. Higginson stated the Utah Land Use would like us to move away from granting

- Conditional Use Permits. If an item can be approved conditionally meaning that you can mitigate the impact then it should to be allowed with the code and conditions.
3. Mr. Smith stated that he would like to see a set height limit.

Commission Members gave direction to staff:

1. To create a new section for steeples, towers, flagpoles.
2. Include a 55 foot height limit.
3. Setback for mechanical equipment 1 foot setback for every foot of height with a maximum of 10 foot.
4. The 20 % of the roof area could remain in the code.

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-108 through 14-7-111.*

Cleanup and Clarification to the Language of the Code.

There were no comments from Commission members.

*Mr. Wilkinson discussed changes to the use table found in Section 14-7-112C related to structure size and architecture.*

These changes and additions would work toward a pedestrian oriented neighborhood clarifying the architectural features and building sizes.

Commission Comments:

1. Mr. Higginson asked for clarification of the pitch roof measurements included in the building height. He stated that the pitch roofs would allow for home to get living space in the attic.

Staff Comments:

1. Mr. Wilkinson stated that the height measurement is the average of the midpoint of the pitch roof and clarified that pitch roofs allowing living space in the attic would increase the roof structure/height of the home.

Commission direction to Staff:

1. The code should not make the homes shorter than the residential zone code but should fit in architectural in the downtown area for pitch roofs.

Mr. Wilkinson concluded his presentation. Staff recommends that the Commission members open the Public Hearing and at the end of the Public Hearing this item be continued to the next meeting.

Chairman Monson opened the PUBLIC HEARING at 7:21 p.m.

Nick Gilson resides at 305 N 100 E. Mr. Gilson reaffirmed the goals of the meeting as is to protect the neighborhood feel of this area. He also stated the Commission approved IHC building and feels that it doesn't fit the neighborhood feel. He feels that staff should not leave any ambiguity in the code language and should place a hard cap on the height.

Ms. Horn resides at 47 S 300 East. Ms. Horn is concerned about the height that the roof needs to be to allow living space in the attic. Commission Members described that there are trusses that can be used. Mr. Wilkinson added that the code language could add this as a third floor.

Eric Egnoff is an Architect for Process Studio in Salt Lake City Utah. Mr. Egnoff is currently working on a project on 100 West and understands the intent of the new language. He would like Commission members to look at the height of the building with an mixed use, elevator, and parking options.

Lori McGarry resides at 232 E 200 South. Ms. McGarry stated that she likes the hometown feel of this area and doesn't like the idea of have large apartments.

Sandy Inman resides at 183 W 3375 South. Ms. Inman doesn't live in this area but is involved with the Museum Board and Historic Commission. She wanted to give some input to the Commission members about the Historic District. The area called The Fort District area originally had 62% historic homes and was able to be considered a Historic District. If the City continues to allow the demo and rebuilding of apartments and we reach 50% or less of historic homes then this area will no longer be called a Historic District.

Larry Dupaix resides at 145 W 300 South. Mr. Dupaix spoke about the tall buildings in the downtown area. He stated that the developers would like to have taller buildings, but we should keep the height lower in the neighborhoods.

Alan Arbuckle resides at 120 E 550 North. Mr. Arbuckle is concerned about the complication of the proposed code, the height of the buildings, and the possible density in this area. He would like to see managed growth in the downtown area.

Chair Monson proposed that we continue this item to the next Planning Commission meeting.

Richard Higginson made a motion that the Planning Commission continue this item to the next Planning Commission to consider approval of Zoning Text Amendment to the standards of the Downtown Zone (DN) found in Chapter 7 of the Bountiful City Land Use Ordinance. Von Hill seconded the motion.

Voting passed 6-0 with Commission members Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

Commission Members and Staff comments:

1. Mr. Higginson feels that we haven't changed the vision of the development to make Main Street grow. He would like the code to allow living space to be used without adding height to the building.
2. Ms. Spratley is concerned about the need for developments to have enough guest parking in a multi-family area and should be addressed in the code.
3. Mr. Wilkinson suggested that we address this change to the parking code to the driveway parking, perhaps to this section.
4. Chair Monson discussed that we take the approach of taking the old ideas of rejuvenation of the downtown area. He would like the architectural standards in 14-7-112 C5 to be used on new buildings to look like single family homes and feels that this would be a good compromise to allow the structures to fit in with the rest of downtown.

Thanks to the public for all their comments.

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

APA Conference – Oct 5 & 6 in Park City.

*Upcoming Meetings:*

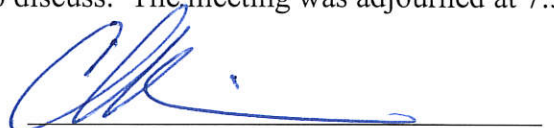
Planning Commission meeting:

October 3, 2017 – Public Hearing for Zone Ordinance Amendment for Downtown Zoning and Public Hearing for the text amendment for Downtown Zoning

City Council meeting:

October 10, 2017 – Ordinance Amendment for Downtown Zoning and Public Hearing for the text amendment for Downtown Zoning

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:53 p.m.



Chad Wilkinson, Bountiful City Planner