

**Bountiful City**  
**Planning Commission Minutes**  
**November 6, 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 October 16, 2018.**

Tom Smith made a motion to approve the minutes for October 16, 2018 with 3 corrections made to page 5. Paragraph 6, Jesse Bell spoke about the safety *concerns* of having more driveways... Paragraph 8, ...driveway standards because of concerns from just *one* property owner. Paragraph 13, *Acting Chair Smith* ascertained... Sharon Spratley seconded the motion. Voting passed 5-0-1 with Commission members Bell, Clark, Hill, Spratley and Smith voting aye and Monson abstains.

**3. PUBLIC HEARING – Consider amending Chapter 4 and Chapter 18 of the Bountiful City Land Use Ordinance related to parking and driveway standards for Single Family Residential use and development.**

Chad Wilkinson presented the staff report.

The proposed amendment would change the driveway and parking standards for Single Family Residential zones. The changes include amendments to the standards of Chapter 4-Single Family Residential and Chapter 18 Motor Vehicle Parking and access standards.

The City Council has directed staff to review the existing parking standards for the single family zone and bring forward changes that would allow opportunities for additional off-street parking in single family zoning districts. City staff has reviewed a number of options and will present some possible alternatives for your consideration. In reviewing these options, there are two important existing standards that should not be altered. First, the standard limiting the coverage of a front yard by requiring a minimum of 50 percent landscaping should not be changed. This standard prevents a front yard from being completely paved over and is essential to preserving Bountiful's identity as a City of beautiful homes and gardens. The landscape standard also preserves pervious surface to allow for infiltration by storm water. The newly adopted State storm water standards require that cities adopt Low Impact Development Standards (LID) to limit the need for new storm water facilities. LID principles include preservation of open space in order to decrease new impacts on storm water facilities and to increase water quality by providing landscape areas to filter contaminants from rain water prior to entering the public storm system.

Second, the minimum driveway spacing standards should be preserved. There are several vital reasons for requiring a minimum separation standard which include the following:

- The provision of on-street parking
- Providing room for trash pickup and street sweeping
- Providing predictable intervals for traffic flow purposes
- Allowing for on-street snow storage
- Providing access to mail boxes and fire hydrants
- Aesthetics
- Allowing for repair and maintenance of utilities placed within a park strip without the need to replace concrete.

There are options available to provide additional off-street parking without removing the minimum spacing and landscape standard. One of these options would be to provide for parking in front of the residence with a landscape buffer between the parking and the street. This would enable some limited additional parking while still providing landscape area along the public street. Currently, parking is prohibited in front of single family residences. The attached potential changes to the ordinance include a standard allowing for parking in front of single family residences with some buffering.

Another option is to allow for a decreased width for accessing parking in the rear yard. Currently, the Code requires a minimum setback width of 12 feet for side yards that are used for driveways accessing garages or parking areas in the rear yard. Decreasing this standard to allow for access to rear yards where there is an 8-foot wide unobstructed area to accommodate a driveway would also increase the potential for many homes, and particularly those in older neighborhoods with single wide driveways to place additional parking in the rear yard.

Other changes include clarifications on driveway standards for accessory dwellings, renumbering some sections related to driveway standards for homes in the R-F zone to provide additional clarity and allowing additional driveways on very large properties.

Changes to the driveway standards will potentially have significant impacts to the look and feel of Bountiful City. Allowing additional parking in the front yard will decrease landscaping and place more vehicles within areas visible from the public street. These changes should be carefully considered prior to adoption.

It is recommended that the Planning Commission review the proposed changes to the driveway standards for the Single Family Residential zone and hold a public hearing to allow for public comment. After receiving public input the Commission may take one of the following actions:

1. Request additional revisions and continue the item to a future meeting for further discussion
2. Forward the item to the City Council with a recommendation to approve the changes to the driveway standards as proposed.
3. Forward the item to the City Council with a recommendation to approve the changes to the driveway standards with changes recommended by the Commission.
4. Forward the item to City Council with a recommendation of denial for the proposed changes.

Mr. Wilkinson discussed all of the changes to the code that staff recommended.

Mr. Wilkinson clarified that there is no existing text for figure 14-4-1. He explained the impact with these changes could have a potential to change the look and feel of Bountiful.

Sharon Spratley asked for clarification on the code for circle driveways. Mr. Wilkinson stated that the code does not allow parking in the front yard except for approved driveways. A circle driveway would be allowed within the City standards including minimum spacing and depth dimensions. There are a few of these driveways in the city.

Chair Monson opened the **PUBLIC HEARING** at 7:04 p.m.

Mark Minnis resides at 349 W 300 North. Mr. Minnis discussed the code enforcement that he received for his driveway. He discussed single family homes in the City that have only a single wide driveway and older homes that need more off street winter parking. He had gathered signatures and submitted a petition to Bountiful City Council and created a map that showed the homes from the petition that had a single driveway.

Chair Monson corrected Mr. Minnis on his assertion that staff somehow convinced the Planning Commission to deny his variance against their will. Mr. Monson stated that the staff presents the Commission members with a report for the item to be heard and will also make recommendations; however, the Planning Commission members make their own decisions.

Mr. Taylor resides at 177 W 800 S. Mr. Taylor asked for clarification on the examples that were shown for driveways on one side of the house and additional parking on the other side.

Kevin Jolley resides at 209 Oakridge Dr. Mr. Jolley is also concerned about additional parking with extra cars in the household.

Sherman Wright resides at 906 South 750 East. Mr. Wright lives near a city park that has residents using the street parking near his home during the summer months and he has a need for additional off street parking for his vehicles.

Gary Davis resides at 2814 S 500 West. Mr. Davis stated the importance for aesthetics with concrete and asphalt materials.

Chair Monson closed the **PUBLIC HEARING** at 7:04 p.m.

Mr. Wilkinson discussed and answered comments from the Public Hearing.

1. The City currently allows two driveways with a 35 foot separation and the ability to have a second driveway would depend on the size of the lot in order to comply with the code.
2. The code that has been presented is a Land Use Ordinance and not a Building Code.
3. The parking requirement in the Land Use Ordinance for a single family home does not require a double wide driveway, it does require 2 spaces in the garage and 4 spaces overall. The ordinance does allow stacking parking as long as you have the 2 spaces in the garage.

This proposed ordinance change is to give more parking opportunity.

The smaller/older homes do have some challenges to allow extra parking and would hope that some of the proposed changes will help these challenges.

Ms. Spratley and Tom Smith have a concern for the front yard parking. Mr. Wilkinson stated that the narrow driveways and the side yard parking would allow for additional off-street parking. He stated

that the cul-de-sacs would have larger rear yards for additional parking. Mr. Hill would rather see the citizens meet the standards with paving instead of parking on the grass in the front yard. Planning Commission members discussed the variance approval process should be very restrictive and limited. There was discussion about the setbacks, front yard parking allowance, Mr. Wilkinson stated that this ordinance change came about because of requests from several individuals.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation of approval for a proposed amendment to Chapters 4 and 18 related to driveway and parking standards for Single Family Residential with the exception of adopting the change to 14-4-110 A1 related to parking in the front yard.

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

Commission members wanted to thank Mark Minnus for his presentation and hard work.

**4. Consider approval of a Conditional Use Permit letter in written form for Quick Quack car wash in the General Commercial (C-G) zone located at 2566 S 500 West, Joseph Earnest, applicant.**

Chad Wilkinson presented the Conditional Use Permit letter.

Sharon Spratley made a motion to approve the Conditional Use Permit letter for Quick Quack Car Wash located at 2566 S 500 West as written. Jesse Bell seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Smith and Spratley voting aye.

**5. Consider approval of a Conditional Use Permit letter in written form for a 12-unit multi-family development located at 105 South 100 West, Brian Knowlton, applicant.**

Chad Wilkinson presented the Conditional Use Permit letter.

Von Hill made a motion to approve the Conditional Use Permit letter for a 12-unit multi-family development located at 105 South 100 West as written. Tom Smith seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Smith and Spratley voting aye.

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

1. Next Planning Commission meeting will be November 20, 2018.
2. Discussion about upcoming Legislation update.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:55 p.m.

  
Chad Wilkinson, Bountiful City Planner