

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, 2019.

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, incomplected 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.

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.


Chad Wilkinson, Bountiful City Planner