

**Bountiful City
Planning Commission Minutes
February 21, 2017
6:30 P.M.**

Present: Vice Chairman – Von Hill; Planning Commission Members –Dave Badham, Jesse Bell, and Tom Smith, Sharon Spratley; City Council Representation - Richard Higginson; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Julie Holmgren; City Recorder – Shawna Andrus

Excused: Chairman – Sean Monson

1. Welcome and Introductions.

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

2. Approval of the minutes for February 7, 2017.

Sharon Spratley made a motion to approve the minutes for February 7, 2017 as written. Richard Higginson seconded the motion. Voting passed 5-0-1 with Commission members Badham, Higginson, Hill, Smith, and Spratley voting aye and Bell abstained.

3. Swearing in of newly appointed Planning Commission Member – Jesse Bell.

Shawna Andrus, Bountiful City Recorder, swore in Jesse Bell who replaced Mike Allen as a Planning Commission member as of January 10, 2017.

4. Consider preliminary and final site plan approval for the addition to Napa Auto Parts located at 1415 S. 500 West, Jack Yoho, applicant.

Jack Yoho was present. Chad Wilkinson presented staff report.

The applicant, Yoho Management, is requesting preliminary and final site plan approval for a 2,000 square foot addition to the existing NAPA auto parts store located within the C-H zone at 1405 S. 500 West.

The proposed addition will be constructed on the east side of the existing NAPA building which is located on the south side of a larger commercial development parcel. The property is approximately two acres in size, and also contains a personal storage use on the east and a retail store on the north. The site has two access driveways on 500 West. Surrounding uses include Robintino's restaurant to the north, a church to the east, commercial office use to the south and retail uses to the west.

The addition will increase the storage space for the NAPA building by expanding into an existing landscape area. This landscaping will be replaced by a new landscape area on the northwest portion of the site. An existing trash enclosure will also be moved to accommodate the addition. The plan includes some small changes to parking and drainage on the site. The proposal includes matching the existing materials of the building and installing a new roll-up door and man-door for access to the warehouse space. The site meets the parking requirements of the Code based on current uses and the applicant will increase the amount of landscaping on the site. The project is expected to have minimal impacts on adjoining properties. The site is already developed and there is adequate space for the

addition.

Staff recommends that the Planning Commission 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. Meet all requirements of the South Davis Metro Fire Marshal.

Commission members and Mr. Yoho discussed the water flow, storm drain and the proposed landscaping of this property.

Sharon Spratley made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary and final site plan approval for the addition to Napa Auto Parts located at 1415 S. 500 West with the 2 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

5. Consider preliminary and final plat approval for the Lakewoods Condominiums Plat Amended Units 101-106 at 70 N Main #106, Brian Knowlton, applicant.

Brian Knowlton was present. Paul Rowland presented the staff report.

Mr. Brian Knowlton, applicant, requests preliminary and final plat approval for an amendment to the Lakewoods Condominium plat. The building is located at 70 N. Main and already exists as a mixed use commercial/residential development. The building meets all of the requirements that were in place at the time of the original approval and this change is solely for the purpose of producing an amended condominium plat that makes an otherwise unused portion of the common area into limited common area, and modifies the layout of the first floor to show building remodels that have occurred since the original development was approved in 1998.

The common area at the very east side of the property is not readily accessible by the residents and has never been used as open space or recreation ground, so Mr. Knowlton is desirous of building an accessory structure. Since such structures can't be built on common area, Mr. Knowlton is requesting to change the unused common area to limited common. In addition, 12 of the parking stalls have been covered and the condo owners are anxious to have those stalls designated as limited common also, so that the parking can be assigned to individual units.

Recommend preliminary and final plat approval for the Lakewoods Condominium Amended Units 101-106, with the following conditions:

1. Submit the signed, final mylar ready for signatures.
2. Submit a current title report.
3. Payment of fees
4. Make all Red Line corrections.
5. Meet all requirements of the South Davis Metro Fire Marshall for existing building prior to scheduling this proposal with the City Council.

Tom Smith made a motion that the Planning Commission pass a recommendation for approval to the City Council for preliminary and final plat approval for the Lakewoods Condominiums Plat Amended

Units 101-106 at 70 N Main #106 with the 5 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Badham, Bell, Higginson, Hill, Smith and Spratley voting aye.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chairman Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:50 p.m.

Chad Wilkinson, Bountiful City Planner