

**Bountiful City  
Planning Commission Minutes  
May 21, 2019  
6:30 P.M.**

Present: Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; Asst City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson; Planning Commission Member – Tom Smith

**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 May 7, 2019.**

Sharon Spratley made a motion to approve the minutes for May 7 with the following corrections,

1. Correction to page 3, First paragraph, third line: “*Mr. Broadhead explained the idea of the 8 foot story building.*”
2. Correction to page 3, Third paragraph, first line: “*Ms. Spratley made a motion to recommend approval to the City Council with a change of adding a change of a maximum building height of 110 feet.*”
3. Correction to page 9, Fifth paragraph, first line: Richard Higginson made a motion to forward a recommendation to the City Council for final subdivision approval.....
4. Correction to Ordinance, Page 1, Section 2, Permitted Uses #2: “*Underlined....Bountiful City Code are permitted....*”

Mr. Bell would like to have his concerns be added to the minutes regarding the safety on the sidewalk on the highway side next to the right in and right out location be added in the minutes.

1. Addition to Page 2, First paragraph, fourth line: “*so close to the intersection on the south end and on the sidewalk on Highway 106 next to the proposed right in and right out intersection.*”

Jim Clark seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

**3. Consider final site plan approval for The Towns on 2<sup>nd</sup> to add 11 townhome units to an existing Multi-family development at 393 W 200 North, Brad Kurtz, applicant.**

Brad Kurtz was present. Curtis Poole presented the staff report.

The applicant, Brad Kurtz, is requesting preliminary site plan approval for construction of 11 new multifamily units in combination with an existing 12 apartment units. The property consists of multiple parcels addressed from 393 to 441 West 200 North in the RM-13 zoning district. On February 19, 2019, the Planning Commission reviewed the preliminary site plan and forwarded a positive recommendation of approval to the City Council. On February 26, 2019, The City Council reviewed and approved the recommendation from the Planning Commission.

The proposed development site consists of four separate properties which will be consolidated into one in order to construct the additional 11 multifamily units. The properties currently contain 12 multifamily units along with a couple of single family residential units which will be removed as a part of the development. The property is zoned RM-13 and is almost completely surrounded by multifamily residential zoning and use with the exception of one single-family residence located to the north of the property which is not a part of this development.

The combined parcels total approximately 1.8 acres. Prior to issuance of building permit, these four parcels will need to be consolidated to avoid the structures crossing property lines. A number of easements cross the property which will need to be released in order to build the proposed structures. This easement release will have to be reviewed and receive approval by the City Council and any other third parties, if applicable, prior to final approval for the development.

Access to the project will be via two driveways on 200 North. The first access is an existing drive approach at the east entrance to the property and the second is a new drive approach on the west of the property. After concerns from the Commission and staff the applicant has revised the driveway on the south west portion of the site to meet the 20 foot minimum of paved width required by Code.

The parking has been revised after the Commission and Council reviewed the proposal. The applicant has moved parking away from the storm detention basin and moved the 5 spaces in the south eastern portion of the site, which have created more green space for the development. With these changes the development continues to meet the minimum parking standards for a multifamily development. The plan also provides at least one covered parking space for each unit as required by ordinance.

The project consists of a mix of two and three bedroom units. There are four existing 3-bedroom units and eight 2-bedroom units in the existing portion of the development. Each of the new 11 new units will have two bedrooms. The proposed structures are two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings all meet the required setbacks for the RM zone.

The applicant proposes a mix of brick and siding materials for the buildings. Current standards of the Code limit the amount siding to 50 percent of the exterior elevations. From the preliminary plans the applicant has increased the amount of brick used for the exterior to meet the standard. The proposed buildings show private outdoor space in the form of patios on the front of each of the units. The existing units have private patios to the rear of the units. The applicant has provided an entrance on the new street facing unit in order to provide pedestrian connection to the adjacent street. There are architectural articulations and canopies which break up the exterior surfaces of the proposed buildings.

The landscape plan submitted by the applicant shows the minimum 40 percent landscaping required by Code. The applicant proposes to use a mix of existing and new trees into the landscape plan. The applicant also has increased the green spaces of the development addressing suggestions made by the Commission.

The Commission asked the applicant to add a sidewalk which would connect the front entrances of the building on the northwest portion of the site to 200 North. The revised plan submitted by the applicant show this addition.

Water and sewer will be extended from 200 North to serve the new units. Storm water will be detained in two detention ponds on the north side of the property and will connect to an existing 12 inch storm

drain in 200 North.

The development will have some impacts on traffic in the area. However the property is located in an area of the City where multifamily developments have been planned for many years.

Staff recommends the Planning Commission forward a recommendation of approval of the request for final site plan to the City Council 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 obtain approval of an easement release from the City Council and any third parties if applicable.
  - b. Finalize the culinary water system design and coordinate with the existing systems which serve the two existing multi-family properties.
  - c. Obtain Excavation Permit(s) for work in the Public Right of Way.  
**Note:** This includes installation of utilities; construction of curb, gutter and sidewalk; and asphalt patching.
  - d. Any modifications required as conditions by the Planning Commission and City Council.

Sharon Spratley made a motion to forward a recommend of approval to the City Council for the final site plan for The Towns on 2<sup>nd</sup> to add 11 townhome units to an existing Multi-family development at 393 W 200 North with the 2 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

**4. Consider approval for an Amended Conditional Use Permit in written form for the parking lot for Creekside Senior Living Center at 366 W 400 North.**

Mr. Poole presented the staff report. Mr. Higginson asked for clarification about the west fencing. Mr. Drake stated that the City is not aware of the agreement made between Creekside Senior Living and the west side homeowners.

Richard Higginson made a motion to approve the Amended Conditional Use Permit in written form for the parking lot for Creekside Senior Living Center as written. Jim Clark seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

**5. Consider approval of the Findings of Fact approval for a variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 2452 Cave Hollow Way, Daniel and Carri Fergusson, applicant.**

Mr. Drake recommended that this item be tabled until the next Planning Commission meeting. The revised Findings of Fact will reflect how the Planning Commission deliberated and voted.

Jesse Bell made a motion to table this item to revisit this at the next meeting. Richard Higginson seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

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

1. Next Planning Commission meeting will be June 4, 2019.
2. Planning Director interviews will continue this week.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:55 p.m.



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Clint Drake, Interim Bountiful City Planner