

**Bountiful City
Planning Commission Minutes
June 4, 2019
6:30 P.M.**

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

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for May 21, 2019.

Sharon Spratley made a motion to approve the minutes for May 21 as written.

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

3. PUBLIC HEARING – Consider approval of a Conditional Use Permit for inside storage for a building construction material/office for Jim Miller Plumbing and Heating located at 220 W Center St, Randy Lewis representing Jim Miller, applicant.

4. Consider final site plan approval for a building construction material/office without outside storage for Jim Miller Plumbing and Heating located at 220 W Center St, Randy Lewis representing Jim Miller, applicant.

Randy Lewis was present. Curtis Poole presented the staff report.

The applicant, Jim Miller, requests Conditional Use Permit and final site plan approval for an expansion of his existing business located along 200 West. The proposal will provide additional office and storage space for Jim Miller Plumbing near the existing business.

The property is zoned C-G (General Commercial) and is bordered on the east and north by commercial zoning and on the south and west by multi-family residential zoning. The proposed development is approximately 0.129 acres (5,619 square feet). Various businesses have tried to develop this property; however, the lot size and setback standards placed constraints difficult to meet.

The proposed building meets all the required setback, height and parking standards of the commercial zone. In addition the proposal shows a landscape buffer of 10 feet against the residential property to the west. The overall landscape exceeds the 15 percent as required by code. A detention basin will be located on the south western portion of the lot and will be part of the overall landscaping. To meet the landscaping standard for trees, staff has requested the applicant add three additional trees on the north and east side of the property.

The main floor of the proposed building will have a standard and larger overhead garage door to accommodate vehicle storage and loading in addition to an office space. There will be a stairwell

entrance accessed on the west of the building leading to a storage area under the office and one of the garage bays. The main floor office will need to be accessed by a sidewalk on the west side of the building in addition a railing separating it from the stairs leading to the basement storage area; both of which will need to be added to plans prior to issuance of the building permit.

The existing drive approach will be removed and replaced with curb and gutter and a new 24 foot drive access will be added.

Staff recommends the Planning Commission approve the Conditional Use Permit and forward to the City Council a recommendation of approval of the final site plan for the proposed building/construction material and supplies without outside storage for Jim Miller Plumbing subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to the issuance of a building permit the additional trees required to meet the standards of the Code along with the addition of the sidewalk and handrail on the west side of the building will need to be added to the plans.

Chair Monson opened and closed **PUBLIC HEARING** at 6:33 p.m.

Richard Higginson made a motion to approve the Conditional Use Permit and to forward a recommend of approval to the City Council for the preliminary site plan for a building construction material/office without outside storage for Jim Miller Plumbing and Heating located at 220 W Center St. Von Hill seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson, and Spratley voting aye.

5. Consider preliminary and final site plan review approval for the Bountiful Family Search Center located at 1579 N Main St, Christian Stevens representing the Bountiful Family Search Center, applicant.

Christian Stevens was present. Mr. Poole presented the staff report.

The applicant, Bountiful FamilySearch Center, requests preliminary and final site plan approval for an Educational Services Building, located at 1579 North Main Street. The property is located in the MXD-R (Mixed-Use Residential) zone.

The property is zoned MXD-R and is bordered on the south and west by the Village on Main mixed-use development. There is a multifamily development to the north across Page Lane and commercial zoning across Main Street to the east, both in Centerville City. The proposed development is located on 1.22 acres (approximately 53,143 square feet) which is currently a vacant lot on the corner of Main Street and Pages Lane. Development of this parcel has been anxiously anticipated for years as it is an entry point to Bountiful on Main Street from the north.

The proposed plans show a 10,000 square foot single story building, housing multiple classrooms, conference rooms, and consultation and study areas. Entrances are located on the west facing the parking lot and east facing Main Street. The exterior of the building will be a mix of wood siding, clear glazed aluminum, exposed wood elements and architectural concrete. The roof will be a standing seam metal roof. The proposed building meets the required setback and height standards for the MXD-R zone. The proposed use of the building is a permitted use in the MXD-R zone.

Parking for the facility will be located on the south and the west of the property. The proposal shows 38 parking stalls plus an additional 4 handicap stalls. The proposed parking will meet the standards of the code; however, in addition the applicant will verify any cross parking access with the surrounding developments for times of heavy parking use. Vehicular access to the property will be on the southwest of the property from the interior of the Village on Main development and an existing drive approach onto Pages Lane which runs between this property and the property to the west.

Plans submitted show there will be a landscape buffer along Main Street and Pages Lane with a mix of flower beds, trees (both new and existing) and grass. There will be a plaza feature to the east of the building with a pathway leading to the corner of Main Street and Pages Lane. In addition there will be landscaped areas buffering the property to the south and landscaped islands in the parking lot. The proposed landscaping meets the standards of the Code.

Water and sewer will be provided via connections to existing lines within the Village on Main development. Storm water drainage was designed in conjunction with the previous development and is sized to handle the change to this development. The Power Department indicated there may need to be an easement release and relocation of the transformer at the southwest corner of the lot.

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary and final site plan review for the proposed educational services building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.

Mr. Stevens stated that the applicant has been working with the Power department for a possible easement release and possible changes to the existing utility box.

Mr. Bell and Mr. Higginson thanked the applicant for the complete and polished look of the plans.

Jesse Bell made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for the Bountiful Family Search Center located at 1579 N Main St with the 2 conditions outlined by staff. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye.

6. Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.

Jon Blosch was present. Curtis Poole presented the staff report.

The applicant, Jonathon Blosch, requests preliminary site plan approval for a 3-unit multifamily development located at 170 North 100 West. The property is located within the DN (Downtown) zone.

The applicant has submitted a proposal to develop 3 multifamily units at this location in the DN zone.

The property is on the western edge of the DN zone which borders single-family residential to the west. The property has a commercial use to the north, a DCFS facility to the east and a single-family home to the south. The property is .25 acres (approximately 10,933 square feet) and currently has a single-family home on the lot.

The applicant has not submitted elevation plans; however, the proposal is for a two-story building. As the lot is located along 100 West the maximum building height shall not exceed 35 feet. Before final site plan review the applicant will need to submit a detailed elevation plan showing building materials and architectural features meeting the standards of the Code for the DN zone. The applicant will also need to address pedestrian street access to each of the units meeting the DN zone standards.

The current proposal demonstrate the building meets the front, north side and rear setbacks; however, the applicant will need to revise the plans to include a 10' landscape buffer between this development and the single-family home to the south as required by code. The applicant will need to submit a detailed landscaping plan before final site review.

The proposal shows a total of 6 parking stalls which will be located behind the building. The preliminary floorplans show one 3-bedroom unit and two 2-bedroom units. The proposed bedroom count will require a minimum of 8 stalls which would include guest parking as required by code.

Before the issuance of building permit the existing drive approach will need to be removed and replaced with a Bountiful standard Type A approach. Prior to the issuance of a Certificate of Occupancy the applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West. On the south side of the property there will be a 7' wide utility easement required by Bountiful Power.

While multifamily residential units are allowed in the Downtown zone, the number of units which can be constructed will always be dependent upon lot size, and setback, height and landscaping standards of the Code. The burden is upon the applicant to find alternative solutions to meet code.

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 3 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to submittal for final site plan approval, complete a survey of the property to determine total buildable area available on the property. Complete any revisions to the site necessary based on the size of the parcel.
3. Prior to final site plan approval applicant shall apply for approval of a Conditional Use Permit.
4. Submit detailed elevation plans showing building materials and architectural elements as required by code.
5. Revise the site plan to show minimum required setback and pedestrian access to the building and submit a parking plan which will meet the standards of the City's off-street parking ordinance.
6. Submit a landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
7. All damaged curb, gutter and sidewalk along 100 West shall be replaced.

Mr. Poole corrected the staff report for the needed number of parking stalls which should be 7 stalls

for the proposed set of plans. He also stated the preliminary floor plans show one 3-bedroom unit and two 2-bedroom units. The proposed bedroom count will require a minimum of 8 stalls which would include guest parking as required by code. Mr. Blosch proposed that the 3-bedroom unit be a 2-bedroom unit with a den. Commission members discussed what guidelines and architectural designs that should be used to consider a room as a den instead of a bedroom. Mr. Monson would like to have some clarification from staff to be given to the Planning Commission about what could constitute a bedroom versus a den.

Mr. Drake stated that Bountiful City does not have a definition in the code for a bedroom. He read the International Building Code stating that there needs to be 2 methods of egress, at least 7 feet tall ceilings, windows need to be at least 24” and 44” from the floor and 5.7 sq feet for the opening and 24” high and 20” wide, room should be at least 70 sq feet. The Code does not necessarily require a closet for a bedroom but the market dictates that there should be a closet.

Mr. Blosch discussed a possible change in the future to commercial space. Mr. Poole stated that there would need to be 8 additional parking stalls if it was changed into commercial space and that the Downtown zone would not allow cross parking.

Sharon Spratley made a motion to table this item until the July 2, 2019 Planning Commission meeting to allow the applicant to return with a more complete set of plans that would also show elevations and renderings and to have the City staff research what design guidelines could be used to consider a room a den or a bedroom. Jesse Bell seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye.

7. 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.

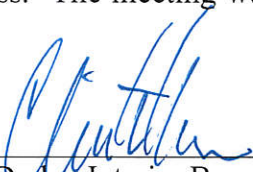
Clint Drake reminded the Planning Commission that variances need to meet all 5 criteria.

Richard Higginson made a motion to approve the Findings of Fact for the approved 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. Von Hill seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye.

8. Planning Director’s report, review of pending applications and miscellaneous business.

1. Next Planning Commission meeting will be June 18, 2019.
2. Francisco Astorga has been hired for the Planning Director position and will start with Bountiful City on June 24, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:29 p.m.



Clint Drake, Interim Bountiful City Planner