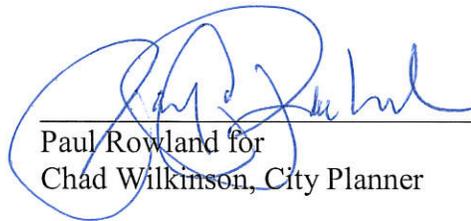


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, September 1, 2015
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for August 18, 2015.
3. **PUBLIC HEARING** – Consider approval of a Conditional Use Permit Amendment and preliminary and final site plan approval to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx 35 West 100 South, Hepworth Investments, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.



Paul Rowland for
Chad Wilkinson, City Planner

**Bountiful City
Planning Commission Minutes
August 18, 2015
6:30 P.M.**

Present: Chairman – Tom Smith; City Council Representation - Richard Higginson; Planning Commission Members – Sean Monson, and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Vice Chairman – Dave Badham and Planning Commission Members – Mike Allen and Von Hill,

1. Welcome and Introductions.

Chairman Smith opened the meeting at 6:30 pm and welcomed all those present including Scouts from Troop 269.

2. Approval of the minutes for August 4, 2015.

Richard Higginson made a motion to approve the minutes for August 4, 2015 as written. Sharon Spratley seconded the motion.

Voting passed 3-0-1 in favor with Commission Members Monson, Smith, and Spratley voting Aye with Commission Member Monson abstaining.

2. Consider approval of a subdivision amendment for Northern Hills Subdivision Plat B in order to combine Lots 63 & 64 located at 1232 E Northern Hills, Brad Miller, applicant.

Brad Miller representing Suzan Allen and family was present. Paul Rowland presented staff report. Suzan Allen and family own both lot 63 and lot 64 of the Northern Hills Subdivision Plat B. The home sits on lot 63 and they have maintained lot 64 as a large yard/landscape area with a sports court. The Allen's have been using both lots as a single property and are now requesting that this subdivision amendment be approved to formally combine these two lots into one to allow for the construction of an addition to their home which will extend over the line between the two lots.

This option was not available to them until recently when the City abandoned a culinary water line that previously ran in an easement between the two properties. Since the water line easement needs to be vacated and the property line permanently removed, an amended plat is required. While the County's property tax system can combine the properties under one tax ID number for tax purpose, the reality is that the two lots are still separate and lot 63 could still be sold with a house encroaching on the east side. By amending the plat, the two lots are eliminated and one single lot is recorded in their place.

With the conditions listed below, staff recommends that the Planning Commission forward a recommendation to the City Council for preliminary and final approval of the Highland Oaks Subdivision Plat B Amended.

1. Make all necessary red line corrections to the drawings.

2. Payment of all required fees.
3. Provide a current Title Report.

Sean Monson made a motion to recommend approval to the City Council for preliminary and final site plan approval for the subdivision amendment for Northern Hills Subdivision Plat B with the 3 conditions outlined by staff. Richard Higginson seconded the motion.

Voting was 4-0 in favor with Commission Members Higginson, Monson, Smith and Spratley voting Aye.

3. Consider preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium at 2155 S. Orchard, Knowlton General, applicant.

Randy Beyer representing Knowlton General was present. Paul Rowland presented the staff report.

Mr. Brian Knowlton, applicant, requests preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium, which encompasses the recently constructed mixed commercial/residential building at 2155 S. Orchard Drive. The building is located on Lot 2 of the Orchard Pines and already exists as a mixed use commercial/residential structure. The building meets all of the requirements that were in place at the time of the Orchard Pines Commercial PUD approval and this change is solely for the purpose of producing a condominium plat on this lot so that the individual units can be sold independently.

With the conditions listed below, staff recommends that the Planning Commission forward a recommendation to the City Council for preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium, with the following conditions:

1. Submit the signed, final mylar ready for signatures.
2. Submit a current title report.
3. Payment of fees

Sharon Spratley made a motion to recommend approval to the City Council for preliminary and final plat approval for the Orchard Pines PUD Commercial Lot 2 Condominium, with the three conditions outlined by staff. Sean Monson seconded the motion.

Voting was 4-0 with Commission Members Higginson, Monson, Smith and Spratley voting Aye.

3. PUBLIC HEARING - Consider amending the provisions of Chapter 6 and Chapter 14 of the Bountiful City Land Use Ordinance related to allowing telecommunications facilities within commercial zones.

Chad Wilkinson presented the staff report.

The current Bountiful City Land Use Ordinance includes standards for telecommunication towers (commonly referred to as cellular or cell towers) which stipulate that these facilities not be placed in residential areas unless there is no other alternative. The list of allowed uses for the commercial zone districts in Bountiful does not include telecommunications facilities as an allowed use in any of the commercial zones. Section 14-6-103 states, "any use not listed herein is also expressly prohibited." Since telecommunications facilities are specifically identified as an allowed use in residential zones,

this has led to confusion as to whether the intent of the ordinance was to exclude these uses from commercial zones. The proposed amendment would modify the table of allowed uses in commercial zones to allow for telecommunications uses as permitted uses on City owned properties in the Commercial zones and conditional uses on non-city owned property in these zones.

The proposal would allow telecommunication towers to be constructed in commercial zones subject to the standards now applicable for towers constructed in residential zones. Impacts are expected to be limited and mitigated by standards requiring co-location.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed amendment to the zoning ordinance allowing telecommunication facilities within the commercial zoning districts of the City with priority placed on locating these facilities on city owned properties.

Chairman Smith opened the Public Hearing at 6:46 p.m.

Amy Taylor, leader for Scout Troop 269. Ms. Taylor was concerned about the safety of the telecommunication poles at the schools.

Staff discussed the safety applications in place at the schools that currently have telecommunication poles in place.

Chairman Smith closed the Public Hearing at 6:51 p.m.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the proposed amendment to the zoning ordinance allowing telecommunication facilities within the commercial zoning districts of the City with priority placed on locating these facilities on city owned properties as outlined by staff. Sean Monson seconded the motion.

Voting was 4-0 with Commission Members Higginson, Monson, Smith and Spratley voting Aye.

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

1. Stoker School parking lot will be hosting Food Truck League every Fridays 6-10 until October.
2. Next Planning Commission meeting to be held on September 1, 2015.
3. Next City Council meeting to be held on September 8, 2015.
4. Planning Commissioners are invited to attend the Utah APA Conference in October.
5. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 6:55 p.m.

Chad Wilkinson, City Planner

Commission Staff Report

Item # 3

Subject: Public Hearing- Amended Conditional Use Permit and preliminary and final site plan review for Phase 2 of a Multi Family-mixed use development

Address: 35 West 100 South

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: September 1, 2015



Background

The applicant, Brian Knowlton, representing the Hepworth family is requesting an amended conditional use permit and preliminary and final site plan approval to construct an 18-unit multifamily development. The planning commission originally approved a Conditional use permit for the property on June 2, 2015. Approval of the proposed amendment will supersede the previous plan.

Analysis

The amended proposal reduces the overall units from 42 units to 18 and removes from the application the properties originally included on the south west of the site. The revised proposal includes a new driveway on 100 West requiring removal of one of the previously approved buildings. The driveway has been relocated to the north with a large landscape buffer area between the driveway and the property to the north west. The revised proposal now exceeds the minimum parking requirement by several spaces and includes the required number of covered parking spaces. Submittal of a revised landscape plan consistent with the amended plan will be required prior to building permit approval

No changes have been proposed to the architecture of the buildings or the height of the structures. Setbacks for the remaining buildings remain the same as originally proposed. The dumpster location was specifically discussed during the previous review. However, the new location is also consistent with the direction given by the planning commission. Small changes are proposed to the drainage plan including a new catch basin at the driveway on 100 West. The storm drain storage has remained unchanged with the proposal and provision of sewer and water to the buildings is consistent with the previous approval.

Department Review

The application has been reviewed by the City Planner and City Engineer.

Significant Impacts

Impacts were considered in the previous review and the Conditional Use Permit provides an opportunity for public comment on the revised proposal. As of the date of this report, no public comments have been received. The property is located in a developed area with access to adequate sewer and water. The proposal meets the requirements of the Downtown Zone related to parking and access and the proposed building heights and setbacks meet the requirements of the zoning ordinance.

Recommendation

Staff recommends that the Planning Commission approve the amended Conditional Use Permit for Phase 2 of the mixed use commercial/residential development and forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to issuance of building permits, the property shall be consolidated into one parcel.
3. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Approval of the amended Conditional Use Permit and site plan nullifies the previous approval. Any development of area shown as future phase will require additional approval by the Planning Commission and City Council.

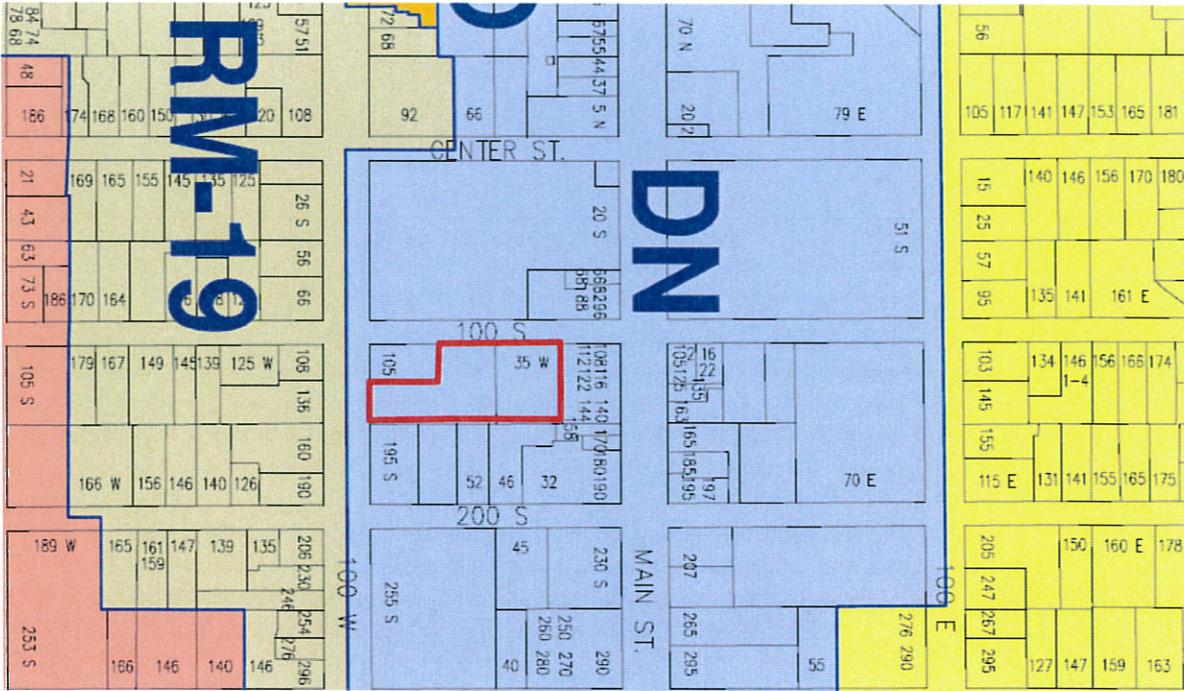
Attachments

1. Aerial photo
2. Zoning Map
3. Site plan
4. Building Elevations and Renderings
5. Floor Plans

Aerial Photo



Zoning Map



100 S MAIN MIXED USE PROJECT PHASE 2

SITE AND UTILITY PLAN



WILDLING
ENGINEERING

1177 W. NORTH AVENUE, SUITE 200
SALT LAKE CITY, UT 84119
WWW.WILDLINGENGINEERING.COM

REVISIONS:

1. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY DESIGN STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY DESIGN STANDARDS AND SPECIFICATIONS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF SALT LAKE CITY DESIGN STANDARDS AND SPECIFICATIONS.
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PROJECT INFORMATION:

PROJECT: 100 S MAIN MIXED USE PROJECT PHASE 2
SHEET: SITE AND UTILITY PLAN
DATE: 05/08/15
SCALE: 1" = 20'
SHEET NO: C101

LEGEND:

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- 459. 2736" STALLS
- 460. 2742" STALLS
- 461. 2748" STALLS
- 462. 2754" STALLS
- 463. 2760" STALLS
- 464. 2766" STALLS
- 465. 2772" STALLS
- 466. 2778" STALLS
- 467. 2784" STALLS
- 468. 2790" STALLS
- 469. 2796" STALLS
- 470. 2802" STALLS
- 471. 2808" STALLS
- 472. 2814" STALLS
- 473. 2820" STALLS
- 474. 2826" STALLS
- 475. 2832" STALLS
- 476. 2838" STALLS
- 477. 2844" STALLS
- 478. 2850" STALLS
- 479. 2856" STALLS
- 480. 2862" STALLS
- 481. 2868" STALLS
- 482. 2874" STALLS
- 483. 2880" STALLS
- 484. 2886" STALLS
- 485. 2892" STALLS
- 486. 2898" STALLS
- 487. 2904" STALLS
- 488. 2910" STALLS
- 489. 2916" STALLS
- 490. 2922" STALLS
- 491. 2928" STALLS
- 492. 2934" STALLS
- 493. 2940" STALLS
- 494. 2946" STALLS
- 495. 2952" STALLS
- 496. 2958" STALLS
- 497. 2964" STALLS
- 498. 2970" STALLS
- 499. 2976" STALLS
- 500. 2982" STALLS
- 501. 2988" STALLS
- 502. 2994" STALLS
- 503. 3000" STALLS
- 504. 3006" STALLS
- 505. 3012" STALLS
- 506. 3018" STALLS
- 507. 3024" STALLS
- 508. 3030" STALLS
- 509. 3036" STALLS
- 510. 3042" STALLS
- 511. 3048" STALLS
- 512. 3054" STALLS
- 513. 3060" STALLS
- 514. 3066" STALLS
- 515. 3072" STALLS
- 516. 3078" STALLS
- 517. 3084" STALLS
- 518. 3090" STALLS
- 519. 3096" STALLS
- 520. 3102" STALLS
- 521. 3108" STALLS
- 522. 3114" STALLS
- 523. 3120" STALLS
- 524. 3126" STALLS
- 525. 3132" STALLS
- 526. 3138" STALLS
- 527. 3144" STALLS
- 528. 3150" STALLS
- 529. 3156" STALLS
- 530. 3162" STALLS
- 531. 3168" STALLS
- 532. 3174" STALLS
- 533. 3180" STALLS
- 534. 3186" STALLS
- 535. 3192" STALLS
- 536. 3198" STALLS
- 537. 3204" STALLS
- 538. 3210" STALLS
- 539. 3216" STALLS
- 540. 3222" STALLS
- 541. 3228" STALLS
- 542. 3234" STALLS
- 543. 3240" STALLS
- 544. 3246" STALLS
- 545. 3252" STALLS
- 546. 3258" STALLS
- 547. 3264" STALLS
- 548. 3270" STALLS
- 549. 3276" STALLS
- 550. 3282" STALLS
- 551. 3288" STALLS
- 552. 3294" STALLS
- 553. 3300" STALLS
- 554. 3306" STALLS
- 555. 3312" STALLS
- 556. 3318" STALLS
- 557. 3324" STALLS
- 558. 3330" STALLS
- 559. 3336" STALLS
- 560. 3342" STALLS
- 561. 3348" STALLS
- 562. 3354" STALLS
- 563. 3360" STALLS
- 564. 3366" STALLS
- 565. 3372" STALLS
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- 567. 3384" STALLS
- 568. 3390" STALLS
- 569. 3396" STALLS
- 570. 3402" STALLS
- 571. 3408" STALLS
- 572. 3414" STALLS
- 573. 3420" STALLS
- 574. 3426" STALLS
- 575. 3432" STALLS
- 576. 3438" STALLS
- 577. 3444" STALLS
- 578. 3450" STALLS
- 579. 3456" STALLS
- 580. 3462" STALLS
- 581. 3468" STALLS
- 582. 3474" STALLS
- 583. 3480" STALLS
- 584. 3486" STALLS
- 585. 3492" STALLS
- 586. 3498" STALLS
- 587. 3504" STALLS
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- 607. 3624" STALLS
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- 609. 3636" STALLS
- 610. 3642" STALLS
- 611. 3648" STALLS
- 612. 3654" STALLS
- 613. 3660" STALLS
- 614. 3666" STALLS
- 615. 3672" STALLS
- 616. 3678" STALLS
- 617. 3684" STALLS
- 618. 3690" STALLS
- 619. 3696" STALLS
- 620. 3702" STALLS
- 621. 3708" STALLS
- 622. 3714" STALLS
- 623. 3720" STALLS
- 624. 3726" STALLS
- 625. 3732" STALLS
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