

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, June 7, 2016
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 May 17, 2016.
3. Consider preliminary and final site plan approval for an enclosed storage addition at RB Automotive Machine Shop, 1193 S 425 W, Jay Mirci with JKM Construction Inc representing Rodger Brasier, applicant.
4. Consider preliminary and final subdivision approval for Goodfellow Subdivision, 1290 N Main St, Kathryn Goodfellow, applicant.
5. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
May 17, 2016
6:30 P.M.

Present: Chairman – Sean Monson; Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham, Von Hill, Tom Smith, and Sharon Spratley; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation - Richard Higginson

1. Welcome and Introductions.

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

2. Approval of the minutes for May 3, 2016.

Sharon Spratley made a motion to approve the minutes for May 3, 2016 as written. Von Hill seconded the motion. Voting passed 5-0-1 with Commission members Allen, Badham, Hill, Monson, and Spratley voting aye with Tom Smith abstaining as he was not present for that meeting.

3. CONTINUED - Consider approval of a Zone Map amendment from General Commercial (C-G/PUD) to Mixed Use (MXD-PO) for properties addressed 1512, 1560, and 1580 S Renaissance Towne Center and 1520 S Main, Bruce Broadhead, applicant.

Bruce Broadhead and Ray Bryson representing Renaissance Towne Center and Aric Jensen representing Knowlton General were present. Chad Wilkinson presented the staff report.

Staff has worked with the applicant to address the changes suggested by the Planning Commission at its May 3, 2016 meeting. Specifically, items such as overall building height for buildings in the proposed zone along with specific standards for buildings adjacent to the roundabout have been included in the ordinance. The applicant has also requested small changes to clarify the relationship of the new zoning designation to the PUD.

Based on the modifications to the standards for the MXD-PO zone, staff recommended that the Commission forward to the City Council a recommendation of approval for the proposed zone map amendment from C-G to MXD-PO.

Mr. Jensen asked for clarification of building height. He questioned whether average adjacent grade is measured from finish grade. Mr. Wilkinson confirmed that average adjacent grade was finish grade.

Mr. Jensen suggested that the word “or” be taken out of the standards for Building Height, item 2 “For buildings adjacent to the roundabout....unless setback an additional one (1) feet from the right of way and/or the required setback for buildings located adjacent...”.

Staff and Commission members discussed the standards language and the appropriate minimum setback for the property around the roundabout. Ms. Spratley suggested that there be at least 30 feet minimum setback for the property around the roundabout.

Mr. Jensen stated the standard for Commercial property is 20 feet and that there is 40 feet from back of curb to the parking lot of Maverick.

Sharon Spratley made a motion to recommend to City Council approval of a Zone Map amendment from General Commercial (C-G/PUD) to Mixed Use (MXD-PO) for properties addressed 1512, 1560, and 1580 S Renaissance Towne Center and 1520 S Main with an amendment of minimum setback of 35 feet from the roundabout and the elimination of the word “or” in Section 2 related to building height. Dave Badham seconded the motion. Voting was 6-0.

Voting passed 6-0 in favor with Commission members Allen, Badham, Hill, Monson, Smith and Spratley voting aye.

4. PUBLIC HEARING - Consider approval of a Zone Map amendment from Multi-Family (RM-13) to Single Family (R-4) for the property located at 1290 N Main St, Kathryn Goodfellow, applicant.

Kathryn Goodfellow was present. Chad Wilkinson presented the staff report.

The proposal is to amend the zoning designation of a 1.45 acre portion of an existing 5.4 acre property from RM-13 (Multi Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre). The property is addressed 1290 North Main Street. The subject property is currently developed with a Single Family residence and a large orchard. The property is surrounded by Single Family residential zoning and use to the north and east, an RV repair business and vacant commercially zoned property to the west and multifamily residential zoning and use to the south.

The applicant has expressed a desire to separate the existing single family home on the property from the remainder of the property by subdivision. The property is currently split zoned with approximately 1.5 acres on Main street zoned RM-13 and the remainder zoned R-4. The existing residence is located within the RM-13 portion of the property. Because the minimum lot size for RM-13 is one acre, the applicant is proposing to amend the zoning map from RM-13 to R-4 which allows for minimum lot sizes of 8,000 square feet. This will allow for the division of the residence from the larger property without the need for a one acre minimum lot size. The applicant has expressed a desire to apply for “greenbelt” tax status with the County for the orchard property and removing the residence from the property will facilitate their request to the County.

A small portion of the lot located on the southwest corner of the property is proposed to remain RM-13. This portion is too small to be developed as any multifamily use without combination with an adjoining property. Changing this sliver of property would create an isolated RM-13 lot surrounded by Single family residential zoning. Staff recommends that since this portion of the property is already zoned RM-13, allowing the existing split zone condition to remain for this small portion of the property is appropriate in this instance.

The proposal constitutes a decrease in the overall densities allowed for the property and is therefore not anticipated to have significant impacts on surrounding properties.

It is recommended that the Planning Commission forward to the City Council a recommendation of approval for the proposed zoning map amendment of a 1.45 acre portion of an existing property from RM-13 (Multi Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre).

Chairman Monson opened the Public Hearing at 6:58 p.m.

Verlon Duncan resides at 1330 N 200 E. Mr. Duncan is in favor of this rezone.

Kim Foster resides at 1301 N 200 E. Mr. Foster is in favor of this rezone. He loves the orchard and would like to see it stay as is.

Chairman Monson closed the Public Hearing at 7:00 p.m.

Mr. Wilkinson informed Commission members that this would be a decrease in density from high density to single density. The current RM-13 property would be hard to develop as apartments.

Sharon Spratley expressed concern over possible setting of precedent.

Tom Smith made a motion to recommend approval to City Council for the proposed zoning map amendment of a 1.45 acre portion of an existing property from RM-13 (Multi-Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre). Mike Allen seconded the motion.

Voting passed 5-0-1 in favor with Commission members Allen, Badham, Monson, Smith and Spratley voting aye with Von Hill abstaining.

Von Hill excused himself from the remainder of the meeting.

5. Consider final site plan and subdivision approval for Pages Hollow Townhomes, 306 W Pages, Taylor Spendlove representing Brighton Homes.

Shawn Poor was present. Paul Rowland presented staff report.

Brighton Homes has completed the PUD site plans, construction drawings and the plat map for this development and is now requesting final approval for the 14 unit Page Hollow PUD. This PUD was granted preliminary approval by the Council on April 12, 2016.

To review, the proposed PUD consists of 14 units on 1.21 acres with attached parking for each. The developer has modified his plans to show the necessary parking and side yards as well as the necessary utilities. The detention has been designed to avoid overflow from the creek culvert.

This places 14 homes where there has historically only been three with the corresponding increase to storm water runoff and traffic on Pages Lane. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Staff recommends that the Planning Commission send a positive recommendation for final approval to the City Council based on the four conditions outlined by staff.

1. Post a bond to cover the costs of construction of required site improvements.
2. Make all necessary red line corrections to the drawings.
3. Payment of all required fees.
4. Provide a current Title Report.

Tom Smith is concerned about the trash cans outside of the garage and not having enough room for them on the inside. Mr. Poor stated that the garage would have enough room for a garbage can near the mechanical area.

Sharon Sprately made a motion to recommend approval to City Council for preliminary and final site plan and subdivision approval for Pages Hollow Townhomes, with the four conditions outlined by staff and the addition of one condition:

5. Garbage cans must be kept inside the garage except on trash pickup days.

Tom Smith seconded the motion.

Voting passed 5-0 in favor with Commission members Allen, Badham, Monson, Smith and Spratley voting aye.

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

1. Training from Land Use Academy on Jun 11 for Planning Commission Members.
2. Mike Allen disclosed that his firm represents Bruce Broadhead. Mr. Allen is not one of the attorney that represents him and would like to note he will still vote on Planning Commission items with Mr. Broadhead as the applicant.
3. Next Planning Commission meeting to be held on June 7, 2016.
4. Next City Council meeting to be held on May 24, 2016.
5. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:15.

Chad Wilkinson, City Planner

Commission Staff Report

Item # 3

Subject: Preliminary and final site plan review for an expansion of an existing auto machine shop

Address: 1193 S. 425 West

Author: Chad Wilkinson, Planning Director

Department: Planning and Engineering

Date: June 7, 2016



Background

The applicant, Roger Brasier is requesting preliminary and final site plan approval for an approximately 1890 square foot addition to an existing 2,800 square foot building used as an automotive machine shop.

Analysis

The original building was constructed in 1990 (the original address was 1203 S. 425 West). The business has operated continuously since that time. Surrounding uses include a plumbing business to the north, auto sales and single family residential to the south, single family residential to the east and an automotive repair use to the west.

Because the use is adjacent to residential property to the east, a 20 foot building setback is required for the new building addition. The original landscape plan approved in 1990 required street trees along 425 West and a five foot wide landscape area along the east property line. Because the proposed building expansion will bring the structure closer to the residential property to the east, it is recommended that the current requirement of a ten-foot wide buffer be required. The proposed plan shows this ten foot wide area along with screening trees. Conditions included below also require that the landscaping in other areas of the lot be restored to the original approved landscape plan, including street trees on the west of the property adjacent to 425 West and restoration of landscaping in the small areas on the north and south of the property.

The Land Use Ordinance requires three parking spaces per stall service bay or work station for auto repair uses. The building has effectively one service stall and has three parking spaces located in the front of the building. Two spaces are directly to the west of the building with an additional space on the south west portion of the lot. The ordinance specifically states that the three required parking spaces are to be kept open for customer and that adequate parking for vehicles under repair must be provided elsewhere on the lot.

Department Review

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

Significant Impacts

The area where the building is proposed is currently paved, so no new impervious surface is proposed. The applicant will be installing additional landscaping on the east side of the building, thereby creating additional pervious areas which will help mitigate storm water impacts.

Recommendation

Staff recommends that the Planning Commission 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. Obtain required building permits for the proposed addition.
3. Install the 10-foot wide landscaping area along the east property line as shown in the submitted plan and restore landscaping as originally approved in other areas on the property. Specifically, the following landscaping shall be reestablished on the property:
 - a. Street trees required in the original approval shall be replanted along 425 West.
 - b. Landscaping along the north and south property lines consisting of low lying shrubs shall be reestablished
4. The three required off street parking spaces shall be used for customer and employee parking and shall not be used for storage of vehicles under repair.

Attachments

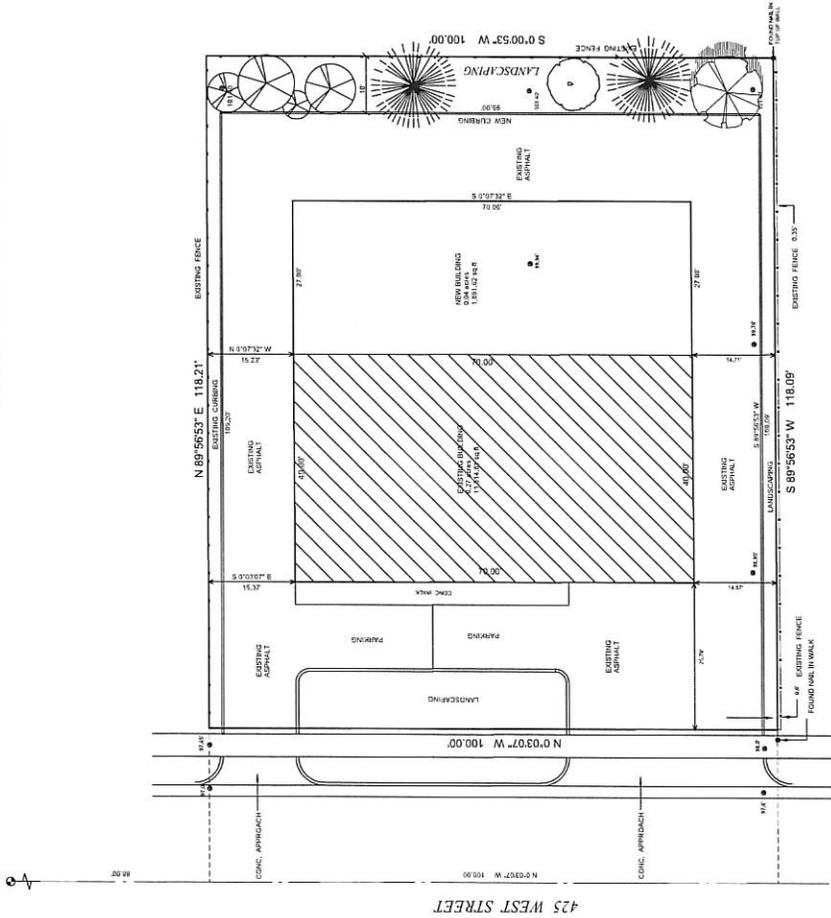
1. Aerial photo
2. Site plan
3. Original 1990 Landscape plan

Aerial Photo



FIELD SURVEY	DATE	04-25-16
DESIGNED BY	DATE	04-25-16
CHECKED BY	DATE	04-25-16
APPROVED	DATE	
SHEET NO. 1 OF 1		
DATE RECORDED 042516		

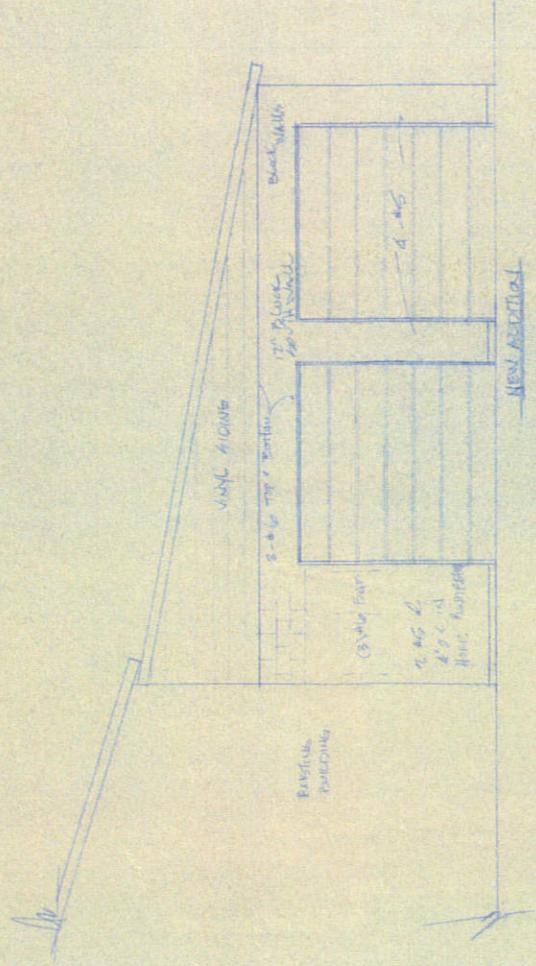
AMENDED SITE PLAN



SITE PLAN
 SCALE: 1" = 10'-0"

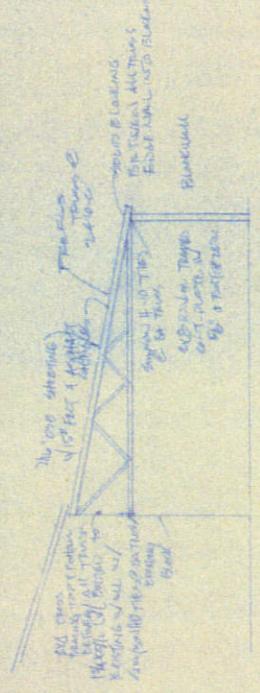
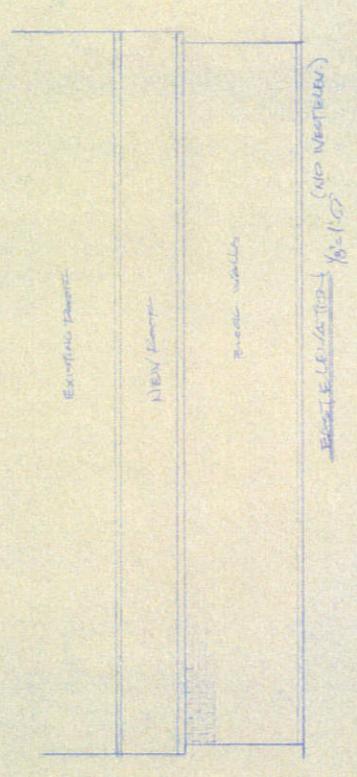
- 1) ALL STORM WATER AND DIRT WILL BE KEPT ON SITE DURING CONSTRUCTION UNTIL FINAL LANDSCAPE IS COMPLETE.
- 2) THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN FIRST 10 FEET (5%).
- 3) STREET, CURB AND GUTTER WILL BE INSPECTED AND CLEANED OF ALL MUD AT THE END OF EVERY DAY.
- 4) STRAW WATTIES (OR EQUIVALENT) SHALL BE PLACED AND MAINTAINED AROUND ANY STORM DRAIN INLET ADJACENT TO OR IMMEDIATELY DOWN STREAM FROM SITE DURING CONSTRUCTION.
- 5) BERMS OR SWELLS MAY BE REQUIRED ALONG PROPERTY LINES TO PREVENT STORM WATER FLOW ONTO ADJACENT LOTS. FINAL GRADING SHALL BLEND WITH ADJACENT LOTS.
- 6) A TRASH DUMPSTER AND A PORTA-POTTY WILL BE PROVIDED ON SITE AND NOT PLACED IN STREET, IN PARK STRIP OR ACROSS SIDEWALK.
- 7) DIMENSIONS SHOWN WERE PROVIDED BY THE CONTRACTOR/ OTHERS.
 CES ASSUMES NO LIABILITY FOR THE ACCURACY OF THE DIMENSIONS.
 CES RECOMMENDS THE CONTRACTOR VERIFY THE ACTUAL DIMENSIONS FOR COMPLIANCE TO LOCAL ZONING REQUIREMENTS.



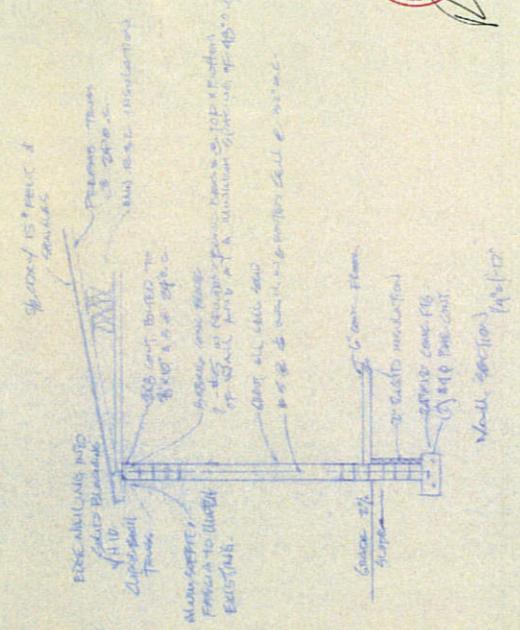


NEW SECTION

EXISTING ELEVATION NEW ELEVATION EXISTING ELEVATION



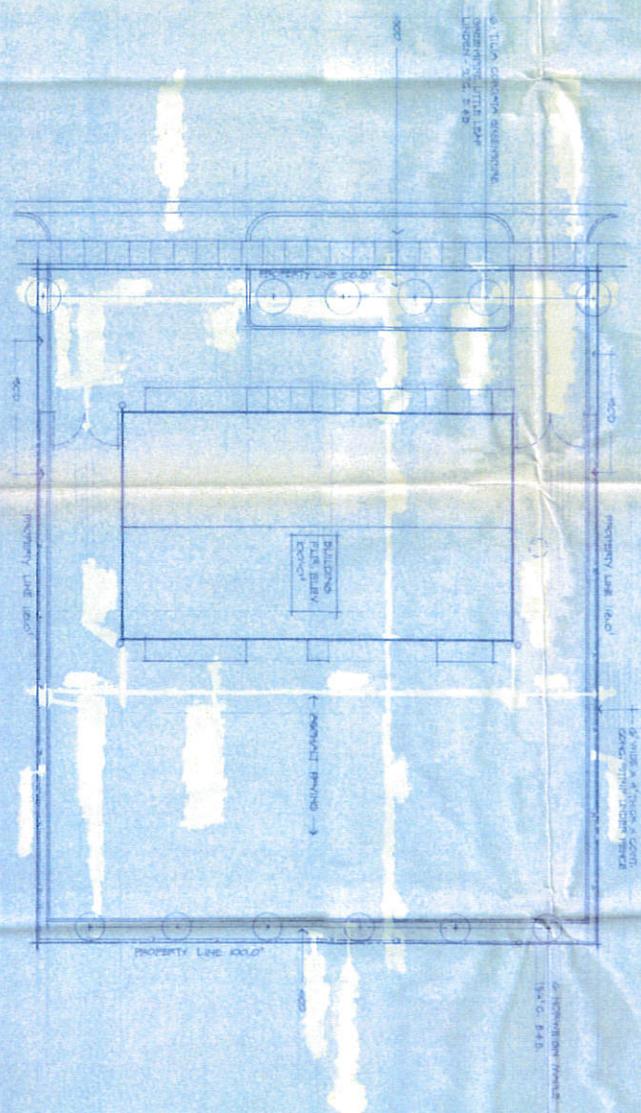
NEW TRUSS SECTION



[Handwritten signature]

ADDITION TO THIS AUTOMOTIVE ALCOHOLIC

LANDSCAPE PLAN
DATE: 10/21



6. TYPICAL CONCRETE RETAINING WALL
CONCRETE, 12" MIN. THICK
LENGTH: 21.2' x 4.8'

6. TYPICAL CONCRETE RETAINING WALL
CONCRETE, 12" MIN. THICK
LENGTH: 21.2' x 4.8'

6. TYPICAL CONCRETE RETAINING WALL
CONCRETE, 12" MIN. THICK
LENGTH: 21.2' x 4.8'

sheet no.
1-1

job no.
5499

W. LYNN PINEGAR & ASSOCIATES ARCHITECTS, INC.
331 SOUTH RIO GRANDE STREET, SUITE 204
SALT LAKE CITY, UTAH 84111 TEL: (801) 355-3702

DATE
10/21/04

RB MACHINE SHOP
BOUNTIFUL, UTAH

approved
checked
drawn

revisions

Commission Staff Report

Item # 4

Subject: Preliminary Subdivision Approval for Goodfellow Subdivision
Address: 1290 No. Main Street
Author: City Engineer
Department: Engineering, Planning
Date: June 07, 2016



Background

Ms. Kathryn Goodfellow is requesting preliminary and final approval for a one lot subdivision, separating a single parcel with an existing home fronting onto Main Street, from the 5+ acre orchard at 1290 No. Main Street. The property was the subject of a recent Planning Commission rezone hearing and will be zoned R-4 with the presumed City Council approval on June 14.

Analysis

The proposed subdivision consists of a single lot with an existing home and garage divided off of the larger orchard parcel. With 98.0 ft. of frontage and 0.304 acres of area, the proposed lot exceeds the minimums required for the zone and provides for adequate side yard and rear yards

Since this subdivision simply divides the property around an existing home from the larger undeveloped orchard parcel, all utilities are already provided to the dwelling and property. Any utilities for future development of the orchard will be brought in from the surrounding streets if and when that occurs.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department.

Recommendation

We recommend that the Planning Commission send a positive recommendation for preliminary and final approval to the full City Council with the following conditions:

1. Provide a current title report.
2. Payment of all required fees.

Significant Impacts

None.

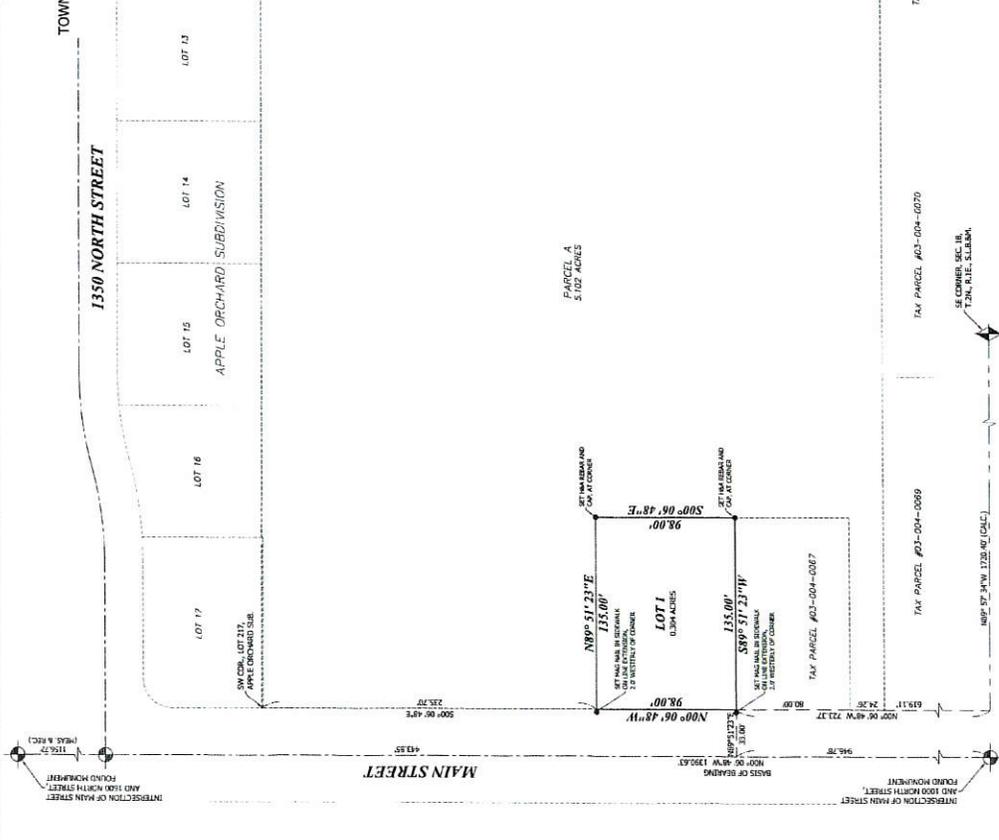
Attachments

Aerial photo showing the area to be subdivided
A copy of the Goodfellow Subdivision Preliminary Plat.
A copy of the Goodfellow Subdivision Final Plat.

Aerial Photo of the Proposed Goodfellow Subdivision



GOODFELLOW SUBDIVISION
 PART OF THE SOUTHEAST QUARTER OF SECTION 18,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FINAL PLAT, APRIL 2016



SURVEYOR'S CERTIFICATE
 I, VON R. HILL, A REGISTERED LAND SURVEYOR HOLDING CERTIFICATE NO. 16063 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY MY SURVEY AND PLAT OF THE ABOVE DESCRIBED TRACT OF LAND, I HAVE COMPLIED WITH THE LAWS OF THE STATE OF UTAH AND THE RULES AND REGULATIONS OF THE BOARD OF LAND SURVEYING, AND THAT THE PLAT HAS BEEN CORRECTLY FILED WITH THE COUNTY CLERK'S OFFICE.

VON R. HILL
 DATE: _____
 TITLE: _____

DESCRIPTION
 BEGINNING AT A POINT ON THE EAST LINE OF MAIN STREET SAID POINT BEING NORTH 89°51'23" WEST 170.00 FEET ALONG THE SECTION LINE TO SAID EAST LINE CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE S89°51'23" WEST 98.00 FEET ALONG SAID EAST LINE TO A POINT THAT IS SOUTH 89°09'09" EAST 252.70 FEET FROM THE SOUTHWEST CORNER OF LOT 17, THENCE NORTH 89°51'23" EAST 135.00 FEET; THENCE SOUTH 89°51'23" WEST 135.00 FEET TO THE EAST LINE OF MAIN STREET AND THE POINT OF BEGINNING.
 LOT 11 CONTAINS 0.294 ACRES.

OWNER'S DEDICATION
 WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF WAY FOR THE CONSTRUCTION AND MAINTENANCE OF SAID UTILITY, INCLUDING, BUT NOT LIMITED TO ELECTRICITY, WATER, SEWER, AND STORM DRAIN LINES NECESSARY TO SERVE THIS TRACT OF ADJACENT LANDS.

ACKNOWLEDGEMENT
 ON THIS DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE COUNTY CLERK OF DAVIS COUNTY, UTAH, THE ABOVE DESCRIBED OWNERS AND TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
 COUNTY CLERK: _____
 MY COMMISSION EXPIRES: _____

UTILITY APPROVAL
 I, DAVIS COUNTY ENGINEER, _____, DATE: _____
 I, BOUNTIFUL CITY ATTORNEY, _____, DATE: _____
 I, BOUNTIFUL CITY ENGINEER, _____, DATE: _____
 I, BOUNTIFUL CITY ENGINEER, _____, DATE: _____
 I, BOUNTIFUL CITY ENGINEER, _____, DATE: _____

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

BOUNTIFUL CITY COUNCIL
 PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL, UTAH THIS _____ DAY OF _____, 20____.
 THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
 CITY RECORDER ATTEST: _____
 HONOR: _____

CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____.
 BOUNTIFUL CITY ATTORNEY: _____

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____.
 BY THE PLANNING COMMISSION OF BOUNTIFUL CITY.
 PLANNING DIRECTOR: _____

CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____.
 BY THE BOUNTIFUL CITY ENGINEER.
 BOUNTIFUL CITY ENGINEER: _____

HA Entellis
 181 North 200 West, Suite 104
 Bountiful, Utah 84010
 Phone 801-298-2236
 Fax 801-298-5983
 PROFESSIONAL ENGINEER