

**Bountiful City**  
**Planning Commission Minutes**  
**April 18, 2017**  
**6:30 P.M.**

Present: Vice Chair – Von Hill; Planning Commission Members – Dave Badham, Jesse Bell, and Tom Smith; City Council Representation - Richard Higginson; Asst City Attorney – Jacob Fordham; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson; Planning Commission Member – Sharon Spratley; City Attorney – Clint Drake

**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 April 4, 2017.**

Richard Higginson made a motion to approve the minutes for April 4, 2017 as written. Dave Badham seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Higginson and Smith voting aye.

**3. Consider preliminary PUD Plat and site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West, Robert Gibson, applicant.**

Robert Gibson was present. Chad Wilkinson presented the staff report.

The 0.73 acre property is located within the RM-13 zoning district. Because the parcel is less than an acre, densities are calculated at 7 units to the acre for the property. Based on the size of the property the five units proposed meet the density requirements of the Code. Surrounding uses include single family residential to the north, west, and south and multifamily residential use to the east. The development parcel has an existing single family home located on the south west corner of the property which is proposed to be removed as a part of the development.

Access to the project will be via a single driveway on 1000 North. Each of the units has a two car garage, with some of the units having a third car garage. In addition to garage spaces, the units each have driveway space available for off street parking. Minimum parking standards require a total of 2.5 spaces per unit for the development (based on 3 bedroom units). The proposed garage spaces and driveways will meet the requirement for parking. The proposed structures are a maximum of two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings meet minimum setback requirements for the zone.

The applicant proposes a mix of brick and siding materials. The proposed elevations appear to meet the 50 percent minimum requirement for brick as required by Code. The submitted landscape plan shows the minimum 40 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance. One of the key factors on this particular development will be maintaining the minimum front yard along 200 West and 1000 North as landscape area. This area will not be allowed to be fenced in with 6 foot fences and will need to be

comprised of commonly maintained landscaped area.

Storm water will be handled via on-site storm pipes which will empty into two detention ponds on the north side of the property which will in turn connect to the existing catch basin in 1000 North. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. Sewer and water service to the project will be via existing lines in 1000 North which will require resurfacing of the road after construction.

Mr. Gibson is submitting this plan as the preliminary for a town home style condominium development which will require all of the necessary bonds. A final PUD (condo) plat will be required for final approval. The term PUD is being used in the name only to overcome banking restrictions on the use of the term condominium. The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed. Staff recommends that the Planning Commission recommend approval of the request for preliminary review subject to the following conditions:

1. Complete any and all redline corrections including:
  - a. Concrete curb and gutter or edge shall be shown along all asphalt surfaces
  - b. Provide a 20 foot wide public utility easement (PUE) centered over the proposed 8 inch sewer line.
  - c. Provide a 7 foot wide PUE along the south and east property liens and a 10 foot wide PUE along the 200 W and 1000 North frontages.
  - d. Show the location and size of the existing irrigation service lateral.
2. Prior to the item being forwarded to City Council for review, complete the following:
  - a. Any modifications required by conditions of the Planning Commission.
3. Prior to building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Replace all sidewalk along the 1000 North frontage.
5. Remove and replace any and all existing damaged curb and gutter along 1000 North.
6. Pay for slurry seal of 1000 N. Street after asphalt is patched and repaired.

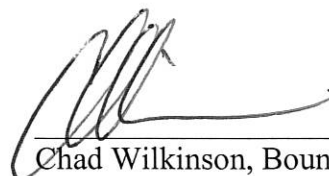
Commission Members discussed current code for fencing and front doors facing the street.

Richard Higginson made a motion that the Planning Commission pass a recommendation for approval to the City Council for the preliminary PUD Plat and site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West with the six conditions outlined by staff. Tom Smith seconded the motion. Voting passed 4-0-1 with Commission members Badham, Bell, Higginson, and Smith voting aye with Hill abstaining.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:44 p.m.



Chad Wilkinson, Bountiful City Planner