

Bountiful City
Planning Commission Minutes
July 16, 2019
6:30 P.M.

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

1. Welcome and Introductions.

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

2. Approval of the minutes for July 2, 2019.

Richard Higginson made a motion to approve the minutes for July 2 with the following changes:

Page 2, Paragraph 7 Mr. Poole stated that buildings *on Main St would need to have ground floor commercial businesses but the building on 200 North does not need to have commercial business on the ground floor but needs to be framed for commercial use even if the use is residential.*

Page 3, Paragraph 3 Before the next meeting, *Commission members ask that the applicant resolve several issues including major commercial looking entrances, articulations, enough parking and no parking in sideyard setbacks. Possible variance for the waterway, redrawn plans and new ideas were also discussed.*

Jesse Bell seconded the motion. Voting passed 4-0-2 with Commission members Bell, Clark, Higginson, and Spratley voting aye and Commission members Hill and Monson abstained.

3. CONTINUED FROM JUNE 4 – Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.

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

The applicant previously appeared before the Planning Commission on June 4, and after a discussion with the Commission a motion was made to table the request until additional information from the applicant could be provided. 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 and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single family home on the lot.

The applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a two-story building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code. The applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone.

The current proposal demonstrates the building meets the setback requirements. The applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone. The applicant will need to submit a detailed landscaping plan before final site review.

After the discussion with the Planning Commission the applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7, and the proposal shows a total of 7 parking stalls which will be located behind the building.

Before the issuance of building permit the existing drive approach will need to be removed and replaced. 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. Bountiful Power will require a 7 foot utility easement along the south side of the property; in addition the applicant will need to work with the power department on placement of meters.

The applicant has submitted his application for a conditional use permit; however, based upon the discussion between the applicant and Planning Commission in the prior meeting, staff finds it would be beneficial to bring the conditional use permit to the Commission for approval when the applicant applies for final site plan approval. While multifamily residential units are allowed as a conditional use 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 responsibility lies upon the applicant to find alternative solutions to meet code.

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. Modify the entrances facing 100 West to show prominence consistent with 14-7-112 section C-4.
3. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
4. All damaged curb, gutter and sidewalk along 100 West shall be replaced.

Mr. Cheney stated that the proposed plan will use the storm drains instead of using a detention basin for storm water.

Mr. Blossch stated the proposed walkway will be the width of three sidewalks and will run from the City sidewalk to the building. The front entry ways will be recessed with a porch and lighting.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the preliminary site plan review approval for a triplex located at 170 North 100 West with 4 conditions outlined by staff. Jim Clark seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye.

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

1. Trails Committee will meet July 23 at 6:00 p.m. with City Council for a working meeting to discuss the Trails Master Plan.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:50 p.m.



Francisco Astorga, Planning Director