

**Bountiful City**  
**Planning Commission Minutes**  
**September 4, 2018**  
**6:30 P.M.**

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell, Jim Clark, Tom Smith and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; Asst City Planner – Curtis Poole; Asst. City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Vice Chair – Von Hill; City Engineer – Paul Rowland

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for August 14, 2018.**

Jim Clark made a motion to approve the minutes for August 14, 2018 as written.

Sharon Spratley seconded the motion. Voting passed 4-0-2 with Commission members Clark, Higginson, Monson, and Spratley voting aye with Bell and Smith abstaining.

**3. Consider preliminary and final P.U.D. approval for Midtown Townhomes P.U.D. located at 83/85 North 300 East, 276/278 East 100 North, Brad F. Hutchings, applicant.**

Brad Hutchings was present. Lloyd Cheney presented the staff report.

Mr. Brad Hutchings, owner of two duplexes at the corner of 300 East and 100 North is requesting preliminary and final PUD conversion approval for these four units. This is an existing two~twin-home style apartment development which is now requesting to be condominiumized for ownership purposes. This type of conversion is allowed under the Bountiful City zoning ordinance for developments with four or more units.

This development met the requirements for parking and landscaping when it was granted site plan approval and has continued as a legal four unit apartment development ever since. The Bountiful City Zoning Ordinance provides that “any legally existing multi-family development...that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone”. One of the requirements for conversion is that the development must have at least 4 units, which this proposal meets.

Recommend preliminary and final PUD plat approval for the Midtown Townhomes PUD with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.
3. Pay the required fees.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of approval for preliminary and final PUD Plat located at 83 N 300 East with the 3 conditions outlined by staff.

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

**4. Consider final site plan approval for a 12-unit multi-family development located at 105 South 100 West, Brian Knowlton, applicant.**

Brian Knowlton was present. Chad Wilkinson presented the staff report.

The applicant, Knowlton General, requests final site plan approval for a 12 unit multifamily development located at 105 S 100 West. The property is located within the DN (Downtown) zone.

The project received preliminary site plan review from the Planning Commission on August 14 and preliminary approval from the City Council on August 28. There were no significant changes required as a part of the preliminary approval. The applicant has submitted final landscape plans for the development in order to comply with previous conditions of approval. As discussed in the previous review, the development of the building requires the use of parking located on the adjacent parcel. Therefore, a condition of approval has been included that requires either the parcels be combined or that an easement or agreement for shared parking be recorded on the property to the south and east.

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 system.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for final site plan review for the proposed 12 unit multifamily building subject to the following conditions:

1. Prior to issuance of the building permit, either consolidate the parcels or provide a shared parking and access agreement or easement in favor of the new development.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation of approval for final site plan for a 12-unit multi-family development located at 105 South 100 West with the 1 condition outlined by staff.

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

**5. Consider the approval of the Findings of Fact for the denial of a variance to section 14-4-105 J. 2. b. to allow for the building footprint of accessory structures to exceed 15 % of the lot or parcel area located at 146 W 100 South, Jan Rawlins, applicant.**

Jim Clark made a motion to approve the Findings of Fact for the denial to allow for the building

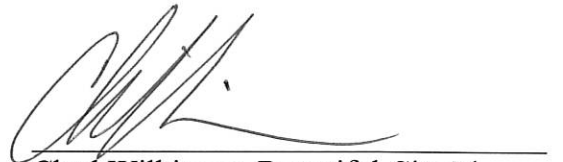
footprint of accessory structures to exceed 15 % of the lot or parcel area located at 146 W 100 South, Jan Rawlins.

Sharon Spratley seconded the motion. Voting passed 6-0 with Bell, Clark, Higginson, Monson, Smith and Spratley voting aye.

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

1. Next Planning Commission meeting will be discussing Accessory Dwelling Units – September 18, 2018.
2. Utah APA meeting will be held at Jordan Commons on October 4 and 5, 2018.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:39 p.m.



Chad Wilkinson, Bountiful City Planner