

Bountiful City
Planning Commission Minutes
January 16, 2018
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell and Jim Clark; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz
Excused: Vice Chair – Von Hill; Planning Commission Members – Tom Smith and Sharon Spratley

1. Welcome and Introductions.

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

2. Approval of the minutes for December 19, 2017.

Jim Clark made a motion to approve the minutes for December 19, 2017 as written. Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

3. Consider final approval for Renaissance Towne Centre, a Mixed Use Commercial Planned Unit Development, Phase 1 Plat 3, Bruce Broadhead, applicant.

Paul Rowland presented staff report. Bruce Broadhead was present.

The applicant, Bruce Broadhead, received final plat approval for this plat in October of 2017. That approved plat map was never recorded and since then some slight modifications to the plat have required the reconfiguration of some easements and the moving of a lot line. Mr. Broadhead is requesting reapproval of the plat in its current form. The only change is that lot 10, the parcel containing the Maverick convenience store was expanded to include an area that was shown as common area on the previous plats. This was done to clarify an easement area that serves primarily as an ingress/egress lane and not a public utility easement serving the overall community. This change does not affect the site plan approval for the multistory mixed use building planned for lot 9, also known as pad A.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for final subdivision plat approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Complete any necessary revisions to the development agreement.
3. Provide a current Title Report and pay all required fees.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of final subdivision plat approval for Renaissance Towne Centre, A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3. Jesse Bell seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

4. PUBLIC HEARING – Consider amending the standards of the Downtown (DN) Zoning District found in Chapter 7 of the Bountiful Land Use Ordinance.

Chad Wilkinson presented the staff report.

At the Bountiful City Council meeting on October 10, 2017, the Council approved changes to the development standards for the Downtown (DN) Zoning District. As part of the motion approving these changes, the Council directed staff to schedule a combined work session with the Planning Commission to discuss potential additional refinements to the DN zoning standards. Specifically the Council desired to address concerns raised by property owners and other stakeholders related to development of multifamily residential structures in the downtown. The Commission and Council met in two separate work sessions on October 24 and December 12, 2017 to discuss additional potential revisions to the ordinance. Based on direction received during those discussions, staff has drafted potential refinements to the recently adopted DN standards.

The proposed changes deal primarily with building height and architectural standards. The major components of the proposed changes include the following:

- The maximum building height standards for properties along 100 West and 100 East have been increased to 45 feet. Maximum numbers of stories have been removed.
- Minimum landscape standards for multifamily developments have been reduced from 40 percent to 10 percent consistent with the remainder of the zone. The proposed revisions include additional landscaping on a per unit basis for multi-family residential and mixed use developments.
- Architectural standards have been revised. Instead of requiring “architectural feature consistent with single family residential” the proposed standards include required articulation at certain intervals and give minimum standards for depth and height of architectural features. The standards include articulation requirements for all buildings in the zone, as well as specific standards for multi-family development. As directed by the Council and Commission, the standards have been drafted with flexibility in mind. Standards provide a framework without prescribing a specific style or architectural theme.

It is recommended that the Planning Commission review the proposed changes to the Downtown Ordinance and hold a public hearing to allow for additional public comment. After receiving public input the Commission may take one of the following actions:

1. Request additional revisions and continue the item to a future meeting for further discussion
2. Forward the item to the City Council with a recommendation to approve the changes to the DN Zoning standards.
3. Forward the item to City Council with a recommendation of denial for the proposed changes.

Mr. Wilkinson discussed the possibility of increasing the interval between articulation to 30 ft. Mr. Higginson asked what the interval was for the new apartments on 100 South. Mr. Wilkinson showed those buildings to be consistent with the proposed 20 feet interval and Mr. Higginson stated that is what he wanted to see.

Mr. Wilkinson also presented alternate language for Section 14-7-112 C4 that provided specific building materials.

Chairman Monson opened the Public Hearing at 6:55 p.m.

Tanya Bascom resides at 195 N 100 East. Ms. Bascom stated her concern about the increase in height of the building; she would prefer to see 35 foot in height. She also spoke about a concern of landscaping of commercial locations and a number of homes that were not included in the recent large zoning change from RM-19 to R-4. She wants the city to keep the historic motto of Bountiful “Beautiful Homes and

Gardens”.

Mr. Wilkinson stated that a zoning change for these homes on the east side of 100 West has not been proposed by the City. There has been no direction from City Council to initiate this change.

Brookes Gibbs resides at 175 E 200 South. Mr. Gibbs is concerned about the skyline with the allowance of an additional 10 feet and likes the charm of an older neighborhood.

Lynn Jacobs resides at 46 E 300 South. Mr. Jacobs likes the beauty and charm that the downtown is and feels that the additional height would be a distraction.

Zig Sondelski resides at 143 W 100 North. Mr. Sondelski commented that he is happy to see the changes that the citizens have wanted in the Plat A area. Our downtown is unique and worth preserving. He asked for an audience vote – Audience would prefer 3 instead of 4 stories, setbacks instead of building against sidewalk, stories should be 3 to 2 to 1 and no more apartments. He stated that development is needed and that there are areas of improvement. He is not anti-development.

Lynn Bascom resides at 195 N 100 East. Mr. Bascom commented that he agrees with the previous comments and is concerned about the approval of the increase of height.

Joanne O'Reilly resides at 160 W Center. Ms. Riley moved to Bountiful and has enjoyed the smaller homes and is concerned for the replacement of smaller homes to larger homes and developments.

JD Watts resides at 96 W 100 North. Mr. Watts stated his concern for traffic and parking on streets. He would like to see new developments have parking on the property and not on the street.

Larry DuPaix resides at 145 W 300 S. Mr. DuPaix agrees with the comments from other residents and is concerned for the additional height.

Charles Wright resides at 145 W Center. Mr. Wright spoke about the busy streets and extra traffic.

Linda Bowns resides at 165 W Center. Ms. Bowns is also concerned about the busy streets with the increased traffic with the extra density in the downtown area. She spoke about the numerous vacancies in the city's existing apartments and questions the need for more apartments.

Bruce Bowns resides at 165 W Center. Mr. Bowns is concerned about the height and doesn't want to see the height in the downtown area.

Terry Miller resides at 516 E 550 S. Mr. Miller asked the audience if they wanted to see an increase of height. He didn't want to see the height increase.

Mindy Caprissio resides at 300 S 100 East. Ms. Caprissio is opposed to apartments and the increase of height in new development. She likes the charm of the downtown area.

Scott Bradbury resides at 148 W 400 South. Mr. Bradbury spoke about the sweet and charming town that is portrayed on the website pictures. Money should not be driving the development, citizens should be.

Ryan Downer resides at 125 W 400 South. Mr. Downer presented a picture he had taken of the actual height of 45 feet next to a home in the downtown area. He expressed his concern for the 45 ft height in

this area.

Janice DuPaix resides at 145 W 300 S. Ms. DuPaix spoke of her concern for more traffic in an apartment area.

Nancy Wright resides at 151 300 S. Ms. Wright is concerned for the developers views on helping the neighborhood.

Chairman Monson closed the Public Hearing at 7:30 p.m.

Mr. Wilkinson clarified that 45 feet in height with a cap of 3 stories has been allowed in the Downtown zone for several years just not for multi-family structures.

Staff and Commission members discussed the height of buildings in the downtown zone.

Mr. Wilkinson stated the voting options available for Commission members:

1. Forward the recommended changes to City Council.
2. Forward a denial of the recommended changes to City Council.
3. Suggest modifications.
4. Ask staff to work on more revisions and return for a future meeting.

Mr. Bell thanked the audience for all of the comments given to staff and Commission members. He stated that he also loves the charm of the downtown. He also added that our city goes through change and have real problems and real issues and we have a real need for additional homes whether that is apartments or homes. He doesn't believe that all change is based on money. It is also satisfying the demands for additional housing and our values won't go down.

Mr. Higginson agreed with Mr. Bell. He feels that recommendations from the Envision Utah and acknowledged that we need more density in the downtown area. Recommendations were multi-family smaller in size, less impact to neighbors and more in keeping with what we want Bountiful to be.

Mr. Monson agreed with the Commission members and believes that downtown is beautiful in the present.

Mr. Higginson made a motion to pass a recommendation to the City Council to adopt the proposed changes with the following additions.

1. Height change be 35 feet on 100 W and 100 E with the height change to 45 then to 55 ft at Main St at 100 foot intervals.
2. Include the revised language proposed for Section 14-7-112 C4.

Jim Clark seconded the motion. Voting was 2-2 with Higginson and Clark voting aye and Monson and Bell voting nay. Motion did not pass.

Mr. Bell made a motion to adopt as set forth with the exception of the height. Height at 100 W and 100 E should be 40 feet. The motion included the change to Section 14-7-112-C4. Mr. Monson seconded the motion. Voting was 2-2 with Bell and Monson voting aye and Higginson and Clark voting nay. Motion did not pass.

Richard Higginson made a motion to pass along this item to City Council with the minutes of the Planning Commission but without recommendation. Jesse Bell seconded the motion. Voting passed 4-0 with Bell, Clark, Higginson and Monson voting aye.

5. **Consider approval of the Findings of Fact for a Variance from the driveway spacing and construction standards and yard coverage standards of the Bountiful City Land Use Ordinance for the properties located at 339 W 300 North and 349 W 300 North, Mark Lee and Mark Minnis, applicants.**

Chad Wilkinson presented the staff report.

Jesse Bell made a motion that the Planning Commission approve Findings of Fact for a Variance from the driveway spacing and construction standards and yard coverage standards of the Bountiful City Land Use Ordinance for the properties located at 339 W 300 North and 349 W 300 North as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

6. **Consider approval of the Findings of Fact for a Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30 percent and to allow for cuts and fills and retaining walls in excess of 10 feet in height for the property located at 2452 Cave Hollow Way, Daniel and Carri Fergusson, applicants.**

Chad Wilkinson presented the staff report.

Jesse Bell made a motion that the Planning Commission approve Findings of Fact for a Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30 percent and to allow for cuts and fills and retaining walls in excess of 10 feet in height for the property located at 2452 Cave Hollow as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

7. **Election of Chairman and Vice Chairman of the Planning Commission for 2018.**

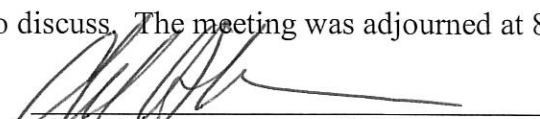
Richard Higginson made a motion to name Sean Monson as Chairman to Bountiful City Planning Commission for 2018. Jesse Bell seconded the motion. Voting passed 3-1 with Bell, Clark and Higginson voting aye and Monson abstained.

Richard Higginson made a motion to name Von Hill as Vice-Chairman to Bountiful City Planning Commission for 2018. Jim Clark seconded the motion. Voting passed 4-0 with Bell, Clark, Higginson and Monson voting aye.

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

1. February 6, 2018 agenda items.
2. Legislative Session
3. Required annual training for Planning Commission members to be scheduled.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:03 p.m.


Chad Wilkinson, Bountiful City Planner