

Bountiful City
Planning Commission Minutes
July 2, 2019
6:30 P.M.

Present: 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

Excused: Chair – Sean Monson and Vice Chair – Von Hill

Clint Drake stated for the record that Planning Commission for July 2, 2019 did not have a Chair or Vice Chair available to Chair the meeting. Sharon Spratley made a motion to appoint Jesse Bell as Chair Pro Tem for July 2, 2019. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Spratley voting aye.

1. Welcome and Introductions.

Chair Pro Tem Bell opened the meeting at 6:31 pm and welcomed all those present.

2. Approval of the minutes for June 18, 2019.

Sharon Spratley made a motion to approve the minutes for June 18 as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

3. Consider preliminary site plan approval for 2nd and Main, a mixed use multi-family located at 220 N Main St, Justin Atwater, applicant.

Justin Atwater and Phil Holland were present. Curtis Poole presented the staff report.

The property has a prominent location on Main Street at the corner of 200 North. IHC Health Services owns and operates the property to the North and East, a commercial development is located to the south across 200 North and a vacant car lot is across Main Street to the west. The proposed development is located on multiple parcels approximately 0.684 acres (29,795 square feet).

The proposed plans show a mixed used residential and commercial development consisting of two commercial spaces fronting Main Street and 14 two-bedroom residential units behind and above the commercial spaces and fronting 200 North. The proposed residential units will have two-car garages. The existing home on the northern part of the development will be removed as well as the Brook's Fabric Building on the corner of Main Street and 200 North.

Properties developing along Main Street must have a commercial presence at ground level and be given a high level of consideration in the development process to preserve the character of the downtown area. Design and architectural elements should be thoughtfully placed throughout the development, especially on prominent locations such as intersections.

The DN zone requires all developments fronting Main Street to have parking areas entirely behind the principle structures. Plans show 13 on-site parking stalls in addition to the two-car garages. The plans show an additional 5 parking stalls on the street; however, on-street parking cannot count toward the parking requirement of the development. There may need to be adjustments to some of the stalls as they would fall within the front yard setback or adjacent to Main Street.

The proposed development will be accessed by an approach on Main Street and one on 200 North. Drive aisles should continue to meet the standards of the code to allow for vehicle access to garages, especially the units along 200 North. Timing of this construction will need to be carefully coordinated with the reconstruction of 200 North.

A unique feature of this development is the existence of a creek which runs through the middle of the property. The creek in addition to the setback standards of the DN zone will constrain how this property develops. Construction of this property will need to be coordinated with and receive approval from the County.

The development is occurring in an area with urban levels of infrastructure already in place. With this proposed development occurring at the intersection of Main Street and 200 North it will greatly impact the aesthetics of the Downtown area.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the mixed use residential and commercial development subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.
3. Prior to final site plan approval applicant shall apply for approval of a Conditional Use Permit.
4. Revise parking which will meet the standards of the Land Use Ordinance, particularly Sections 14-7-110 and 14-18-107.
5. Update the south and north elevations of the building at the corner of Main Street and 200 North to show design and architectural elements consistent with 14-7-112, section C. In addition revisions to the north elevation of the residential units along 200 North should be made to avoid large expanses of uninterrupted building surfaces as detailed in code.
6. A detailed landscaping permit shall be submitted meeting the minimum requirements of sections 14-7-109, 14-16-104 and 14-16-109 prior to final site plan approval.
7. Receive any necessary approvals from Davis County regarding the easements of the creek and development of the property.
8. Prior to the issuance of the building permit parcels shall be consolidated and complete any proposed property boundary adjustments.

Ms. Spratley asked about the parking requirements for this project. Staff stated that parking for this project will need to be placed completely behind the buildings on Main St and will need to have 43 spaces that will need to be addressed before final site plan.

Staff was concerned about the front articulation, size of building. 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. Mr. Higginson stated that he feels that it is acceptable to have parking on top of the creek if the County agrees.

Mr. Holland discussed the background of this project and stated that they want to get this project right and would like to address any of the concerns from Staff and Commission members. The project does not have a timeline yet, and will be possible townhomes and they want to be sensitive to the existing businesses. The applicants have been working with the parking requirements and feels that the parking will come together. The creek has presented several challenges for this development. The County does not have an easement for the creek but the applicant wants to work with the County.

The Commission and Staff discussed window, height, parking, and architectural features required within the Downtown (DN) zone. Mr. Higginson would like to see more of a brownstone style of building to enhance this area.

Applicant asked for clarification about the Commission members' recommendations. Staff reminded the Commission members that any recommendations for preliminary approval would need to have clear articulation and direction from staff for the applicant. The conditions outlined by staff should be a guide for the Planning Commission approval. 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.

Richard Higginson made a motion to continue this item until August 6 with the items to be submitted to staff for review July 30 before 6:00 p.m. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

4. (AGENDA ITEM 5) CONTINUED TO JULY 16 – *Pending complete plans* - Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.

Richard Higginson made a motion to table this item. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

5. (AGENDA ITEM 6) Consider approval of the Findings of Fact for the approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for retaining walls greater than 10 feet located at 1233 E Sunrise Place, Jason and Amanda Kier, applicant.

Sharon Spratley made a motion to approve the Findings of Fact for the approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for retaining walls greater than 10 feet located at 1233 E Sunrise Place. Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

6. (AGENDA ITEM 4) Consider preliminary site plan approval for an addition at St. Olaf Church and School located at 1793 South Orchard Dr, Ralph Stanislaw representing St. Olaf Church and School.

Ralph Stanislaw was present. Curtis Poole presented the staff report.

The applicant, St. Olaf Catholic Church and School, requests preliminary site plan approval for an expansion of their private school, located at 1793 South Orchard Drive. The property is located in the R-4 (Single Family Residential) zone.

The property is zoned R-4 and is surrounded primarily by the single-family uses. St. Olaf Catholic School and Church are located on 7.207 acres (approximately 313,936 square feet) at the intersection of Orchard Drive and 1800 South. Construction on the existing school began in 1959 with the first classes starting in 1960. The school provides Kindergarten through 8th grade classes.

The proposed expansion will allow for construction of a multipurpose room, kitchen, additional classrooms and entry to the school. The school currently does not have a cafeteria or kitchen and students eat lunch at their desks. The proposed expansion will be to the east of the existing school on what is now a hard surface playground and parking area. In addition to the building the applicant is proposing revisions to their entrances, parking and landscaping plans.

The expansion will move the main school entry further to the east and which will give it more prominence. The applicant will revise the entrances to the school and create a smoother traffic flow for pick-up and drop-off. The parking lot to the west of the existing school will be modified to create a landscape buffer between the sidewalks on Orchard Drive and 1800 South and the parking lot. A new parking lot is being proposed to the south of the proposed expansion with additional parking being added to the west of the expansion. Parking for this property is a shared use between the school and church.

A new storm water retention system will be added as part of the expansion to resolve issues with drainage. Modification to the proposed drain line from the proposed upper parking lot will need to be made to better align it with the lower parking lot drain line.

As part of the approval process the applicants will be required to contact and receive approval from the State Fire Marshall, and possibly will need to have a sprinkler system installed on the expansion and retrofit a sprinkler system on the existing school. The proposed driveway on the north of the school will need to be a minimum width of 20 feet for fire access.

As construction proceeds there will be impacts to traffic flow, primarily along 1800 South as new utility connections are made. Since the property has been in use for years there will be little impact to the surrounding neighborhoods, public utility and transportation systems.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the proposed expansion of the Denominational and Private School subject to the following conditions:

1. Complete any and all redline corrections.
2. Receive approval from the State Fire Marshall.
3. Prior to final site plan review provide a detailed landscaping plan.
4. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.

Mr. Stanislaw stated that there is a library in the portable and is excited to get this project going.

Current school enrollment is 150 students and the target goal once the expansion is complete will be 200 students.

Richard Higginson made a motion to approve the preliminary site plan approval at St. Olaf Church and School located at 1793 South Orchard Dr with the 4 conditions outlined by staff. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson, and Spratley voting aye.

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

1. Next Planning Commission meeting will be July 16, 2019.
2. Francisco Astorga introduced himself.
3. Sharon Spratley was reappointed to the Planning Commission.
4. Tom Smith resigned from the Planning Commission.

Chair Pro Tem Bell ascertained there were no other items to discuss. The meeting was adjourned at 7:42 p.m.



Francisco Astorga, Bountiful City Planner