

**Bountiful City
Planning Commission Minutes
June 20, 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; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson; Planning Commission Member – Sharon Spratley

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 June 6, 2017.

Dave Badham made a motion to approve the minutes for June 6, 2017 as written. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Higginson, Hill, and Smith voting aye.

3. Consider preliminary site plan approval for a commercial office development at 1065 S 500 West, Jeff Beck representing Union Avenue LLC, applicant.

Jeff Beck was present. Chad Wilkinson presented the staff report.

The applicants, Union Avenue LLC, are requesting preliminary site plan approval for a commercial office park in the C-H Zone. The application includes the construction of two new buildings and a proposed renovation of an existing building on site. The two new buildings will consist of a two-story office building approximately 15,500 square feet in size and a multi-tenant office /warehouse building approximately 16, 775 square feet is size. An existing gymnastics use will continue with modifications to the building and an additional ±3,100 square foot commercial space to be constructed on the south side of the existing building. An existing “L” shaped portion of the building will be removed to provide additional parking area. An existing two-story office on the south side of property will remain.

The property is located at the intersection of 1150 South and Highway 89/500 West. The property is zoned C-H (Heavy Commercial and is surrounded by Single Family residential zoning and use to the east, Bountiful Water Subconservancy District headquarters to the north, a vacant lot and restaurant use to the west and retail and auto sales use to the south. The development is located on four existing parcels totaling approximately 3.13 acres. The applicant plans to divide the property and adjust property lines and anticipates filing a subdivision map in conjunction with their final site plan approval. The applicant also anticipates the creation of commercial condominium units in the future.

Access to the project will be via driveways on 1150 South and 500 West. The shared access to the property from 500 West will be subject to review and approval from the Utah Department of Transportation. The proposed plan shows adequate parking based on the square footages shown. It is anticipated that the flex office spaces will have slightly more parking demand as some of these areas will be used as office and not warehouse. However, the peak demand time for the flex commercial will

occur at a different time than the gymnastics use. It is therefore anticipated that the site as a whole will have adequate parking.

The buildings all meet the required front yard setbacks along the street frontages. The applicant has requested that the review body consider reduced setbacks along the north property line as authorized in section 14-6-105 of the Land Use Ordinance. The applicant requests a reduction from the required 10 foot setback to a setback of 5 feet. The buildings to the north appear to have been constructed with similar reduced setbacks and the reduction is consistent with those buildings. The structures will still be required to meet applicable building and fire construction standards.

The applicant proposes a mix of brick, architectural concrete and glass for the buildings. The proposal also includes the use of metal trim pieces for accent. The flex warehouse office space includes glass garage doors to add additional fenestration to the buildings. The applicant proposes to update the façade of the gymnastics building to include materials consistent with the new buildings.

The submitted preliminary landscape plan shows the minimum 15 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. The landscape plan will need to include the minimum number of trees and shrubs required by code based on the lot size.

Storm water will be conveyed to the existing storm drain system in 500 West via an onsite system. With this being a previously developed property, no onsite detention of storm water is required. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. 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 to the City Council a recommendation of approval for preliminary site plan subject to the following conditions:

1. Complete any and all redline corrections including the following:
 - a. Show the existing water and fire systems serving the existing buildings.
 - b. Revise the utility plan to show the existing and proposed power facilities.
 - c. All interior parking spaces not fronting on a sidewalk or landscape area shall have a minimum dimension of 9 X 20 feet. Parking spaces that overhang sidewalks or landscaping areas that are a minimum width of 6 feet may be reduced to 9 X 18 feet.
 - d. Provide a detail of the trash enclosures. Refuse container enclosures shall be constructed of materials that are architecturally compatible with the main buildings.
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. Prior to issuance of a building permit, complete the following:
 - a. Obtain approval for the proposed preliminary and final subdivision.
 - b. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
 - c. Any modifications required by conditions of the Planning Commission and City Council.

4. All damaged curb and gutter and sidewalk along 1150 S. and 500 W. shall be replaced.
5. The setback along the north property line shall be reduced to 5 feet as authorized by Section 14-6-105 of the Land Use Ordinance.

Mr. Beck stated that the 5 foot setback would allow for a 1 hour fire wall.


Mr. Bell would like to recommend the use of a vertical landscaping.

Richard Higginson made a motion that the Planning Commission pass a recommendation for approval to the City council for the preliminary site plan approval for a commercial office development at 1065 S 500 West with the five conditions outlined by staff. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Higginson, Hill, and Smith voting aye.

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

The Planning Commission recognized and thanked Dave Badham for serving 10 years on the Planning Commission board. Mr. Badham has resigned from the board as of June 20, 2017.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:45 p.m.



Chad Wilkinson, Bountiful City Planner