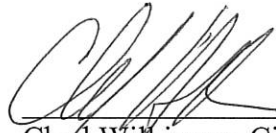


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, November 21, 2017
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for October 17, 2017.
3. Consider preliminary plat approval for Bristol Village a 19 multi-family townhome development at 1910, 1940, and 1950 S 200 West, Taylor Spendlove representing Brighton Development Utah LLC, applicant.
4. Consider preliminary and final subdivision approval for Grady Brimley Subdivision located at 509 W 3000 South, Grady Brimley and Eric Defries, applicant.
5. Planning Director's report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

**Bountiful City
Planning Commission Minutes
October 17, 2017
6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Tom Smith and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; 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 October 3, 2017.

Sharon Spratley made a motion to approve the minutes for October 3, 2017 as written. Von Hill seconded the motion. Voting passed 6-0 with Commission members Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

3. Consider preliminary and final site plan approval for the construction of a new telecommunication tower for AT & T at 474 E Hidden Lake Circle, Justin Hadley representing AT & T, applicant.

Justin Hadley was present. Chad Wilkinson presented the staff report.

Mr. Justin Hadley, representing AT &T, requests preliminary and final site plan approval for a new telecommunications tower located at the existing City reservoir site at 474 E Hidden Lake Drive. The subject property is located within the Residential Foothill Zone (R-F) Zone. Telecommunications towers are an allowed use in the R-F zoning district. The Land Use Ordinance requires site plan approval by the City Council for improvements to City owned property with recommendation by the Planning Commission.

The site is already developed with two existing towers. One is owned by the City of North Salt Lake and the other is an AM/FM repeater tower. Neither of the existing towers is used for telecommunications purposes. The Land Use Ordinance encourages location of telecommunications facilities on public properties and more specifically states that the policy of the City is to make available to telecommunications companies such sites that the City owns which can reasonably serve the needs of the companies, the citizens and the City. To that end, when located on a City owned property, a telecommunications tower is considered a permitted use and does not require a public hearing.

The proposal includes the installation of a 60-foot high telecommunications monopole tower along with antenna. The application also includes the installation of a fenced equipment area approximately 50 feet by 50 feet in area (2,500 square feet). The applicant proposes to install their antennae at a height of approximately 34 feet with pole area available above their antenna for the collocation of equipment by other providers in the future. Co-location is encouraged by City Code in order to minimize the number of towers in the City. The tower and equipment will be accessed via an existing access road serving the reservoir and existing towers. The applicant proposes to provide power to the facility from existing power serving the existing towers on the site.

The proposed tower is located approximately 700 feet from the closest single family residence. This coupled with the relatively low proposed height will minimize visual impacts to adjoining properties. There will be no significant impacts to traffic or utilities in the area due to the installation of the tower.

Staff recommends that the Planning Commission forward a recommendation of preliminary and final site plan approval for the requested telecommunications tower subject to the following conditions:

1. The applicant shall meet all requirements of the Bountiful Power Department.
2. The tower shall be constructed in such a way to allow for at least three different services, meaning the original applicant equipment and two co-locations on the same tower.
3. The applicant shall consent to at least two future co-locations on the tower.
4. The applicant shall obtain a building permit before commencing construction.
5. Any and all fees shall be paid.

Mr. Hadley stated that the tower would be available to co-locate other carries and the access road would not cross BLM land.

Richard Higginson made a motion that the Planning Commission recommend approval to the City Council for preliminary and final site plan review for a telecommunications tower with the five conditions outlined by staff. Tom Smith seconded the motion. Voting passed 6-0 with Commission members Bell, Higginson, Hill, Monson, Smith and Spratley voting aye.

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

Planning Commission meeting:

October 24, 2017 – Combined Planning Commission and City Council working meeting for Downtown discussion.

November 21, 2017 – Planning Commission meeting

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

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item #3

Subject: Preliminary Approval for the Bristol Village PUD
Author: City Engineer, Paul Rowland
Address: 1910, 1940 and 1950 S. 200 West
Date: November 21, 2017



Background

Brighton Homes is requesting preliminary plat approval for a 19 unit “townhome” style condominium development on two existing single family properties located at 1940 S. 200 West Street. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. While this is simply a townhome style condo development, the term PUD is used in the proposed name to avoid financing issues in the future.

Analysis

Brighton Homes is proposing to combine two single family properties, which currently contain two houses, into a single subdivision with 19- 3 bedroom townhome style units in three buildings. All of the site plan issues, including parking, landscaping, utilities, grading and drainage were previously discussed and approved during the site plan review/approval process, in August of this year. I have included a copy of the Planning Commission memo for preliminary site plan approval for your review.

With the site plan for this proposed development previously presented to and approved by the Planning Commission and City Council, Brighton Homes is requesting to change to a condominium (PUD) development, which our Zoning Ordinance allows. Their proposal is to present the entire development for preliminary condo plat approval, and then construct the development in three phases, one for each of the buildings, with the driveway and most surface improvements being constructed with the first phase. The final plat approvals will be requested as the foundation for each of the buildings is completed so that an accurate survey of the building pad location can be represented on the final plat maps. This process meets the intent of the section of the ordinance allowing for the conversion of existing multi-family developments into condominiums (PUD's).

Recommended Action

Recommend to the full City Council preliminary approval for The Brighton Townhomes PUD with the following conditions:

1. Complete all red-line corrections.
2. Provide a current title report
3. Post of subdivision bonds covering the surface improvements
4. Payment of all applicable fees
5. Sign a Development Agreement with the City

Department Review

This has been reviewed by the Engineering and Planning Departments.

Significant Impacts

This development is in an existing multi-family area and will not have significant impact on the surrounding area

Attachments:

Lovely color aerial photo of the property in its existing condition.
Copy of the Proposed Preliminary Plat with the Site Plans

Aerial Photo of Proposed Bristol Village PUD



Commission Staff Report

Item # 3

Subject: Preliminary Site Plan Review for 19 unit multifamily townhome development
Author: Chad Wilkinson, City Planner
Address: 1910, 1940 and 1950 S. 200 West
Date: August 1, 2017



Description of Request:

The applicant, Brighton Development Utah, is requesting preliminary site plan approval for a 19 unit townhome style multifamily development.

Background and Analysis:

The 1.18 acre property is located within the RM-19 zoning district which allows for 19 units per acre. Surrounding uses include a mix of single family and multifamily uses to the north, multifamily residential use to the west and south and single family residential to the east.

The development is located on three existing parcels one of which is vacant. The other parcels are currently developed with single family homes which would be removed before construction. Prior to issuance of building permits, these parcels will need to be consolidated to avoid structures crossing property lines. The applicant has indicated a desire to record a Townhome PUD plat to allow for individual ownership of the units in the future. The Code allows for this on existing projects, so the applicant will need to first begin construction of the units and then apply for PUD plat approval after the units exist.

The development is similar to the project recently constructed by Brighton Development on Pages Lane. Access to the project will be via a single 24 foot wide driveway on 200 West. The proposed development meets the minimum parking standards based on the unit mix and has provided one covered parking space for each unit as required by ordinance. Each of the units will have a two-car garage, a majority of which will be accomplished via tandem parking spaces (one parking space behind the other). This is allowed in townhome style developments provided both spaces are assigned to the same unit. Guest parking is proposed to be provided within the individual driveways of the units. While this technically meets the Code, there is some concern that garages will be used for storage and that the overall number of spaces will be reduced, pushing guest parking into the adjacent street. Because of the narrowness of the access driveway, parking will not be allowed on the interior access lane. The Commission may wish to consider a condition requiring on-site guest spaces not located in driveways.

The proposed structures are three stories and are less than the 35 foot maximum height for buildings in the RM-19 zone. The buildings meet minimum setback requirements for the zone. The applicant proposes a mix of cultured stone and fiber cement siding. The units are slightly staggered along the front façade to provide some relief. Each of the units has a covered entry or balcony on the front of the building. The landscape plan shows fenced private recreational space for each unit. The units fronting on 200 West have been

designed with entries facing the street. It is recommended that this design be enhanced by the addition of a sidewalk connection to 200 West connecting the entry to the unit. The proposed buildings show private outdoor space in the form of fenced areas at the rear of the units as required by Code. The proposed elevations appear to limit the amount of siding materials to 50 percent of the exterior as required by Code.

The submitted landscape plan exceeds the minimum 40 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.

Storm water will be collected in a detention facility at the northeast of the property and then connected to an existing storm drain in 200 West. Water and sewer plans have been reviewed by the City Engineer with minor redlines to the location of the onsite hydrant. Sewer and water service to the project will be via existing lines in 200 West which will require resurfacing of the road after construction.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed.

Recommended Action

Staff recommends that the Planning Commission recommend approval of the request for preliminary site plan approval subject to the following conditions:

1. Complete any and all redline corrections.
 - a. Revise the location of the fire hydrant to the location shown on the annotated site plan attached to this report.
 - b. Show sidewalk connection to the units fronting on 200 West in order to provide pedestrian access to the units from the public right of way.

2. Prior to issuance of a building permit, complete the following:
 - a. Obtain final site plan approval.
 - b. Consolidate the parcels and complete any proposed parcel boundary adjustments.
 - c. Submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
 - d. Any modifications required by conditions of the Planning Commission and City Council.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations
4. Landscape Plan
5. Annotated site plan

Aerial Photo



GCN COMPANIES INCORPORATED

[Update this Business](#)

Entity Number: 1371920-0142

Company Type: Corporation - Domestic - Profit

Address: 1273 E 2050 S BOUNTIFUL, UT 84010

State of Origin: UT

Registered Agent: GARTH C NELSON

Registered Agent Address:

1273 E 2050 S

BOUNTIFUL, UT 84010

[View Management Team](#)

Status: Active

[Purchase Certificate of Existence](#)

Status: Active ● as of 09/28/2015

Renew By: 08/31/2018

Status Description: Good Standing

The "Good Standing" status represents that a renewal has been filed, within the most recent renewal period, with the Division of Corporations and Commercial Code.

Employment Verification: Not Registered with Verify Utah

[History](#)

[View Filed Documents](#)

Registration Date: 08/28/1997

Last Renewed: 08/08/2017

[Additional Information](#)

NAICS Code: 4461 **NAICS Title:** 4461-Health and Personal Care Stores

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Search by:

Business Name:

Commission Staff Report

Item 4

Subject: Preliminary and Final Subdivision Approval for the Grady Brimley Subdivision
Address: 3022 So. 500 West
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: November 21, 2017



Background

Mr. Grady Brimley is requesting preliminary and final approval of the Grady Brimley Subdivision. This two lot subdivision proposes to split the existing residential property at 509 W. 3000 South Street. The property is currently occupied by a single home with a detached garage, both of which will end up on one of the two proposed lots.

Analysis

The property at 509 West 3000 South contains 0.485 acres and is located in the Irfred Park subdivision. This division creates two lots, one containing 10,890 sf. and the other containing 10,237 sf., both are larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 500 West Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Even though the subdivision is dividing a lot on existing streets, there is no sidewalk along either side of the property. We are requiring that sidewalk be installed along the 500 West frontage. That will help extend the sidewalk along a street used by a good number of pedestrians. Sidewalk will not be required along the 3000 So. frontage because there is no walk in the entire area west of 500 West.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department.

Recommendation

Recommend preliminary and final approval of Grady Brimley Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees, including the Storm Water Impact Fee.
4. Construct sidewalk along the 500 West frontage of both lots at the time of construction of a house on the newly created lot.
5. Access to Lot 2 (the driveway) must be located on the north side of the lot and constructed in such a way that does not require backing into the street.

Significant Impacts

None

Attachments

1. Aerial photo showing the existing condition and proposed plats;
2. A copy of the preliminary plat and final plat.

Aerial Photo of the Proposed Grady Brimley Subdivision

