

PLANNING COMMISSION MINUTES

November 4, 2003

7:00 P.M.

Present: Chairman Mark Green, Vice Chairman Larry Rigby, Tom Smith, Clark Jenkins, Duane Gardner, City Council Representative Barbara Holt, City Attorney Rusty Mahan, City Engineer Paul Rowland, Recording Secretary Connie Feil.

Absent: Michael Allen.

Mark Green welcomed all those present and introduced the Planning Commission Members.

Duane Gardner made a motion to approve the minutes for October 7, 2003 as written. Larry Rigby seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider granting a conditional use permit for used car sales at 185 S. Main (rear), William Wortley, applicant.

William and Don Wortley, applicants, were present. Paul Rowland explained that Bill and Janet Wortley are the owners of Carr Stationary and Me and My House. Bill would like to use three of the stalls behind those businesses for his son to sell used cars. State licensing requires that there be some area for display (or flooring) of cars and they would like to use these stalls in the rear. The proposed site plan shows 5 spaces but after review with Mr. Wortley on needed employee parking, that was reduced to three. The current business is adequate with employee parking without these stalls. The stalls are not needed for patron parking because there is no public entrance from the rear.

One letter was received from First National Bank of Layton in favor of the proposal. No other support or objections have been received.

There was a discussion on having no more than three spaces used for car sales and no other spaces are to be used for extra cars. It was decided to make sure that the three spaces are part of the conditions before granting the permit. There will be a wall sign above the garage for the business.

Staff recommends granting the conditional use permit with the specific provision that not more than three stalls be used to floor/display cars.

Larry Rigby made a motion to approve a conditional use permit for used car sales at 185 S. Main subject to the conditions outlined by Staff using no more than three stalls for car sales. Barbara Holt seconded the motion and voting was unanimous.

Site Plans

1. Consider final site plan approval for a 4-plex at 182 W. 300 N., Rick Spjut, developer.

Rick Spjut and Steve Andrews were present. Paul Rowland explained that Rick Spjut has purchased and demolished the existing home at 182 W. 300 N. to make way for a new 4-plex. The proposed building will sit at the back of the property with parking up front and large landscaping buffers on either side. The units will have 2-bedrooms each. All parking and landscaping requirements have been met.

At the preliminary review, several deficiencies were identified and conditions placed by staff and the planning commission. They were as follows:

1. Submit site and landscaping plans which match as to overall site detail. COMPLETE
2. Submit building elevations which show not more than 50% of the building's exterior in siding or stucco. COMPLETE
3. Relocate the dumpster away from any front entry to any unit and show it in a material to match the building's exterior. COMPLETE
4. Provide a 10 ft. wide public utility easement along the front property line and along the rear property line (if none exists). RECORD PRIOR TO ISSUANCE OF BUILDING PERMIT
5. Check for overhead conflicts with the power line along the rear. APPROVED BY POWER DEPT.
6. Building roof drainage must drain to the street; landscaping may follow natural drainage. COMPLETE
7. Provide construction site runoff plan. SHOWN ON SITE PLAN
8. Show modification to the existing shared driveway showing a standard Bountiful type A drive approach for the remaining portion of the shared driveway and show a type A drive approach for the new drive approach. NEEDS REVISION
9. Provide private patios for each unit. COMPLETE
10. Repair all street improvements along the frontage. BOND TO BE POSTED WITH PERMIT
11. Unfinished basements may not be finished into bedrooms. FINAL CONDITIONS

Tom Smith suggested shifting the parking stall closest to the front of the building to improve walking access to the units. There was a discussion on the parking and how to control that no bedrooms will be finished in the basements. Duane Gardner feels that there is too much building for the size of the property.

Mr. Rowland explained that with all of the conditions placed at the preliminary approval staff now recommends the Planning Commission send a favorable recommendation to the City Council for preliminary and final site plan approval with the following conditions:

1. No bedrooms allowed in the finished basements.
2. Payment of the required fees:

Storm Water Impact Fee: 0.254 ac x \$2,350 = \$596.90
Building Permit Fees to be determined with the plan check
New 1" water service \$1,510.20 (includes credit for existing 3/4")
3. Record 10' wide PUE along frontage and rear prior to issuance of a permit.
4. Reconstruct all concrete street improvements along frontage including revising the existing drive approach as shown.

Mark Green made a motion to recommend to the City Council preliminary and final site plan approval for a 4-plex at 182 W. 300 N. subject to the conditions outlined by Staff and the suggestion that the parking stall be revised to improve circulation. Larry Rigby seconded the motion and voting was unanimous.

Discussion

1. Discussion of multi-family density provisions in the Zoning Ordinance.

Rusty Mahan explained that he would like to propose adding/changing some unrelated items to the Zoning Ordinance and would like to know how the Planning Commission Members feel about some of these items. What does Bountiful want such as:

1. No more commercial buildings be painted yellow. Use some type of earth tone colors.
2. No more cramming units onto lots. Reduce density and/or require more side and rear yards or increase maximum development size.

Mr. Mahan mentioned that Bountiful is now built out and changes need to be made. There are large lots in the Val Verda area that property owners will want to divide and sell. The depths of these lots are hard to work with. People do not want large lots as in the past.

There was a discussion on density and how it affects the exiting neighborhoods. The discussion was about placing Conditional Use Permits, minimum development size, establishing a building size to property size ratio and evaluate each property individually. Each Planning Commission Member gave some suggestions and Mr. Mahan will take a comprehensive look at the issues and present them when he has completed a draft.

Meeting adjourned at 7:45 P.M.