PLANNING COMMISSION MINUTES
February 3, 2004
7:00 P.M.

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

Absent: Duane Gardner.

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

Michael Allen made a motion to approve the minutes for January 20, 2004 as amended. Barbara Holt seconded the motion and voting was unanimous.

Site Plans

1. Consider preliminary and final site plan approval for single Family home outside of a subdivision in the R-F Zone, 2175 Wood Hollow Way, Kris Haslam, owner.

Kris & Cheryl Haslam, owners, were present. Paul Rowland explained that when the Maple Hills Phase 2 Subdivision was approved in the mid to late 70's, several large areas that were included as part of the subdivision were not designated as building lots, rather "Condominium Area". Over the past 25 plus years, these areas have been divided up into individual building parcels and for the most part built on. The zoning ordinance requires that all building in the foothill area that is on lots or parcels which are not part of an approved subdivision, require review and approval by the Planning Commission and the City Council.

This parcel sits at the edge of the canyon dropping down to Mill Creek, meets all of the requirements of the Foothill Overlay Zone that were in effect when it was parcelled off pertaining to minimum size, frontage, buildable pad size etc., therefore is not in question as to whether or not it is an acceptable building lot.

The proposed site plan shows the house built in such a way that the cuts along the high side of the lot are all well under the maximum 10 ft. allowed and the fills on the canyon side are only about four to five feet. The house has been situated such that it does not impact the canyon area which is all over 30% in grade.

This piece of property is one of the easier pieces to build on. The driveway will have a 2.5 grade which is almost flat.

Rusty Mahan explained that this piece of property is like a one lot subdivision except that it will not be subdivided. It is not part of a subdivision but is a Metes and Bounds description.
Clark Jenkins explained that at one time this area was going to be another phase of Maple Hills

Condominiums. When Maple Hills decided not to continue up the hill, it was decided to change to a subdivision above Cave Hollow. During the redesign this piece did not get included.

Staff recommends the Planning Commission send a recommendation to the City Council for preliminary and final building lot approval with the following conditions.

1. All regulations of the Foothill Ordinance be followed including the limitations for cuts, fills and non-use of ground over 30%.

2. Provide a geotechnical report showing the any structural modifications necessary to build so close to the edge of the canyon.

3. Payment of the following fees:

Storm Water Impact Fee	based on $2,100.00 per acre= $3,033.62
Water Connection	1- 1" meter @ $4,451.00 plus asphalt patch

Power Fees as determined by the Power Department.
Building Fees per the International Building Code

Clark Jenkins made a motion to send to the City Council preliminary and final site approval for a single family building parcel located outside of an approved subdivision, 2175 Wood Hollow Way subject to the conditions outlined by Staff. Larry Rigby seconded the motion and voting was unanimous.

Miscellaneous

1. Consider adoption of guidelines for the West Bountiful Redevelopment Project.

Rusty Mahan explained that he tried to make a brief summery about the items talked about at the last meeting. He also complemented Tom Smith on his suggestions and those suggestions have been used. The guidelines are as follows:

Recommendations of the Bountiful City Planning Commission on the West Bountiful RDA Project

At the invitation of West Bountiful, the Bountiful Planning Commission makes the following recommendations for general guidelines to be implemented in the development of the West Bountiful Redevelopment Agency project south of 400 North between Interstate 15 and 500 West Street.

1. The development should be a premiere commercial site of attractive buildings, landscaping, and pedestrian walkways designed to a common theme that is inviting to the public. Warm colors and materials should be used. It should have a visually appealing focal point that is visible from 500 West, such as a park, pond, fountain, clock tower, foot bridge, art work, etc.

2. Outdoor pedestrian walkways and rest areas, preferably covered, should be provided between buildings, rather than parking. Large tracts of parking should be avoided, and parking areas should be broken up with walkways, landscaping and landscaped street designs.

3. The development should be attractive along the 500 West boundary, with grass, bushes and berms creating some variety in appearance. Signage should be kept as low-key as possible. The buildings on the pads along 500 West must have an attractive exterior appearance on all sides, especially on the east side fronting the street. These pads and buildings should be a part of the overall theme of the development, Garbage areas should be on the same material as the main building and be completely screened so as not to be visible from the street.

4. The site should be developed in such a manner as to accommodate bus and light rail service to the area. Entrances from 500 West should be comfortably wide and of sufficient size to accommodate buses.

5. We agree with the recommendations given by the West Bountiful Planning Commission guideline for the site.

Barbara Holt likes the rough draft. Tom Smith would like to have trees along 500 West. All Planning Commission Members agreed about having trees along 500 West.

Barbara Holt made a motion to approve the guidelines for the Recommendation of the Bountiful City Planning Commission on the West Bountiful RDA Project with the addition of the trees. Tom Smith seconded the motion and voting was unanimous.

2. Consider amendments to the Hospital Zone.

Rusty Mahan explained that at the Planning Commission meeting on February 17th there is going to be a request for a planned unit development in the Hospital Zone. It will involve a proposal to build what amounts to an annex to the hospital itself, with the existing hospital and a proposed medical building directly adjacent to it connected by a second floor walkway.

To effectuate this it will be necessary for a planned unit development to be created, with Unit 1 as the hospital and Unit 2 as the new building. They will be under different fee ownership.

The problem is that when commercial planned unit developments were created in our Bountiful Zoning Ordinance to allow the Renaissance Towne Center, the provisions were applied only to the commercial zones and the hospital zone was inadvertently left out. No decision was reached to exclude the hospital zone; it was simply overlooked in the revision. In order to be able to permit this hospital proposal, it will be necessary to include the hospital zone in the areas where planned unit developments are permitted.

Paul Rowland explained that the Boyer Company wants to have ownership of the ground under the footprint of the building which is not a legal building lot, there is no frontage or parking attached to it. The only way to make it legal is to make a PUD of the entire site and sell off

separate lots.

Rusty proposed changes are as follows:

CHAPTER 7

PLANNED UNIT DEVELOPMENT

14-7-102 CONDITIONAL USE PERMIT REQUIRED

Commercial planned unit development may be allowed in C-G, C-R ~~and~~ C-H, and Hospital Zones. Commercial and office planned unit developments may be allowed in C-G and C-R zones only. Mixed use developments of commercial, office and residential uses may be allowed in C-R zones only. Residential planned unit developments may be allowed in all R-1, R-2, and R-3 zones. All planned unit developments shall be considered as conditional uses requiring a conditional use permit. A Conditional Use Permit for a planned unit development shall not be granted unless the planned unit development meets the use limitations, density, and other limitations of the zoning district in which it is to be located, except as such requirements as may be modified as provided by this Chapter or by zoning district regulations. Compliance with the regulations of this Ordinance in no sense excuses the developer from the applicable requirements of the Subdivision and Zoning Ordinance, except as modifications thereof are specifically authorized in the approval of the application for a planned unit development.

The Conditional Use Permit shall be considered in three parts:

1. Conceptual approval to determine the overall desirability and/or compatibility of the Planned Unit Development.

2. Preliminary approval subject to the conditions of notification of surrounding property owners in the normal conditional use process.

3. Final approval based on detailed drawings and specifications in general accord with the preliminary approval and any attached conditions.

14-7-103 DEVELOPMENT REQUIREMENTS

A. The minimum land area required for development of a planned unit development shall be as follows:

PUD Type	Minimum Acres
Commercial (In C-R, C-G, ~~and~~ C-H and Hospital Zones)	8 ~~12~~
Commercial/Office Mixed Use (in C-G, ~~and~~ C-R and Hospital Zones	6 ~~10~~

Commercial/Office/Residential Mixed Use (In C-R Zone only)	4
Residential (in all R-1, R-2, ~~and R-F~~ Zones)	6

B. A planned unit development proposed to contain uses not permitted in the zoning district in which it is to be located will require a change of zoning and shall be accompanied by an application for a zoning amendment. For the purposes of this Chapter, single-family attached dwellings such as townhouses and row houses or zero lot line lots, shall be considered single-family dwellings and may be permitted in a planned unit development in the R-1-6.5 zones. In R-1-8, R-1-10, R-1-12 and R-F single-family residential zones, only detached, single-family dwellings shall be allowed in any planned unit development. Hotels, motels, lodges, mobile home parks, boarding houses or Bed and Breakfast facilities shall not be considered residential uses for this Chapter.

E. Density allowed for a residential planned unit development shall be as follows:

~~1. 4 units per acre in the R-1-12(F) zone where the minimum lot size as determined by slope is 12,000 square feet.~~

~~2. 3 units per acre in the R-a-12 (F) zone where the minimum lot size as determined by slope is 16,000 square feet.~~

1 ~~3~~. 2.5 units per acre in the R-1-12(F) zone where the minimum lot size as determined by slope is 20,000 square feet.

2 ~~4~~. 6 units per acre in R-1-8 zones.

3 ~~5~~. 7 units per acre in R-1-6.5 zones.

4 ~~5~~. 9 units per acre in R-2 zones.

5 ~~7~~. 13 units per acre in R-3-13 zones.

6 ~~8~~. 16 units per acre in R-3-16 zones.

7 ~~9~~. 25 units per acre in R-3-25 zones.

Michael Allen made a motion to send to the City Council approval of the amendments to the Planned Unit Development in the Hospital Zone. Clark Jenkins seconded the motion and voting was unanimous.

West Bountiful Attorney Craig Smith and Planning Commissioner Duane Gardner came in as the meeting was adjourning.

Meeting adjourned at 7:30 P.M.