MINUTES FOR A STUDY SESSION WITH
PLANNING COMMISSION
&
CITY COUNCIL
January 30, 2007
6:00 p.m.

Present: CITY COUNCIL: Mayor Joe Johnson, City Council Members: Richard Higginson, Barbara Holt, R. Fred Moss, Thomas Tolman, City Manager Tom Hardy, City Attorney Russell Mahan,

PLANNING COMMISSION: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Michael Allen, Kirt Peterson, Ray Keller, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: CITY RECORDER: Kim Coleman.
PLANNING COMMISSION: Mark Green.

Mayor Johnson welcomed all those present and then turned the time over to Aric Jensen for discussion.

Aric Jensen thanked all those present for taking time to attend this study session. Mr. Jensen also had Matt Droz introduce himself. Mr. Droz is an applicant for the vacancy for City Councilman.

1. Discuss design and development standards for Historic Downtown Bountiful area.

Aric Jensen explained that over the past year, several issues have come to the forefront that are probably best addressed through a joint study session with the Council, Planning Commission, and City Staff. Those items include: Design and development standards for the Historic Main Street area, future land uses along 500 South between 100 East and Orchard Dr., future land uses along 400 North between 500 West and Main Street, and other miscellaneous items.

Mr. Jensen explained that over the past 1½ years the City has been working with businesses and property owners in the downtown area to develop a Historic Downtown Bountiful Plan. Tom Smith, from the Planning Commission, is the chairman of the committee. Part of the process was a workshop with Envision Utah and the Downtown Committee. Mr. Jensen presented a picture board from the workshop and gave a summary of the Committee's recommendations.

Mr. Jensen also presented a power point presentation titled "Welcome to Ogden 25th Street." Mr. Jensen explained and presented pictures of the following to give everyone some ideas on how other cities have kept their downtown area alive and how they could be applied to Bountiful:

Buildings	**Pedestrian Access**	**Balconies**
Massing	Sidewalks	**Residential**
Age	Walkways to street parking	**Rear Walkups**
old vs new	Places to congregate	

Signs	**Parking Areas**	**Interior**
Canopies	Interior	Courtyard
Directories	Mid-Block	Garage Access

Mr. Jensen presented pictures of Bountiful's downtown area with some suggestions on improvements that could be done to bring pedestrians downtown. People want to be able to visit and walk to shops, restaurants etc.

A copy of the Design Guidelines from Cedar Falls, Iowa, was placed in the packets of all the Commission Members for their review. Mr. Jensen mentioned that out of all of the design guidelines that have been reviewed, this was probably the best balance of the different attributes he was looking for: i.e., it was concise and yet comprehensive enough to address the key issues, the images were clear and easy to understand, and it established an architectural (design) review committee. Of course it doesn't apply to Bountiful City exactly, but it's a good framework for discussion.

Tom Smith explained that Main Street should be the heart of Bountiful. Currently there is nothing to bring pedestrians to the downtown area. Higher density, restaurants, unique shops, and public gatherings are needed if downtown is to survive. If there were residential housing with the commercial use, people would be able to visit and walk to the shops, restaurants, and social gatherings. Having a mixed use with residential and commercial uses in this area is vital to downtown.

There was a lengthy discussion regarding the concerns and possible changes that can be made in the downtown area. Specifically discussed were the 2 blocks to the north and to the south of the Post Office and the Tabernacle. These two sections could have mixed use with commercial on the lower levels and residential on the upper levels. Parking could enter and exit from the side streets, not from Main Street, and there could be some open space also in the center of the block. There could be walkways between buildings to access the parking. The main issue was to provide ample parking but to keep it hidden. It was also suggested that all new construction or remodeling be done with the theme that now exists as Historic Downtown. The lawn in front of the Bountiful Tabernacle could be used for social gatherings to bring people downtown, which in turn would provide patrons for more restaurants and unique shops.

It was suggested to establish ordinances that any construction in this area be consistent with the design guidelines. It was also suggested to establish a process to permit restaurants to have beer and/or liquor licenses along specific areas of Main Street.

Mayor Johnson suggested that 4 specific items be studied and reviewed:

1. Zions Bank-which is scheduled to be rebuilt within the next two years.
2. Property owned by John Hepworth.
3. The possibility of using the front portion of the Bountiful Tabernacle as a gathering area.
4. Regulations for designated sections of downtown to allow reduced parking, and beer/liquor licenses issued to restaurants.

Mayor Johnson also gave instructions to the Planning Commission and Staff to draw up design standards for the downtown area and to bring them back for review.

2. Discuss existing conditions and future options for 500 South between 100 East and Orchard Drive, and for 400 North between 500 West and Main Street.

Mr. Jensen explained that as development has occurred further and further east in Bountiful, these two streets have bourne the burden of shuttling vehicles down to I-15 and shopping, and then back home again. As a result, existing single family homes along these corridors have been in a slow but steady decline over the past 20 years. Although this issue has been simmering for quite some time, recent development and development proposals have brought this issue to the surface.

Rusty Mahan presented a series of questions to help with the policy discussion. They were as follows:

POSSIBLE PROFESSIONAL OFFICE OVERLAY ZONE

1. Do you believe that the area on 500 South between 100 East and 400 East is deteriorating?

2. Do you feel that zoning laws are an instrument that can help preserve or improve that area?

3. Which zone or zones do you feel would help preserve or improve the area?
- commercial - single family - multi-family -professional office

4. If you consider that a professional office zone would be the best vehicle for preserving / improving 500 South between 100 East and 400 East, which of the following items would you like to see incorporated into that professional office zone?

<u>Architectural Appearance</u>
- encouragement to preserve existing homes and convert them into offices, or in the alternative to construct new buildings with home-like architectural appearance
  - color limitations (no yellow or red paint)
- limit to one storey structures - limit to one and a half storey structures
- limit to two storey structures
  - encourage small office buildings rather than large office complexes
- or encourage consolidation of lots for larger office buildings

<u>Parking</u>

- require parking to be in the rear
- continue to require each lot to stand on its own, with its own access and parking
- or permit sharing of accesses and parking between separately owned lots

<u>Signs</u>
- require similar signs on each property throughout the zone
- have a prohibition against-
- pole signs - monument signs
- animated signs -reader panels - lighted signs
- or permit monument signs but only with a significant setback from the sidewalk
- or have a limitation to walls signs on the front of the building

What other requirements would you like to see in a professional office zone along 500 South?

5. What other thoughts do you have concerning preserving / improving 500 South between 100 East and 400 East, or the Marv Blosch professional office re-zone request?

6. Do you feel the density at the Riley Court complex should be increased?

7. If the density at Riley Court was increased, are there any conditions that you feel should be attached to the increased density?

- approval only with a specific site plan?
- require all the lots to be consolidated into one legal parcel?
- record deed restriction to use as an assisted living facility, and that if the use changes the density reverts to R-13?
- height restriction on new buildings?
- other?

Mr. Jensen presented a power point presentation of the Sugar House area. There were several pictures taken from a residential area (1100 East) which was rezoned to Professional Office/ neighborhood commercial.

Mr. Jensen asked if this type of zoning is appropriate for 400 North and along 500 South. If so, what design standards are going to be required. Mr. Jensen suggested using the following guidelines for redevelopment:

Design Guidelines for Redevelopment

Parking:

- Parking shall be in the rear of the lot
- Rear lot parking shall be shared between adjacent offices
- Access via original drive on one side of property only
- Maintain residential front with landscaping and driveways
- Drive access shall be shared between adjacent offices.
- One main driveway every two to three homes with shared access is required
- Parking Ordinance 14-18-107 #20 - 1 parking space for every 300 feet of floor space

Lighting:

- Shall not interfere with any residential use, behind or adjacent
- Shall not detract from current residential feel of the street
- Flashing lights are expressly prohibited
- Parking access and lot lighting shall be shielded from all surrounding uses
- Street lighting to be maintained and added to residential level only
- Lighted signs shall be off when business not operating
- Signs must be lit from outside only

Architectural Requirements:

- Preserve existing structures
- Multiple lots will not be joined
- Tearing multiple homes down to create one office on multiple lots is expressly prohibited
- New buildings to conform to current architectural standards
- Limit height to two-stories or below (25 feet at average grade)
- Materials to be comparable to existing and surrounding homes
- No stucco, aluminum siding, or otherwise inconsistent building materials
- Developments must create a look and feel of permanence and consistency
- New development restricted to residential use only, until sufficient number of homes on block have been redeveloped into offices

Landscaping:

- Must maintain front yard landscaping at residential standard or better and continuously maintained
- No asphalt paving in front yard.
- No additional drive access shall be granted upon redevelopment
- No sidewalk obstructions allowed upon City property or within area of front yard of office
- Rear parking shall be required to provide landscape buffer at minimum of 8’ to all adjacent residential properties.

Signs:

- All monument signs in this zone must match each other, need to review acceptable standards for monument sign, and put requirements in code
- To be set back from street 15 feet

- Lighted signs shall be off while business is closed. Lighted signs not to be turned on before 7:00 am and after 7:00 pm
- No flashing billboard signs
- No pole signs
- Monument signs shall be shared by adjacent offices to minimize visual impact of signs. Feasibility study needs to be done to see if multiple lots can share one sign
- No canopy or awning signs
- Wall signs shall be discreet, maximum of 4 square feet of surface area for any one office
- No A-frame signs or moveable or additional signs are to be added to property
- Signs to be lit from outside source only

Current non-conforming offices:

- Any office currently functioning as a non-conforming use shall continue to be non-conforming until the requirements stated here are met

Barbara Holt has some concerns with rezoning the area from 200 E. to 400 E. on 500 S. The existing businesses and homes in this area are maintained. Those below 200 E. are occupied by renters and are not maintained. Mrs. Holt had no problem with rezoning on a smaller scale like rezoning the corner of 500 S. & 100 E., not the full street as proposed. For now, the emphasis needs to be placed on the downtown area.

Richard Higginson feels that there will be problems until there is consistency. The properties fronting 400 N. are not deep enough to qualify for any commercial type use. If the City is consistent with no commercial on 400 N., and the property owners know there is no commercial, they will maintain their properties.

Clark Jenkins mentioned that the lower end of 500 S. is a mess with large signs out of control, some of the colors are very distracting, and 500 S. is not safe. Mr. Jenkins does not want to impact 500 S. with more traffic by increasing residential density.

There was a discussion on the pros and cons of rezoning 500 S. to Professional Offices. Some of the concerns were with parking and backing onto 500 S., signage in a residential area, traffic impact, homes not being maintained, and keeping with the aesthetics of a residential neighborhood.

Tom Hardy suggested the possibility of requiring a Conditional Use Permit for any Professional Office application with conditions such as:

1. Colors for exterior of the building, required to maintain the property, meet all requirements for parking, parking in the rear of the building so as not to back out on 500 S., buffer required to protect the abutting home, replace all damaged

sidewalks etc.

2. If new construction, the design be required to conform with the neighborhood.

Mr. Hardy also mentioned that the residents surrounding this area do not want any more density or commercial uses in their neighborhood. The City should protect the existing citizens with rigorous restrictions when approving any Professional Office zoning or application.

Mayor Johnson gave the authority for the Planning Commission and Staff to draft an ordinance for Professional Offices along the 500 S. corridor and to bring back for review.

Mayor Johnson thanked all those present and stated that it had been a good discussion.

Richard Higginson made a motion to adjourn. Fred Moss seconded the motion and voting was unanimous with Councilpersons, Higginson, Holt, Moss, and Tolman voting "aye".

Meeting adjourned at 8:25 p.m.

JOE L. JOHNSON, Mayor

KIM J. COLEMAN, City Recorder

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