

PLANNING COMMISSION MINUTES

February 20, 2007

7:00 P.M.

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

Absent: City Council Representative Barbara Holt and Mark Green.

Clark Jenkins welcomed all those present and had all the Planning Commission Members introduce themselves.

Michael Allen made a motion to approve the minutes for February 6, 2007 as written. Ray Keller seconded the motion and voting was unanimous.

1. Consider preliminary and final commercial site plan approval for 96 S. and 108 S. Main, John Hepworth, applicant.

John Hepworth, applicant, and Fred Cox, architect, were present. Tom Smith stated that he may have a potential conflict because he had helped with some of the illustrations. It was determined that he had not received any compensation, and the chairman allowed him to participate in the review and approval process.

John Hepworth feels that Bountiful has the potential to produce investments not only from Bountiful residents but also outsiders. This proposal could set the stage for having a Historical Main Street with unique shops and restaurants. Mr. Hepworth has added some historical aspects and architectural design to his proposal and is very excited about the designs.

Aric Jensen explained that Mr. Hepworth, representing Security Investment, is requesting preliminary review for a mixed use project on the northwest and southwest corners of Main Street and 100 South. This project has been reviewed conceptually by the Planning Commission in past meetings.

The architectural elevations and floor plans are substantially ready for site plan approval, however, the civil site drawings are not. Staff has reviewed the plans and found they either lack information and/or have the following errors:

1. Property lines missing on some sheets
2. Buildings overlapping adjacent structures
3. Construction drawings do not show the existing adjacent buildings to remain and how the new construction will tie in
4. Parking calculations do not include the sq ft of the existing structures that will also use

- the parking (south site only)
5. Parking on 100 South should not be part of the calculation because the narrowness of the street may require marking certain areas as “no parking” in the future
 6. No dumpsters/enclosures shown
 7. No landscaping plan

Mr. Jensen explained that the sidewalks in front of the buildings along 100 South will be at least 6 feet wide and the doors will open inward. This is somewhat narrow for Utah standards, but is consistent with an urban, European-style side street. None of the balconies should overhang the street R.O.W. along 100 South.

The parking requirements for this site (including the future building on 100 South) are as follows:

Residential: (27) 2 BDR units @ 2.25 stalls = 61 spaces
(27 spaces covered)

14,800 sq ft of commercial/office @ 1 per 200 sq ft = 74 spaces
@ 1 per 300 sq ft = 50 spaces

Depending on the mix of uses, the range of parking spaces needed based strictly on the current parking requirements is between 111 and 135 stalls. Based on the current parking configuration and depending on the location of dumpsters, the project will include approximately 80 stalls. This results in about a 25% to 40% shared parking calculation. Without a shared parking analysis staff can not determine whether or not this is sufficient parking for this site. More stalls could be provided if the applicant expanded to the west and/or revised the plans to include diagonal parking. Staff would prefer 90 degree parking and a bigger parking field. Prior to final approval, the applicant must submit a shared parking analysis, provide a final parking plan, and include calculations for existing buildings that will also use this parking area.

Paul Rowland explained that there are other technical items that will have to be corrected. There will need to be some serious detention and outflow onto 100 West. The proposed parking area and buildings will drain into a detention basin to the southwest and the overflow will drain west along the back property lines and into an existing storm drain. The final site plan will need to include the property lines and adjacent buildings, dumpsters, utility easements, and parking.

Fred Cox explained that the ordinance states that a current parking standard for shared parking is acceptable. Mr. Cox was asked to do a parking study that is specific to this site before final approval.

Staff recommends preliminary approval of the proposed mixed use development located at 78, 84, 96, 108, 140, and 144 South Main Street, with the conditions listed above and on the redlined drawings.

Kirt Peterson made a motion for preliminary site plan approval for 96 S. and 108 S. Main subject to the conditions outlined by Staff. Tom Smith seconded the motion and voting was unanimous in favor.

Clark Jenkins welcomed the Scouts that were present and explained the purpose and procedures made by the Planning Commission.

2. Consider a zone amendment from RM-13 to RM-19 for 517 S. 100 E., and 524-526-528-530 S. 200 E., Marv Blosch, applicant.

Marv Blosch, applicant, was present. Clark Jenkins explained that there has been several public hearings on this matter so there will be no more public comments. The Planning Commission Members feel that this issue has gone on long enough and if there are no new issues they would like a final decision made.

Marv Blosch feels that this area is economically challenged and it is his desire to provide housing for seniors and to improve the area. Mr. Blosch has purchased several of the properties and has done some upgrading on the housing which has displaced the undesirable renters. Regarding the P.O. Zone, Mr. Blosch feels that this would also improve the area for residents as well as upgrade 500 South.

Aric Jensen noted that Staff has received a petition with several signatures in opposition of the rezone for Riley Court. Since the petition was submitted after the public hearing, it will be presented to the City Council for their public hearing.

The Staff report was not discussed at this time. For the record the report is as follows:

Mr. Marv Blosch, applicant, is requesting a zone map amendment from RM-13 to RM-19 for several parcels of property located on the south side of 500 South between 100 East and 200 East, and on the west side of 200 East. Most of these properties are single family homes that have either been converted to duplexes or that are otherwise being rented.

There have been several public hearings over the past years regarding the expansion of Riley Court. Each time the majority of the residents in the area have spoken out in opposition to this proposal. The Staff recommendation is to recommend denial of the petition as the applicant has not shown that this zone change is “necessary, is in the best interest of the public, and is in harmony with the objectives and purposes of this Ordinance.” (Bountiful City Land Use Ordinance 14-2-205 F. *Amendments to Ordinance and Map*)

Analysis

Recommend denial of the petition to rezone the subject properties from RM-13 to RM-19

because the applicant has not shown that is “necessary, is in the best interest of the public, and is in harmony with the objectives and purposes of this Ordinance”.

Michael Allen made a motion to recommend to the City Council denying the requested zone amendment from RM-13 to RM19 because the applicant has not shown that the zone change is necessary and in the best interest of the public. Kirt Peterson seconded the motion and voting was unanimous in favor. Michael Allen, Tom Smith, Clark Jenkins and Kirt Peterson voting aye.

3. Consider a zone amendment from RM-13 to P.O. for 485 & 505 S. 100 E., and 127-132-137-155-160-172-184 and 198 E. 500 S., Marv Blosch, applicant.

Clark Jenkins explained that with the proposal for a rezone to Professional Office on 500 South, it has made the City Council and Planning Commission rethink what the City would like to have happen in this area.

Aric Jensen explained that there are high traffic volumes along 500 South which is exacerbated by widening the road which left no buffer between the sidewalk and the travel lane. Staff (City Council and Planning Commission) has been searching for ways to address these issues. One of the options that has been discussed is taking some of the existing homes along 500 South and converting them into Professional Offices. This type of zoning would include very low impact businesses such as an insurance office, real estate office, attorneys, and accounting offices. The Professional Office zone would be appropriate for traffic but would also create a buffer to the residential homes. The Professional Office use would also limit traffic during the day with no traffic in the evening. These offices would be landscaped and maintained which will be a large improvement to 500 South.

Mr. Jensen explained that Mr. Mahan has drafted some suggestions for the possible 500 South office corridor zone which are as follows:

Possible 500 South Office Corridor Zone

1. The purpose of the zone is to create a buffer (between the commercial zone to the west and the residential zones to the north, east and south) that will permit professional office uses within buildings with a home-like architectural appearance. The impacts of signage and parking are to be limited as much as possible.
2. Every site plan in the zone is a conditional use.
3. Architectural Appearance
 - (a) preserve existing homes and convert them into offices, or in the alternative construct new office buildings with exterior home-like architectural

appearance

- (b) color limitations (earth tones, no yellow or red paint)
- (c) structures are to be limited to no more than two storeys
- (d) only small office buildings are permitted

4. Parking

- (a) parking is required to be the rear of the building
- (b) shared accesses and parking lots are encouraged

5. Signs

- (a) only wall signs are permitted (i.e., signs must be placed on the wall of the houses)
- (b) pole signs, animated signs, monument signs, reader panels and lighted signs are prohibited
 - 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

6. Other regulations would be similar to the regular Professional Office Zone in Chapter 8 of the Bountiful Zoning Ordinance

The Staff report was not discussed at this time. For the record the report is as follows:

Mr. Marv Blosch, representing himself and several other property owners, is requesting a zone map amendment from RM-13 to PO (Professional Office) for several parcels of property located on the north and south sides of 500 South between 100 East and 200 East. Most of these properties are single family homes that have either been converted to duplexes or that are otherwise being rented.

There have been several public hearings over the past year regarding this issue. Many residents of the neighborhood have spoken out regarding the proposal. The proposal itself has changed many times and appears to be somewhat of a moving target. The Staff opinion, as stated in previous reports, is that professional offices uses are desirable along 500 South west of 400 East to act as a buffer for the adjacent, existing residential uses, but that there are other areas of the City that should be redeveloped first.

There has been discussion of late to propose a professional office type zone or overlay specific to this area to allow professional office uses and to ensure that they would conform with the existing neighborhood. One option for the Commission is to recommend that this item be continued until such an ordinance is drafted.

Recommended Action

1. Continue this item and instruct Staff to prepare a “500 South Corridor

Professional Office” zone or overlay text amendment.

-OR-

2. Recommend denial because the current Professional Office zone does not adequately address the development concerns and issues associated with this area.

Mr. Jenkins explained that Mr. Jensen will refine the suggestions and draft a proposal and bring it back for a public hearing for any input from Staff and the community. After approval from the Planning Commission another public hearing will be held with the City Council. The proposal should be ready for the March 20th Planning Commission meeting. The concept for the ordinance will bring some continuity to 500 South with design, parking, and sign restrictions. Mr. Jenkins suggested that Mr. Blosch continue his proposal until an ordinance is in place.

Marv Blosch feels that his proposal for having a Professional Office use along 500 South will benefit the City by limiting traffic, upgrading the existing homes, and placing a buffer for the residential area. Mr. Blosch will continue his proposal until an ordinance is in place.

Kirt Peterson made a motion to continue the zone amendment proposal from RM-13 to P.O. for 485 & 505 S. 100 E., and 127-132-155-160-172-184 and 198 E. 500 S. Tom Smith seconded the motion and voting was unanimous.

Meeting adjourned at 8:00 p.m.