

**Bountiful City
Planning Commission Minutes
November 4, 2014
7:00 P.M.**

Present: Chairman – Tom Smith; Planning Commission Members – Mike Allen, Dave Badham, Sean Monson, Sharon Spratley, and Von Hill; Council Representation - Richard Higginson; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

Excused: City Attorney – Russell Mahan;

1. Welcome and Introductions.

Chairman Tom Smith opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for October 21, 2014.

Sharon Spratley made a motion to approve the minutes for October 21, 2014 as written. Mike Allen seconded the motion. Voting passed 4-0 in favor with Tom Smith, Von Hill, and Richard Higginson abstaining as they were not present at that meeting.

3. Consider approval of a Conditional Use Permit letter in written form to allow a Commercial and Multi-family Mixed Use development for property located at 95 W 300 South, Knowlton General, applicant.

Chairman Smith recused himself for this item. Vice Chairman Badham was present. Sean Monson made a motion to approve the Conditional Use Permit in written form with the change of the signature block to Dave Badham signature. Richard Higginson seconded the motion. Voting passed 6-0 in favor

4. Consider a preliminary and final site plan approval for 14 unit Multi-family/Commercial Mixed Use development located at 95 W 300 South, Knowlton General, applicant.

Chairman Smith recused himself for this item and Vice Chairman Badham acted as chair. Brian Knowlton and Aric Jensen were present. Chad Wilkinson presented staff report.

The property is located in the Downtown Zone and has received a Conditional Use Permit from the Planning Commission on October 21, 2014 for a mixed use commercial and multifamily development consisting of 14 multifamily units and approximately 1800 square feet of commercial area located on the ground floor. Final landscape plan, including an irrigation plan, will be submitted with the building permit. The parking analysis done finds adequate parking at the different peak demand times.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan review subject to the following conditions:

1. In conjunction with building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.

2. Complete any and all redline corrections.

Mr. Jensen discussed that the handicap parking will be moved to the front of the property for the commercial businesses. The Commission and City Engineer discussed the footing issues for the covered carport over the pipe system at the north east corner of the lot.

Sharon Spratley made a motion to recommend approval to the City Council for the preliminary and final site plan review with the conditions outlined by staff. Richard Higginson seconded the motion. Voting was 6-0 approval.

Chairman Smith returns to meeting.

5. PUBLIC HEARING – Consider amending the Bountiful City Land Use Ordinance related to sign standards for Institutional uses in the R (Residential) zone.

Chad Wilkinson presented staff report. The sign standards for Institutional uses in the Residential (R) zone were previously eliminated from the ordinance. The City has received a request for a modification of an existing church sign to allow for additional height and area. Currently monument signs are not permitted in the residential zone, and are considered to be existing legal nonconforming and are subject to the expansion limitations for nonconforming developments.

Proposed Ordinance

14-19-116 SIGNS PERMITTED IN ALL RESIDENTIAL ZONES

Allowable signs: The following signs are permitted in Residential Zones. Home occupation signs shall be in conformance with the standards set forth in section 14-17-105 Home Occupation Requirements.

A) Temporary sign: One temporary sign not to exceed twelve (12) square feet.

B) Identification Signs for Institutional Uses such as Public Buildings, Private Schools and Churches: One monument or one wall mounted identification sign will be allowed for public buildings, private schools and churches. Monument identification signs shall not exceed 40 square feet in area and shall not exceed 6 feet in height. Monument signs shall be placed a minimum of 2 feet from all property lines in a landscaped area and shall not be located in a vision clearance area as defined in this title. Any portion of a sign that is setback from a public right-of-way as described below may be increased in height at the rate of one (1) additional foot of height for every five (5) additional feet of setback, for a maximum height of eight (8) feet, including a maximum 3 foot high base (not included in the sign area). There shall be at least 2 square feet of landscaped area for each square foot of sign area. Wall mounted signs shall not exceed 24 square feet and shall not be located higher than the eave of the building.

C) Parks and Publicly Owned Golf Courses: May have signs as approved by the Bountiful City Council.

Staff recommends approval to the City Council for the proposed signage Ordinance the Planning

Commission as presented.

Chairman Smith opened and closed the Public Hearing at 7:17 p.m.

Commission Members and staff discussed the number of institutional locations in the Residential (R) zone, size, height of sign and the definition of average adjacent grade. The Commission expressed concern with allowing an 8ft tall monument sign.

Von Hill made a motion to recommend approval to City Council for amending the Bountiful City Land Use Ordinance relating to signs standards for Institutional uses in the Residential (R) zone with the following changes:

1. Identification signs shall not exceed 40 sq ft and 6' maximum height from average adjacent grade.

Mike Allen seconded the motion. Voting was 7-0 in favor.

- 6. CONTINUED - Consider a rezone from Single Family (R-4) to General Commercial (C-G) for property at 724 West 3100 South, Ralph and Diane Crook, applicant.**
(Public Hearing was opened and closed on October 21, 2014)

Chad reported that currently Ralph and Diane Crook are moving forward on annexation from the County to Bountiful City. Staff will bring this item back to Planning Commission when the annexation is complete.

- 7. Planning Director's report, review of pending applications and miscellaneous business.**

1. Next Planning Commission meeting to be held on December 2.
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:28 p.m.


Chad Wilkinson, City Planner