

**Bountiful City
Planning Commission Minutes
February 18, 2014
7:00 P.M.**

Present: Chairman - Tom Smith; Vice Chairman - Dave Badham; City Council Representation – Richard Higginson; Planning Commission Members - Michael Allen, Von Hill, Sean Monson, Sharon Spratley; City Attorney/Interim Planner - Russell Mahan; City Engineer - Paul Rowland and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Smith opened the meeting at 7:00 pm and welcomed all those present and introduced Councilman Richard Higginson.

2. Consider approval of minutes for January 7, 2014.

Sharon Spratley made a motion to approve the minutes for January 7, 2014 as written. Dave Badham seconded the motion. Voting passed 6-0 in favor with Councilman Higginson abstaining as he was not present for that meeting.

3. Consider preliminary and final site plan approval for Hoffman Place (PUD) at 1840 S. 200 W, Taylor Spendlove, representing Brighton Homes and Robert Hoffman, applicants.

Taylor Spendlove was present. Paul Rowland presented the staff report.

Mr. Spendlove of Brighton Homes, is representing the property owner, Bob Hoffman, in requesting preliminary and final site plan approval for a four unit (two duplexes) PUD on 0.56 acre parcel located at 1840 S 200 West. This site plan will also act as the preliminary PUD subdivision approval.

This development will have an impact on the three surrounding properties. The north and west properties would have a five foot tall retaining walls along their property lines, and the south property will have up to a 10 foot tall wall along the property line.

Staff recommends preliminary and final site plan approval for the Hoffman Place PUD with the conditions outlined:

1. Submit a final plat for approval.
2. Make any and all other redline corrections.
3. Post a subdivision bond prior to recording the Plat.

Staff mentioned the concern for the drainage vaults and the height of the walls. The

members discussed at length the possibility of changing the footprint of the second duplex to reduce the height of the walls and the neighbors support for the originally designed drainage system.

Mr. Badham made a motion to table the request for a preliminary and final site plan approval for Hoffman Place (PUD) at 1840 S. 200 W., to give them an opportunity to explore other options including roof pitch. Councilman Higginson seconded the motion and voting was 6-0 in favor with Von Hill abstaining.

4. Planning Director's report and miscellaneous business.

Russell Mahan reported the following:

1. Planning Commission Training Session to be held on March 4.
2. Plans for Planning Director position.
3. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 8:15 pm.