

**Bountiful City  
Planning Commission Minutes  
March 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; City Attorney/Interim Planner - Russell Mahan; City Engineer – Paul Rowland and Recording Secretary – Darlene Baetz

Excused: Planning Commission Members – Sharon Spratley and Sean Monson

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for February 18, 2014.**

Mike Allen made a motion to approve the minutes for February 18, 2014 as written. Richard Higginson seconded the motion. Voting passed 5-0 in favor.

**Approval of the minutes for March 4, 2014.**

Dave Badham made a motion to approve the minutes for March 4, 2014 as written. Von Hill seconded the motion. Voting passed 5-0 in favor.

**3. JOINT PUBLIC HEARING:**

- a. Consider approval of a Rezoning Application from Single Family Residential R-1 to Single Family Residential R-4 at 391 W. 3100 S., Douglas Bawden, applicant.
- b. Consider approval of a Conditional Use Permit for a Public Utility Facility (South Davis Water District) for the south 1/3 of 391 W. 3100 S., Jake Ferguson representing South Davis Water District, applicant.

**4. Consider approval of a Lot Line adjustment between 391 W 3100 S & 407 W 3100 S.**

Items 3 and 4 were reviewed together.

Douglas Bawden and Jake Ferguson were present. Russell Mahan presented the staff report.

South Davis Water District at 407 W. 3100 S. would like to expand their operation and purchase 1/3 of the lot at 391 W. 3100 S, Douglas Bawden, owner. To accomplish this, the property must be re-zoned from R-1 to R-4 by the City Council, a Conditional Use

Permit must be granted by the Planning Commission and a lot line adjustment must be approved by the Planning Commission.

Staff recommends the approval for the rezoning from R-1 to R-4 to the City Council and the approval from the Planning Commission of the Lot Line Adjustment and Conditional Use Permit with the conditions outlined as follows:

1. The property is actually rezoned by the City Council to R-4.
2. A deed conveying the property to the District is recorded.
3. A six foot privacy fence must either already exist or be installed on the south, east and north boundaries of the additional area.

The Conditional Use Permit is not to be effective unless conditions one and two are fulfilled.

Chairman Smith opened the Public Hearing at 7:12.

Gary Marsh residing at 27 E. 3100 S. discussed the concern for the building of apartments at this property. Staff confirmed the property would not be used for apartments that it would be used for by the South Davis Water District utility facility.

Staff discussed the use of this facility and the concern of lighting, hours of operation, dust, public services, and fencing for the neighboring residence. There has not been a complaint from the past for the existing facility at 407 W. 3100 S. from the public.

Chairman Smith closed the Public Hearing at 7:15.

Dave Badham made a motion to recommend to the City Council to approve the rezoning of this property from Single Family with Farm Animals (R-1) to Single Family (R-4) at 391 W. 3100 S., Douglas Bawden, owner. Von Hill seconded the motion and voting was 5-0 in favor.

Dave Badham made a motion to approve the Conditional Use Permit for a Public Utility Facility (South Davis Water District) for the south 1/3 of 391 W. 3100 S., Jake Ferguson, representing South Davis Water District, applicant, based on conditions outlined by staff and to include the following:

4. Based on the original 3<sup>rd</sup> condition, a recommendation of a 6 ft white vinyl fence to be installed similar to the existing vinyl fence on the south, east and north boundaries of the additional areas.
5. Normal operating hours should be 7:00 a.m. – 6:00 p.m. with the exception of event of emergencies that the property will be able to be used.
6. Any existing or new lighting be shielded from neighboring properties.

Mr. Ferguson, Mr. Bawden and staff made a clarification of the condition #5 fencing requirements.

Richard Higginson seconded the motion and voting was 5-0 in favor.

Richard Higginson made a motion to approve the Lot Line Adjustments with the conditions:

1. The property is actually rezoned by the City Council to R-4.
2. A deed conveying the property to the District is recorded.

Von Hill seconded the motion and voting was 5-0 in favor.

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

Russell Mahan reported the following:

1. Next Planning Commission meeting to be held on April 1.
2. Plans for Planning Director position.
3. New Parks Director started with Bountiful City on March 17, 2014.
4. Pipeline on 400 North.
5. Upcoming agenda items.

Paul Rowland reported that FEMA maps and analysis were released to the public. Bountiful City has been given 90 days to appeal the released data. Bountiful City will host an Open House for the citizens to speak to the representatives of FEMA and will be held at City Hall on March 24, 2014.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:52 pm.