

**Bountiful City
Planning Commission Minutes
May 20, 2014
7:00 P.M.**

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

Excused: City Council Representation – Richard Higginson

1. Welcome and Introductions.

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

2. Approval of the minutes for April 15, 2014 and May 6, 2014.

Mike Allen made a motion to approve the item #6 of the minutes for April 15, 2014 and May 6, 2014 as written. Dave Badham seconded the motion. Voting passed 5-0 in favor with Sharon Spratley abstained as she was not present at the previous meeting.

3. PUBLIC HEARING - Consider granting a variance to allow building in side yard setback located at 442 N. Main St, Cliff Cole applicant.

Cliff Cole was present. Mr. Wilkinson presented the staff report.

The property is located within the P-O zoning district. The property is surrounded by P-O zoning to the west and south, RM-13 zoning to the north and R-3 zoning to the east. The P-O zoning district requires a minimum side yard setback of 10 feet. Unlike residential lots, there are no differences in setbacks for corner lots in the P-O zone. The applicant has requested a variance in order to reduce the required side-yard setback in a P-O zone from 10 feet to 8 feet.

Mr. Wilkinson discussed the Utah Code 10-9a-702 criteria for review of a variance request.

Staff recommends denial of the requested variance, based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant.

Chairman Smith opened the Public Hearing at 7:08 p.m.

Evalou Hanson residing at 115 E. 400 N. wanted to verify that the proposed construction would be on the south side of the property.

Chairman Smith closed the Public Hearing at 7:10 p.m.

Commission Members discussed the referenced Standard Setback Document. They recommended the document and website have clarification that it is a “single family setback”. Mr. Badham mentioned that the Standard Setback Diagram is only a guideline.

Von Hill made a motion to deny granting a variance to allow building in side yard setback located at 442 N. Main St., Cliff Cole applicant. Sharon Spratley seconded that motion. Voting passed 6-0 in favor.

Rusty Mahan discussed the appeal process to the Administrative Law Judge with Mr. Cole.

Chad Wilkinson was excused for the remainder of the meeting at 7:15 p.m.

5. Consider a 4 Unit PUD, Moose Properties at 315 W. and 200 N, Jon Blosch, applicant.

Jon Blosch was present. Paul Rowland presented staff report.

Mr. Blosch is requesting preliminary and final PUD conversion approval for a four unit PUD located at 315 W. 200 N. This is an existing four unit town home style apartment development which is now requesting PUD status so that the individual units can be sold separately.

This development met the requirements for parking and landscaping when it was granted site plan approval and has continued as a legal four-plex since.

Staff recommends preliminary and final PUD plat approval for the Moose Properties PUD with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.

Mike Allen made a motion to recommend approval to City Council preliminary and final PUD plat approval for the Moose Properties PUD with the conditions outlined by staff and the addition of a third condition:

3. The Home Owners Association “Condo Declaration” to be recorded with the County Recorder’s Office.

Sean Monson seconded the motion. Voting passed 5-0 in favor. Von Hill abstained.

6. Consider a preliminary and final site plan for a parking lot expansion at 390 N. Main St., Intermountain Health Care, applicant.

Karen Furgeson, representative for IHC was present. Paul Rowland presented the staff report.

IHC is looking to pave a parcel that they own in order to expand their parking lot on the north side of 300 North Street. The property is currently being used as a community garden by the IHC employees. The area is part of the Downtown Zone, which allows medical/dental offices and their parking lots as permitted uses.

There is a required 10 ft. wide landscaping area that will be provided along the east and north side of the new lot, except for the back-up area on the north end of the stalls where only five ft of landscaping is required. New fencing is required along the east property line. The property drains to the north and west. There will be a new detention basin provided on the existing drain system to accommodate this additional water before it drains out through the existing pipes to 400 North Street.

Staff recommended IHC Parking Lot Expansion include some additional shrubs along the street frontage to better screen the parked cars from the street.

Sharon Spratley made a motion to recommend approval to City Council for preliminary and final site plan for a parking lot expansion at 390 N Main St, Intermountain Health Care, applicant. Von Hill seconded the motion. Voting was 6-0 in favor.

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

1. Next Planning Commission meeting to be held on June 3
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:45 pm.