

**Bountiful City  
Planning Commission Minutes  
April 15, 2014  
7:00 P.M.**

Present: Chairman - Tom Smith; Vice Chairman - Dave Badham; City Council Representation – Richard Higginson; Planning Commission Members – Mike Allen and Von Hill; City Attorney/Interim Planner - Russell Mahan; Assistant City Engineer – Lloyd Cheney and Recording Secretary – Darlene Baetz

Excused: Planning Commission Members – Sean Monson and Sharon Spratley, City Engineer – Paul Rowland.

**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 1, 2014.**

Richard Higginson made a motion to approve the minutes for April 1, 2014 as written. Von Hill seconded the motion. Voting passed 4-0 in favor with Mike Allen abstaining as he was not present at the meeting.

**3. PUBLIC HEARING - Consider amending the Bountiful City Land Use Ordinance to:**  
(A) permit large flags and flag poles on large commercial sites,  
(B) to change the definition of electronic signs to exclude gas station price signs, and  
(C) to permit and regulate the keeping of bees within the City.

Mr. Mike Nobel at 135 E. 400 S and Scott Bradbury at 148 W. 400 S. both were in favor of permitting and regulating the keeping of bees within the City.

Russell Mahan recommended that this item be tabled until May 6, at which time this item could be noticed for the appropriate 10 days with the newspaper.

**4. Consider a preliminary and final site plan approval for a four-plex at 3100 S. Orchard Dr., Sharm Smoot, applicant.**

Mr. Sharm Smoot was present. Lloyd Cheney presented the staff report.

Mr. Smoot is requesting preliminary and final site plan approval for a four unit development on the 0.53 acre parcel located at 3100 South and Orchard Dr. The area is zoned RM-13, which allows up to four units on this less than one acre lot. The development is proposed as a regular four-plex with no subdivision approval included with this agenda item.

The proposal is to place 2-two bedroom units and 2-three bedroom units all connected townhouse style facing 3100 South. Parking will consist of 14-car parking lot, 8 of which are covered on the east side of the property. A parking is located 12 feet from the street curb and gutter. A sidewalk is currently not required for this property. The parking lot and building pads will drain to the west side where a small detention basin is provided. The runoff water will then drain into the storm drain system through a 2" orifice. Landscaping will total approximately 55% of the entire site. Underground utilities are available in 3100 South St and power/phone/cable is overhead and located along the property lines with an existing fire hydrant locate on the east property line. The curb and gutter will be replaced as necessary under a bond posted with the building permit. The development will produce some additional traffic at the intersection of 3100 South and Orchard Dr.

Staff recommends granting preliminary and final site plan approval for the Val Verda Fourplex with the condition that the developer make any and all other redline corrections.

Staff discussed that ADA parking was not required at this location. There was also discussion about sidewalks, storm drainage, landscape/tree size along the street, and required/extra number of parking stalls.

Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval for a four-plex at 3100 S. Orchard Dr., Sharm Smoot, applicant, based on the conditions outlined by staff plus the installation of a public sidewalk on 3100 South. Mr. Badham would like to add the recommendation that the developer incorporate exterior architectural elements consistent with the existing area, particularly the craftsman style look. Richard Higginson seconded the motion and voting was 5-0 in favor.

**5. Consider a preliminary site plan for a dental office at 59 West Pages Lane (Pad 5), Bailey Orthodontics, Grant Bailey, applicant.**

Grant Bailey was present. Lloyd Cheney presented the staff report.

Mr. Bailey is requesting preliminary and final site plan approval for an 8,000 sq ft dental/orthodontics building on the 1.14 acre lot of the Village on Main Street Commercial Subdivision. The area is zoned MXD, Mixed Use Commercial, which allows medical offices as a permitted use.

The power, water, sewer and storm drain facilities have already been designed and installed with the needed capacity to accommodate this 8,000 sq. ft. building. The proposed dental building will require a minimum of 32 parking stalls. The plans include 30 new and 23 existing shared stalls, which will cover the needed 32 parking stalls. Landscaping will be provided in the landscape islands in the parking lot and between Pages Lane and the building.

Staff recommends preliminary and final site plan approval for the Bailey Orthodontics building at the Village on Main with the following conditions:

1. Make any and all other redline corrections.

Staff and Mr. Bailey discussed the AC units will be shielded with parapets and the splitting of the lot if future needs arise.

Richard Higginson made a motion to recommend to the City Council preliminary and final site plan approval for a dental office at 59 West Pages Lane (Pad 5), Bailey Orthodontics, Grant Bailey, applicant. Mike Allen seconded the motion and voting was 4-0 in favor with Von Hill abstaining.

**6. Consider preliminary and final site plan approval for an access ramp at 2815 S. Main St., Bountiful Mazda, Brandon McDougald, applicant.**

Brandon McDougald, representing Bountiful Mazda, was present. Lloyd Cheney presented the staff report.

Mr. Mike McDonald, Bountiful Mazda owner, is requesting preliminary and final modified site plan approval for a slight revision to the site plan of the existing Bountiful Mazda automobile dealership. The area is zoned C-H, Heavy Commercial, which allows for car dealerships as a permitted use. Mr. McDonald is proposing a new access ramp between his existing automobile storage lots. He is proposing a 20 ft wide driveway ramp along the east end of the lots to connect the two areas. This ramp will be rather steep, about 9%, it will only be for use by the dealership and not the general public. No additional landscape is required as a result of this modification. With no building construction involved, there are no utilities involved except the relocation of a buried power line which has been coordinated with Bountiful Power. The additional paving will not have any measurable impact on existing storm water runoff; therefore no modification to the drainage system is required.

Staff recommends preliminary and final site plan approval for the Bountiful Mazda Access Ramp with the following condition:

1. Make any and all other redline corrections.

Von Hill made a motion to recommend to the City Council preliminary and final site plan approval for an access ramp at 2815 S. Main St., Bountiful Mazda, Brandon McDougald, applicant with the condition outlined by staff. Richard Higginson seconded the motion and voting was 5-0 in favor.

**7. Consider approval of a Conditional Use Permit letter, in written form, for an amendment to an existing Conditional Use Permit for a Wireless Communications facility at 995 E. 1800 S., Rachel Fenton, representing NSA Wireless and AT & T**

**Wireless, applicants.**

Russell Mahan presented Conditional Use Permit letter.

Von Hill made a motion to approve the Conditional Use Permit letter, in written form, for an amendment to an existing Conditional Use Permit for a Wireless Communications facility at 995 E. 1800 S., Rachel Fenton, representing NSA Wireless and AT & T Wireless, applicants, as written. Dave Badham seconded the motion and voting was 5-0 in favor.

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

1. Next Planning Commission meeting to be held on May 6.
2. Upcoming agenda items.

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