

**Bountiful City
Planning Commission Minutes
April 1, 2014
7:00 P.M.**

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

Excused: Planning Commission Members – Michael Allen

1. Welcome and Introductions.

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

2. Approval of the minutes for March 18, 2014.

Von Hill made a motion to approve the minutes for March 18, 2014 as written. Richard Higginson seconded the motion. Voting passed 4-0 in favor with Sean Monson and Sharon Spratley abstaining as they were not present at the meeting.

3. Consider a preliminary and final site plan approval at 460 S 200 West, Eric Jones and Dr. Christian Bahr, applicants.

Dr. Christian Bahr and Paul Warnock were present. Paul Rowland presented the staff report.

Dr. Christian Bahr is looking to convert the previous Under Par Golf Building into a dental office and is requesting preliminary and final site plan approval for the modified site and parking lot located at 460 S 200 West. The area is zoned (CG) General Commercial, which allows medical/dental offices as a permitted use.

There will be landscaping along the south property line next to Wendy's parking lot and no landscaping along the north property. The existing parking lot will require very little revision to the grading around the building and will contain 18 parking stalls including 2 for ADA parking. The sidewalk and curb & gutter along the 200 West frontage will be staying, the drive approach on the north is being replaced and the drive approach on the south is to be removed and replaced with 30" curb & gutter. Bonds to cover the damage will be required as part of the building permit process.

Staff recommends approval to City Council with conditions outlined as follows:

1. Make any and all redline corrections.
2. Provide a six ft. tall vinyl fence along the west property line.

Staff discussed the proposed signage for the building does not include plans for a marquee and will include small signage on the door and windows.

Richard Higginson made a motion to recommend to the City Council preliminary and final site plan approval at 460 S. 200 West, Eric Jones and Dr. Christian Bahr, applicants, with the conditions outlined by staff. Dave Badham seconded the motion and voting was 6-0 in favor.

4. Consider granting approval of 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.

Chris Martinez was present. Russell Mahan presented the staff report.

This item was continued from January 7, 2014 meeting. Rachel Fenton, representing NSA Wireless and AT&T Wireless, applicants requests an amendment to the existing conditional use permit for the communications tower located at Mueller Park Jr. Hugh, 995 East 1800 South, Bountiful, Utah. The proposed amendment would increase the tower height an additional 10 feet, and would allow the construction of a new antenna array at the top of the new addition which would go four feet beyond the pole height. The subject property is located within a Single Family Residential (R-3) zone.

Structure and wind strength, will be verified at the time that a building permit is requested. The tower will stay in the present location. Mr. Mahan presented the federal law mandating approval of cell towers as outlined in Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012.

Staff recommended approval of 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 with the following conditions.

1. The communications tower is to be the slim line design and not to exceed 18" in diameter,
2. The maximum height allowed shall be 90'.
3. The color of the tower is to be determined by staff.
4. At no point shall any part of an antenna array, including the antenna pads, extend more than 42" from the exterior of the communications tower.
5. Not more than XXXX sq ft (to be determined by Commission) of antenna pad shall be permitted for each co-locater.
6. The applicant shall obtain a building permit before commencing construction.
7. Any and all fees shall be paid.

Von Hill made a motion to approve the Conditional Use Permit to grant 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 with the following changes to the conditions outlined by staff:

1. The communications tower is to be the slim line design and not to exceed 18” in diameter,
2. The maximum height allowed shall be 90’ *on the tower*.
3. The color of the tower is to *remain the same current color*.
4. At no point shall any part of an antenna array, including the antenna pads, extend more than *8 feet* from the exterior of the communications tower.
5. The applicant shall obtain a building permit before commencing construction.
6. Any and all fees shall be paid.

Sharon Spratley seconded the motion and voting was 6-0 in favor.

Von Hill recused himself from the meeting for the next two agenda items.

5. 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.

This item was continued from February 18, 2014. Taylor Spendlove, representing Bob Hoffman, is requesting preliminary and final site plan approval for a four unit PUD on .56 acre parcel located at 1840 S. 200 West zoned (RM-19) Multi-family 19 units per acre.

Staff discussed the site changes that were made:

1. One unit facing east-west and one facing north-south on the lot
2. Roof peak drops down about 6 ft.
3. Impervious portions of the site are proposed to be graded to drain to the street
4. Retaining wall to be built along south property line from 3 ft – 7 ft high
5. Above ground detention basin with a pump to be placed at the rear of the building pads and landscape area on the north and west.

Staff recommends approval for a preliminary and final site plan for Hoffman Place (PUD) at 1840 S. 200 W., Taylor Spendlove, representing Brighton Homes and Robert Hoffman, applicants with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.
3. Post a subdivision bond prior to recording the Plat.
4. Redundant pump with alarms

Dave Badham made a motion to recommend to the City Council preliminary and final site plan approval at for Hoffman Place (PUD) at 1840 S. 200 W, Taylor Spendlove,

representing Brighton Homes and Robert Hoffman, applicants with the conditions outlined by staff. Richard Higginson seconded the motion and voting was 5-0 in favor.

6. Consider recommendation to City Council to extend site plan approval for an additional six months at 1692 N. 200 W, Robert Gibson, applicant.

Robert Gibson was present and Russell Mahan presented staff report.

This item was continued from February 19, 2013. Mr. Gibson received site plan approval for Stone Creek Village at 1692 North 200 West on February 19, 2013. Mr. Gibson did not commence construction within one year of his approval, but would like to do so now. Staff recommends a six month extension of the site plan approval, which would go until August 26, 2014.

Richard Higginson made a motion to recommend to the City Council to extend site plan approval for an additional six months at 1692 N. 200 W., Robert Gibson, applicant as outlined by staff. Sharon Spratley seconded the motion and voting was 5-0 in favor.

Von Hill returned to the meeting.

7. Consider approval of a Conditional Use Permit letter and a Lot Line adjustment, both in written form, 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.

Russell Mahan presented Conditional Use Permit letter and Lot Line Adjustment.

Von Hill made a motion to approve the Conditional Use Permit letter and a Lot Line Adjustment, in written form, 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, as written. Dave Badham seconded the motion and voting was 4-0 in favor with Sharon Spratley and Sean Monson abstaining as they were not at this meeting.

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

1. Next Planning Commission meeting to be held on April 15.
2. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:59 pm.