

Bountiful City
Planning Commission Minutes
September 15, 2015
6:30 P.M.

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

Excused: City Attorney – Russell Mahan

1. Welcome and Introductions.

Chairman Smith opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 1, 2015.

Sharon Spratley made a motion to approve the minutes for September 1, 2015 as written. Richard Higginson seconded the motion.

Voting passed 6-0-1 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye with Tom Smith abstaining.

3. Consider preliminary and final site plan for duplex at 1290 North 200 West, Robert Gibson representing Andrea Dawn Hancock, applicant.

Robert Gibson, representing Andrea Dawn Hancock was present. Chad Wilkinson presented the staff report.

The applicant, Robert Gibson, representing Andrea Hancock, is requesting approval of preliminary and final site plan approval for a duplex in the RM-13 zoning district. The property is located on the east side of 200 West near the northwest entrance to Viewmont High School. The site is currently occupied by an existing single family dwelling. Surrounding uses include Viewmont High School to the east and north, single family residential to the west and multifamily residential to the south. The lot is .41 acre in size and therefore has a maximum density of 7 units to the acre. Based on the size of the lot, the maximum number of units on the property is 2. The proposal includes removal of the existing home on the parcel and replacement with a new two-story duplex. The units will each contain 3 + bedrooms and the proposed structure meets the required setbacks for the zoning district.

The site is accessed from a single driveway on 200 West. Water is proposed to be provided to the site via an existing water line running through the school property to the east. Evidence of easement for this water line will be required prior to building permit. Sewer service and irrigation will be provided to the site from existing lines in 200 West. The site slopes from the southeast to the northwest and the applicant proposes to provide a detention facility on the northwest portion of the site with connection to the existing drainage facility to the north. An additional storm drain inlet will be required on the north side of the driveway.

The property meets the minimum percentage of landscape area, however additional details showing

how landscaping will be provided on the site and how the landscaping will be integrated in the drainage area must be provided. Parking standards for multifamily development require a minimum of 2.5 spaces per unit with .25 guest spaces per unit. The proposed plan includes 3-car garages for both of the proposed unit along with a guest parking space on the west side of the property in front of the home. The parking as proposed meets the standards of the Land Use Ordinance. The guest parking space is setback 25 feet as required by ordinance.

Staff recommends that the planning commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications required for storm drainage on the site. Include the following:
 - a. Show an extra storm drain inlet on the northwest of the existing driveway.
2. Prior to building permit approval, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. The landscape plan should identify percentages of landscaping and open space as required by Code.

The Commission Members were concerned about the view of the north side of the building. They asked if there could be either add-ons to include gables and window boxes or extra screening landscape. Mr. Gibson stated that the north side would be landscaped for the public view.

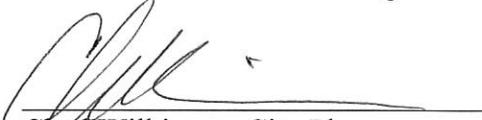
Richard Higginson made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a duplex at 1290 North 200 West with the two conditions outlined by staff and the addition of a third condition: “3. Provide detailed landscape plan prior to consideration by the City Council showing enhanced screening along North property line OR enhanced architectural detail on North side to break up exterior elevation.” Sean Monson seconded the motion.

Voting was 6-0-1 with Commission Members Allen, Badham, Higginson, Monson, Smith and Spratley voting Aye with Von Hill abstaining.

4. Planning Director’s report, review of pending applications and miscellaneous business.

1. Stoker School parking lot will be hosting Food Truck League every Fridays 6-10 until October.
2. Next Planning Commission meeting to be held on October 6, 2015.
3. Next City Council meeting to be held on September 22, 2015.
4. Planning Commissioners are invited to attend the Utah APA Conference in October.
5. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 6:54 p.m.


Chad Wilkinson, City Planner