

**Bountiful City**  
**Planning Commission Minutes**  
**June 7, 2016**  
**6:30 P.M.**

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

Excused: City Planner – Chad Wilkinson

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for May 17, 2016.**

Tom Smith made a motion to approve the minutes for May 17, 2016 as written. Von Hill seconded the motion. Voting passed 7-0 with Commission members Allen, Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

**3. Consider preliminary and final site plan approval for an enclosed storage addition at RB Automotive Machine Shop, 1193 S 425 W, Jay Mirci and JKM Construction Inc representing Roger Brasier, applicant.**

Roger Brasier owner and Jay Mirci were present. Andy Hulka presented the staff report.

The applicant, Roger Brasier is requesting preliminary and final site plan approval for an approximately 1890 square foot addition to an existing 2,800 square foot building used as an automotive machine shop.

The original building was constructed in 1990 (the original address was 1203 S. 425 West). The business has operated continuously since that time. Surrounding uses include a plumbing business to the north, auto sales and single family residential to the south, single family residential to the east and an automotive repair use to the west.

Because the use is adjacent to residential property to the east, a 20 foot building setback is required for the new building addition. The original landscape plan approved in 1990 required street trees along 425 West and a five foot wide landscape area along the east property line. Because the proposed building expansion will bring the structure closer to the residential property to the east, it is recommended that the current requirement of a ten-foot wide buffer be required. The proposed plan shows this ten foot wide area along with screening trees. Conditions included below also require that the landscaping in other areas of the lot be restored to the original approved landscape plan, including street trees on the west of the property adjacent to 425 West and restoration of landscaping in the small areas on the north and south of the property.

The Land Use Ordinance requires three parking spaces per stall service bay or work station for auto repair uses. The building has effectively one service stall and has three parking spaces located in the front of the building. Two spaces are directly to the west of the building with an additional space on the south west portion of the lot. The ordinance specifically states that the three required parking spaces are to be kept open for customer and that adequate parking for vehicles under repair must be provided elsewhere on the lot.

The area where the building is proposed is currently paved, so no new impervious surface is proposed. The applicant will be installing additional landscaping on the east side of the building, thereby creating additional pervious areas which will help mitigate storm water impacts.

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.
2. Obtain required building permits for the proposed addition.
3. Install the 10-foot wide landscaping area along the east property line as shown in the submitted plan and restore landscaping as originally approved in other areas on the property. Specifically, the following landscaping shall be reestablished on the property:
  - a. Street trees required in the original approval shall be replanted along 425 West.
  - b. Landscaping along the north and south property lines consisting of low lying shrubs shall be reestablished
4. The three required off street parking spaces shall be used for customer and employee parking and shall not be used for storage of vehicles under repair.

Mr. Mirci asked to have approval for xeriscape for the landscaping. Mr. Hulka stated that the xeriscape is an approved landscape and the staff suggested smaller city approved trees to be planted under the powerlines.

Mr. Hulka reported that Mr. Mirci's neighbor to the east will also be required to restore the landscaping back to what was originally approved and action has already been taken.

Mr. Brasier clarified that his business is vintage auto restoration and machine shop and wants to have extra space for the restorations. There will not be a need for extra customer parking.

Von Hill made a motion to recommend preliminary and final site plan approval for an enclosed storage addition at RB Automotive Machine Shop, 1193 S 425 W, Jay Mirci and JKM Construction Inc representing Rodger Brasier, applicant. Richard Higginson seconded the motion.

Voting passed 7-0 in favor with Commission members Allen, Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

4. **Consider preliminary and final subdivision approval for Goodfellow Subdivision, 1290 N Main St., Kathryn Goodfellow, applicant.**

Kathryn Goodfellow was present. Paul Rowland presented the staff report.

Ms. Kathryn Goodfellow is requesting preliminary and final approval for a one lot subdivision, separating a single parcel with an existing home fronting onto Main Street, from the 5+ acre orchard at 1290 No. Main Street. The property was the subject of a recent Planning Commission rezone hearing and will be zoned R-4 with the presumed City Council approval on June 14.

The proposed subdivision consists of a single lot with an existing home and garage divided off of the larger orchard parcel. With 98.0 ft. of frontage and 0.304 acres of area, the proposed lot exceeds the minimums required for the zone and provides for adequate side yard and rear yards

Since this subdivision simply divides the property around an existing home from the larger undeveloped orchard parcel, all utilities are already provided to the dwelling and property. Any utilities for future development of the orchard will be brought in from the surrounding streets if and when that occurs.

Staff recommends preliminary and final approval of the Goodfellow Subdivision with the following conditions:

1. Provide a current title report.
2. Payment of all required fees.

Richard Higginson made a motion to forward a recommendation of approval to the City Council for a preliminary and final subdivision approval for Goodfellow Subdivision, 1290 N Main St., Kathryn Goodfellow, applicant. Dave Badham seconded the motion.

Voting passed 6-0-1 in favor with Commission members Allen, Badham, Higginson, Monson, Smith and Spratley voting aye with Von Hill abstaining.

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

1. Next City Council meeting to be held on June 14, 2016.
2. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:49

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Chad Wilkinson, City Planner