

**Bountiful City**  
**Planning Commission Minutes**  
**August 16, 2016**  
**6:30 P.M.**

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

Excused: Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for July 19, 2016.**

Richard Higginson made a motion to approve the minutes for July 5, 2016 as written. Tom Smith seconded the motion. Voting passed 5-0 with Commission members Higginson, Hill, Monson, Smith and Spratley voting aye.

**3. Consider preliminary site plan approval for the expansion of the Intermountain Health Care Facility (IHC) at 390 N Main, Jimmy Nielsen, Architect and Project Manager for IHC. (Continued from July 19, 2016.)**

Paul Anvar, Project Architect with HDR and Jimmy Nielsen, Project Manager and Architect with IHC were present. Chad Wilkinson presented the staff report.

The applicant, Jimmy Nielson, representing Intermountain Health Care (IHC), is requesting preliminary site plan approval for an expansion of the existing IHC Clinic located at 390 N. Main Street. The property is located in the DN (Downtown) zoning district and medical clinics are a permitted use in the zone subject to site plan review. The proposed expansion is approximately 52,700 square feet consisting of 3 floors. The item was reviewed by the Planning Commission at their July 19, 2016 meeting and was continued in order to give the applicant an opportunity to address concerns raised over the proposed building elevations and design.

The applicant has provided changes to the “penthouse” mechanical areas proposed for the roof of the building. The changes (as described by the applicant) include the following:

1. The high penthouse roof has been reduced in height by 1’-0”
2. The North penthouse elevation has been pushed back 11’-3” from the face of building parapet
3. The East Penthouse elevation has been pushed back 10’-7” for most of the elevation and 10’-0” at the tightest point from the face of the building parapet
4. The Southern elevation of the easterly portion of the penthouse has been pushed back from the face of parapet 5’-1”
5. The Building signage has been moved down to the top of the brick coursing

As discussed at the previous meeting, the code does not have specific height limit for mechanical equipment or accompanying screening areas. Section 14-15-104 D. requires that all rooftop equipment should be screened so as not to be visible from the nearest public street. The Code also requires that screening areas are to be architecturally compatible with the building. The proposed changes address concerns expressed by the commission related to the east elevation and the height of the screening elements related to the adjacent residential zone to the east. The design also reflects the desire to step the mechanical areas back from the façade of the building to provide architectural relief on the street facing sides of the building.

As a part of the application, the applicant has requested a reduction in the required parking for the site. The Code requires a minimum of 4 off street parking spaces per 1000 square feet for medical office uses. As discussed in the previous staff report, the Code allows for the approving authority to reduce the required parking for uses that have varying intensities during the course of the day. The parking reduction must be based on professional standards and the approving authority can request a shared parking analysis prepared by a traffic engineer. The applicant has submitted a parking analysis prepared by Ryan Hales, a local traffic engineer. Based on the analysis a peak parking demand of 3.45 spaces per 1,000 square feet was calculated. Based on this rate a total of 360 spaces are recommended by the traffic engineer to adequately meet parking needs on the site. The proposed rate would constitute a reduction of approximately 58 spaces between the north and south lots. The City Engineer and City Planner have reviewed the requested reduction and recommend that a reduction may be appropriate in this instance because of the applicant's plans to provide for a parking structure in the future. The applicant has provided a future parking plan showing the construction of a parking structure on the south lot. As part of approval of this reduction, the applicant should also provide an approximate schedule for construction of the future garage.

In the previous report, the issue of landscape buffering between adjacent residential zones was discussed along with a condition requiring buffer areas to be provided on the plan prior to final approval. The north property includes the required 10 foot buffer along the east property line and, with the construction of a solid screening fence, will meet the requirement for zone buffering. The new parking area on the south lot does not include the required 10 foot landscape buffer. After further review of the detailed construction drawings, it has been determined that the required 5-foot wide landscape setback on the west side of the property (See Section 14-7-109(4)) is also not included on the proposal. In addition, parking spaces in this area are not the 9 feet by 20 feet required by code. The applicant has indicated that the fence line on the east side of the property does not represent the actual property line and that a portion of the fenced yard of the adjacent property is within the property lines of the IHC parcel. The buffer standard includes both a setback component and a landscape component. The current design places a portion of the required buffer on property currently within the fence lines of an adjacent residential property. On the west side, parking has been placed on the property line without the required 5 foot landscape buffer. While the existing parking on site does not appear to meet current Code, any new parking must comply with current standards. Therefore, prior to final approval, the applicant needs to address the dimensions of the new parking area shown on the south lot. Because revisions to the area may potentially cause the loss of parking spaces needed to construct the requested square footage of the building, this item needs to be addressed before final approval is granted. The Code does allow for shared parking on adjacent properties within 500 feet of the subject property and there may be the

option to provide some required parking on adjacent parcels.

Staff recommends that the Planning Commission forward a recommendation of preliminary site plan review to the City Council subject to the following conditions:

Prior to final approval, complete the following:

1. Complete any and all redline corrections. A copy of the redline comments is attached to this report.
2. Obtain approval of the requested reduction in parking from the City Council.
3. The future parking plan should include an approximate time frame for implementation of the plan.
4. Revise the new parking area on the south lot to show compliance with minimum parking space dimensions and provision of minimum landscape buffers on both the east and west sides of the property. **Note:** Revisions may result in the loss of parking spaces and reduction of overall square footage for the building or the need to secure shared parking on adjacent parcels.
5. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

Commission Members and staff discussed that the time frame for parking plans could be tied to future expansion and the possible sharing of parking areas. The applicant submitted a parking analysis and staff is not concerned for the parking calculations. Bountiful City has a restrictive parking standard and staff feels comfortable with the proposed parking plans.

Mr. Monson discussed the addition of a possible condition for additional expansion of the parking area. Dan Kohler, director of facilities for IHC stated that the expansion will depend on future additions and IHC does not have a date at this time.

Von Hill made a motion to forward a recommendation of approval to City Council for a preliminary site plan review with the 5 conditions outlined by staff and the change of condition #3 to read "The future parking plan will be required to be implemented at the future expansion."

Sharon Spratley seconded the motion. Voting passed 5-0 with Commission members Higginson, Hill, Monson, Smith and Spratley voting aye.

4. **PUBLIC HEARING – Consider approval of a Zone Map amendment from Heavy Commercial (C-H) and Single Family (R-4) to Multi-family (RM-19) for properties addressed at 441, 453, and 455 W 1000 North, Greg Flint representing JMH Investments LLC, Owner.**

Greg Flint, representing JMH Investments LLC, owner was present. Chad Wilkinson presented the staff report.

The proposal is to amend the zoning designation of three parcels totaling .79 acres. Two of the parcels are zoned C-H (Heavy Commercial) with a third parcel zoned R-4 (single family residential 4 units per acre). The applicant requests to amend the zoning of all three parcels to

RM-19 (Multifamily residential 19 units per acre). The parcel zoned R-4 is currently developed with a single family home. The two commercial properties are currently vacant. The property is surrounded by Single Family residential zoning and use to the north and east, a cabinet manufacturing use and storage to the north, an existing bar use to the west and multifamily residential to the south. The property directly to the east is currently used as an office for the Davis School District.

The proposed zone map amendment would facilitate the expansion of the existing Carrington Place Apartments. The applicant has submitted a conceptual plan that shows the construction of a 60-unit expansion. The majority of the expansion would occur on a 2.24 acre property already zoned RM-19. Inclusion of the subject properties in the development would facilitate a design that provides an opportunity for consolidation of a number of existing driveways on 1000 North and improved access for the existing complex.

Two of the parcels are zoned C-H (Heavy Commercial) which allows the largest variety of commercial uses, including industrial uses and other high-impact commercial uses such as auto sales, pawn shops, and drinking establishments. C-H zones are typically located along large arterial streets such as 500 West or Highway 89 and are often buffered from single family residential zones by multifamily zoning. Some of the potential commercial uses allowed within the C-H zoning district would be incompatible with the existing residential neighborhood. In addition, the location on a busy "S"-curve on 1000 North could make access to a commercial use on the property problematic. The size and configuration of the parcels makes them difficult to develop with a viable commercial use. The proposed change to RM-19 would provide a buffer for the single family residential neighborhood from commercial uses to the west. The inclusion of the R-4 parcel will allow for access aligned with 400 West Street and provide a separation from the "S"-curve allowing for an improved access for the parcels and consolidation of several driveways along the curve further improving circulation for the neighborhood.

The approval of the zone change does not include approval of the site plan. Additional review through the site plan review process will be required prior to development.

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

The proposed zone change will facilitate an expansion of an existing Multi-family apartment development which will create changes in the traffic pattern in the area. The proposal replaces an existing trailer park that housed between 20-30 units, so the incremental impacts to traffic will be within the designed capacity of the street system. In addition, the majority of the property to be developed is already zoned RM-19. Therefore the addition of .79 acres will not create substantial additional traffic that is not already anticipated in the General Plan.

It is recommended that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment of three parcels totaling .79 acres from C-H (Heavy Commercial) and R-4 (Single Family Residential 4 units per acre) to RM-19 (Multi Family Residential-19 units per acre).

Staff and Commission Members discussed the traffic and the exits and entrances to Carrington Place.

Chairman Monson opened the Public Hearing at 7:06 p.m.

Gary Davis resides at 2814 S 500 W. Mr. Davis asked what businesses were located at these properties if the zone was Heavy Commercial. Would it be necessary for Hazmat to test for chemicals? Mr. Flint stated that there have been environmental ground tests done on the trailer court. Staff reported that the properties had homes built on them since 1959.

Merlene Ence resides at 361 W 1000 N. Ms. Ence was concerned about the increased traffic and asked about the proposed entrances and privacy of the backyard. Mr. Rowland stated that the alignments of the road entrances were situated to alleviate traffic problems. Mr. Kent confirmed that the buildings will be 3 stories and ½ story in the ground with the appropriate landscaping setbacks.

Karl Keyes – 885 N 325 W. Mr. Keyes is concerned about the traffic turning onto 500 West. Mr. Rowland confirmed that 500 West is a UDOT road and that there are a few accidents every year. Mr. Higginson proposed a possible traffic recommendation to include a berm, light and turning lane.

Chairman Monson closed the public hearing at 7:19 p.m.

Mr. Higginson stated that the 2 properties are zoned Heavy Commercial (C-H) and can have businesses that are not generally located in a residential area.

Sharon Spratley made a motion to forward a recommendation to City Council for approval of a Zone Map amendment from Heavy Commercial (C-H) and Single Family (R-4) to Multi-family (RM-19) for properties addressed at 441, 453, and 455 W 1000 North. Richard Higginson seconded the motion. Voting passed 4-0-1 with Von Hill abstaining.

**5. Consider preliminary subdivision approval for Green Subdivision, 2100 S 200 West, Mark Green, applicant.**

Mark Green, applicant was present. Paul Rowland presented the motion.

Mr. Mark Green is requesting preliminary approval for his 32 lot subdivision proposed for the 8.37 acres of garden ground located at 2050 South 200 West, directly east across the street from the Bountiful City Cemetery. The area is zoned R-4 and the request is for a subdivision which is consistent with the existing zoning requirements.

Mr. Green is in the process of purchasing 8.37 acres of previously farmed ground directly across 200 West from the city cemetery from the East family. The proposed subdivision consists of 32 lots proposed to front on the extension of 2100 South St. and 2050 South Street, both of which currently “dead end” at the east end of this parcel. The proposal is to extend 2050 South Street west to 200 West and extend 2100 South west and tie into 2050 So. at a point two lots east of 200 West.

With the current zoning of R-4, the proposed 32 lots falls within the maximum density allowed for the zone and the lots all exceed the 8,000 sq.ft. minimum area required, with sizes ranging from 8,100 sq.ft. to over 12,000 sq.ft. The five corner lots also exceed the requirement that corner lots be a minimum of 8,800 sq.ft. All lots, interior, curve and corner also exceed the minimums required for the zone.

All utilities are available in the stub streets and in 200 West, and in fact this proposal provides the opportunity to connect and complete the water and irrigation water networks in the area. Overhead power lines run along the north and south property lines, however, new underground power, phone and cable lines will be required to be installed to service this subdivision.

There is an existing storm drain line running in 200 West Street along this entire property, however, the developer is required to provide and has proposed above ground on site detention on lot 1 and lot 30. No Storm Water Impact Fee will be charged because onsite detention is provided, however, detention maintenance agreements will be required on both of those lots.

We recommend that the Planning Commission pass a recommendation for Preliminary Approval to the full City Council with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. The name be changed because there is already a Green Subdivision in Davis County.
4. Lots 1 and 30, the corner lots at 200 West Street, shall have access from 2050 South.

Tom Smith made a motion to recommend to City Council approval of a preliminary subdivision for Green Subdivision, 2100 S 200 West. Richard Higginson seconded the motion. Voting passed 4-0-1 with Von Hill abstaining.

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

1. Training Land Use 101- August 27 9:00 am – 1:00 p.m.
2. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:32 p.m.

  
Chad Wilkinson, City Planner