

**Bountiful City**  
**Planning Commission Minutes**  
**May 17, 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 Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation - Richard Higginson

**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 3, 2016.**

Sharon Spratley made a motion to approve the minutes for May 3, 2016 as written. Von Hill seconded the motion. Voting passed 5-0-1 with Commission members Allen, Badham, Hill, Monson, and Spratley voting aye with Tom Smith abstaining as he was not present for that meeting.

**3. CONTINUED - Consider approval of a Zone Map amendment from General Commercial (C-G/PUD) to Mixed Use (MXD-PO) for properties addressed 1512, 1560, and 1580 S Renaissance Towne Center and 1520 S Main, Bruce Broadhead, applicant.**

Bruce Broadhead and Ray Bryson representing Renaissance Towne Center and Aric Jensen representing Knowlton General were present. Chad Wilkinson presented the staff report.

Staff has worked with the applicant to address the changes suggested by the Planning Commission at its May 3, 2016 meeting. Specifically, items such as overall building height for buildings in the proposed zone along with specific standards for buildings adjacent to the roundabout have been included in the ordinance. The applicant has also requested small changes to clarify the relationship of the new zoning designation to the PUD.

Based on the modifications to the standards for the MXD-PO zone, staff recommended that the Commission forward to the City Council a recommendation of approval for the proposed zone map amendment from C-G to MXD-PO.

Mr. Jensen asked for clarification of building height. He questioned whether average adjacent grade is measured from finish grade. Mr. Wilkinson confirmed that average adjacent grade was finish grade.

Mr. Jensen suggested that the word “or” be taken out of the standards for Building Height, item 2 “For buildings adjacent to the roundabout...unless setback an additional one (1) feet from the right of way and/or the required setback for buildings located adjacent...”.

Staff and Commission members discussed the standards language and the appropriate minimum setback for the property around the roundabout. Ms. Spratley suggested that there be at least 30 feet minimum setback for the property around the roundabout.

Mr. Jensen stated the standard for Commercial property is 20 feet and that there is 40 feet from back of curb to the parking lot of Maverick.

Sharon Spratley made a motion to recommend to City Council approval of a Zone Map amendment from General Commercial (C-G/PUD) to Mixed Use (MXD-PO) for properties addressed 1512, 1560, and 1580 S Renaissance Towne Center and 1520 S Main with an amendment of minimum setback of 35 feet from the roundabout and the elimination of the word “or” in Section 2 related to building height. Dave Badham seconded the motion. Voting was 6-0.

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

**4. PUBLIC HEARING - Consider approval of a Zone Map amendment from Multi-Family (RM-13) to Single Family (R-4) for the property located at 1290 N Main St, Kathryn Goodfellow, applicant.**

Kathryn Goodfellow was present. Chad Wilkinson presented the staff report.

The proposal is to amend the zoning designation of a 1.45 acre portion of an existing 5.4 acre property from RM-13 (Multi Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre). The property is addressed 1290 North Main Street. The subject property is currently developed with a Single Family residence and a large orchard. The property is surrounded by Single Family residential zoning and use to the north and east, an RV repair business and vacant commercially zoned property to the west and multifamily residential zoning and use to the south.

The applicant has expressed a desire to separate the existing single family home on the property from the remainder of the property by subdivision. The property is currently split zoned with approximately 1.5 acres on Main street zoned RM-13 and the remainder zoned R-4. The existing residence is located within the RM-13 portion of the property. Because the minimum lot size for RM-13 is one acre, the applicant is proposing to amend the zoning map from RM-13 to R-4 which allows for minimum lot sizes of 8,000 square feet. This will allow for the division of the residence from the larger property without the need for a one acre minimum lot size. The applicant has expressed a desire to apply for “greenbelt” tax status with the County for the orchard property and removing the residence from the property will facilitate their request to the County.

A small portion of the lot located on the southwest corner of the property is proposed to remain RM-13. This portion is too small to be developed as any multifamily use without combination with an adjoining property. Changing this sliver of property would create an isolated RM-13 lot surrounded by Single family residential zoning. Staff recommends that since this portion of the property is already zoned RM-13, allowing the existing split zone condition to remain for this small portion of the property is appropriate in this instance.

The proposal constitutes a decrease in the overall densities allowed for the property and is therefore not anticipated to have significant impacts on surrounding properties.

It is recommended that the Planning Commission forward to the City Council a recommendation of approval for the proposed zoning map amendment of a 1.45 acre portion of an existing property from RM-13 (Multi Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre).

Chairman Monson opened the Public Hearing at 6:58 p.m.

Verlon Duncan resides at 1330 N 200 E. Mr. Duncan is in favor of this rezone.

Kim Foster resides at 1301 N 200 E. Mr. Foster is in favor of this rezone. He loves the orchard and would like to see it stay as is.

Chairman Monson closed the Public Hearing at 7:00 p.m.

Mr. Wilkinson informed Commission members that this would be a decrease in density from high density to single density. The current RM-13 property would be hard to develop as apartments.

Sharon Spratley expressed concern over possible setting of precedent.

Tom Smith made a motion to recommend approval to City Council for the proposed zoning map amendment of a 1.45 acre portion of an existing property from RM-13 (Multi-Family Residential 13 units per acre) to R-4 (Single Family Residential 4 units per acre). Mike Allen seconded the motion.

Voting passed 5-0-1 in favor with Commission members Allen, Badham, Monson, Smith and Spratley voting aye with Von Hill abstaining.

Von Hill excused himself from the remainder of the meeting.

**5. Consider final site plan and subdivision approval for Pages Hollow Townhomes, 306 W Pages, Taylor Spendlove representing Brighton Homes.**

Shawn Poor was present. Paul Rowland presented staff report.

Brighton Homes has completed the PUD site plans, construction drawings and the plat map for this development and is now requesting final approval for the 14 unit Page Hollow PUD. This PUD was granted preliminary approval by the Council on April 12, 2016.

To review, the proposed PUD consists of 14 units on 1.21 acres with attached parking for each. The developer has modified his plans to show the necessary parking and side yards as well as the necessary utilities. The detention has been designed to avoid overflow from the creek culvert.

This places 14 homes where there has historically only been three with the corresponding increase to storm water runoff and traffic on Pages Lane. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Staff recommends that the Planning Commission send a positive recommendation for final approval to the City Council based on the four conditions outlined by staff.

1. Post a bond to cover the costs of construction of required site improvements.
2. Make all necessary red line corrections to the drawings.
3. Payment of all required fees.
4. Provide a current Title Report.

Tom Smith is concerned about the trash cans outside of the garage and not having enough room for them on the inside. Mr. Poor stated that the garage would have enough room for a garbage can near the mechanical area.

Sharon Sprately made a motion to recommend approval to City Council for preliminary and final site plan and subdivision approval for Pages Hollow Townhomes, with the four conditions outlined by staff and the addition of one condition:

5. Garbage cans must be kept inside the garage except on trash pickup days.

Tom Smith seconded the motion.

Voting passed 5-0 in favor with Commission members Allen, Badham, Monson, Smith and Sprately voting aye.

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

1. Training from Land Use Academy on Jun 11 for Planning Commission Members.
2. Mike Allen disclosed that his firm represents Bruce Broadhead. Mr. Allen is not one of the attorneys that represents him and would like to note he will still vote on Planning Commission items with Mr. Broadhead as the applicant.
3. Next Planning Commission meeting to be held on June 7, 2016.
4. Next City Council meeting to be held on May 24, 2016.
5. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:15.

  
Chad Wilkinson, City Planner