

**Bountiful City  
Planning Commission Minutes  
January 5, 2016  
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 Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for November 17, 2015.**

Sean Monson made a motion to approve the minutes for November 17, 2015 as written. Mike Allen seconded the motion.

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

**3. Consider approval of Findings of Fact for approval of an amended variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant.**

Sharon Spratley made a motion to approve Findings of Fact for approval of an amended variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, as written. Richard Higginson seconded the motion.

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

Certificate of Occupancy for this project will be issued upon the compliance of the rear yard.

**4. Consider preliminary and final approval of an 8-unit condo to PUD conversion plat at 1240-1276 N. 200 West, Eric Beard, applicant.**

Eric Beard was present. Paul Rowland presented the staff report.

The home owners association of the Orchard Condominiums is requesting preliminary and final PUD conversion approval for their eight unit condominium located at 1240 North 200 West St. This is an existing eight unit twin home style condominium development which is now requesting PUD status so that the word condominium can be removed from the

development's name.

This development met the requirements for parking and landscaping when it was granted site plan approval and has continued as a legal eight unit condominium since.

The Bountiful City Zoning Ordinance provides that "any legally existing multi-family development...that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone". One of the requirements for conversion is that the development must have at least 4 units, which this proposal meets.

The PUD's name will be changed to "Twin Homes at the Orchard PUD".

Recommend preliminary and final PUD plat approval for the Third North PUD with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.

Richard Higginson made a motion to forward a recommendation of approval to the City Council for a preliminary and final approval of an 8-unit condo to PUD conversion plat at 1240-1276 N 200 West. Dave Badham seconded the motion.

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

**5. Consider approval of a change in color for Natural Foods building, 55 W 500 South, Monet Ragsdale, applicant.**

Monet Ragsdale, representing Natural Foods was present. Chad Wilkinson presented the staff report.

The applicant, Leadership Circle LLC, is requesting an amendment to the colors originally approved for the Natural Grocers building. The original site plan received approval on March 24, 2015. The property is located within the GC (General Commercial) Zoning District.

Bountiful Land Use Ordinance Section 14-15-102 stipulates that as a part of site plan review all commercial projects must be reviewed for compliance with the design standards for non-single family development. Included in this section are guidelines and standards related to color and materials. Applicants are required to provide materials boards and color samples at the time of approval and materials and colors are a part of the review process.

The original approval included exterior finishes consisting of brown corrugated metal and dark green fiber cement siding with metal cornice elements. The building has windows on the north and east sides with the main entrance on the north east side. The new proposal includes a lighter green color for the fiber cement siding material. The applicant has submitted a color sample which was available to view at the planning commission meeting.

The Code does not give a specific color palette and allows for flexibility in approving a variety of colors and materials. While the code has requirements for certain types and percentages of materials and architectural features such as canopies, windows, and other architectural features, the code gives very little guidance on color. Color is largely a matter of personal preference. In considering whether to approve a change to the color for the building, consideration should be given to surrounding buildings and uses. The proposed color is part of a rebranding effort and the applicant has submitted examples from two of their new stores in Minnesota and Oklahoma showing the color in context.

The colors originally approved are attractive and fit well with the surrounding development. The existing darker green complements the brown metal and it should be carefully considered whether a change to a relatively new building is appropriate.

Staff recommends that the existing colors are attractive and fit well with surrounding development and that any change in color to a relatively new building should be carefully considered. The Planning Commission should consider the proposal and forward a recommendation to the City Council.

Ms. Ragsdale stated that Natural Foods Corporation had changed the corporate colors and is requesting a change in color. This change in color will affect all the new stores.

After discussion of the color change by the Commission Members, Von Hill made a motion to forward a recommendation of approval to the City Council of a change in color for Natural Foods building at 55 W 500 South. Sean Monson seconded the motion. Voting passed 7-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, Smith, and Spratley voting aye.

## **6. Consider approval of the 2016 Planning Commission Meeting Calendar.**

Chad Wilkinson reported that staff will be implementing a new Site Plan review procedure. This new process will include members from police, power, fire, water and sewer departments and have included dates for this meeting on this 2016 Calendar.

Von Hill made a motion to approve the 2016 Planning Commission Meeting Calendar with the addition of November 1, 2016 date. Sharon Spratley seconded the motion. Voting passed 7-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, Smith, and Spratley voting aye.

**7. Election of Chairman and Vice Chairman of the Planning Commission for 2016.**

Sharon Spratley nominated Sean Monson as Chairman and Mike Allen for Vice Chairman of the Planning Commission for 2016. Richard Higginson seconded the nomination. Voting passed 7-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, Smith, and Spratley voting aye.

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

1. Next Planning Commission meeting to be held on February 2, 2016.
2. Next City Council meeting to be held on January 12, 2016.
3. Announcement of the retirement of Russell Mahan, City Attorney.
4. Appeal for a Telecommunication Tower at Muir Elementary to be held on January 7, 2016.
5. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:07 p.m.



Chad Wilkinson, City Planner