

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355

Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Terry Turner
Corey Sweat, Alt.

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, APRIL 25, 2017 AT THE CITY OFFICES

AGENDA AS FOLLOWS:

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Consider Request From Scott Garner For Conditional Use Permit For Reduced Setbacks For A Proposed Warehouse Addition at 756 W 500 South.
4. Staff Report.
 - a. City Council Actions Update
 - b. New Development
 - c. Legislative Update - House Bill 232
 - d. Miscellaneous
5. Consider Approval Of Minutes From March 28, 2017.
6. Adjournment.

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

*This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and the City's website on **March 21, 2017.***

MEMORANDUM



TO: Planning Commission

DATE: April 19, 2017

FROM: Ben White

RE: Conditional Use (Setback) 756 West 500 South

Mr. Scott Garner owns the Overnite Office building on 500 South just east of the railroad tracks. He recently acquired the properties east and west of him from UDOT. Last fall he requested reduced setbacks from the Planning Commission for an office building. Earlier this year, he requested the City consider a rezone of his property from a C-G zone to a C-H zone so he could construct a warehousing building west of the office building. The City Council granted the rezone request on April 18th.

Mr. Garner is requesting a Conditional Use Permit to have reduced setbacks for the proposed warehouse addition for the front, side and rear of the building.

In accordance with municipal code section 17.34 (see below), requests to modify the front, side and rear setbacks are the responsibility of the Planning Commission.

The following regulations apply in the C-H highway commercial district:

17.34.060 Yard Regulations

The following regulations apply in the C-H highway commercial district:

- A. Front Yard. The minimum front yard setback for all structures shall be twenty-five (25) feet;*
- B. Side Yard. The minimum side yard setback for all structures in a C-H district shall be ten (10) feet except when the planning commission determines a zero to ten (10) foot lot line is desirable or appropriate, whereupon the request will become a conditional use and shall require approval of the planning commission. Where the parcel abuts any residential zone or predominantly residential area, a side yard of at least thirty (30) feet shall be provided on that side adjacent to a residential zone/area. The side yard requirement adjacent to a residential zone may be modified if approved by the planning commission. On corner lots, the side yard which faces the street shall not be less than twenty (20) feet for all structures.*
- C. Rear Yard. The minimum rear yard setback for all structures in a C-H district shall be twenty (20) feet, except when the planning commission determines a zero to twenty (20) foot lot line is desirable or appropriate, thereupon the request will become a conditional use and shall require approval of the planning commission. Where the parcel abuts a residential zone or predominantly residential area, a rear yard of thirty (30) feet shall be provided. The rear yard requirement adjacent to a residential zone/area may be modified if approved by the planning commission.*

D. Required side and rear yard areas may be used for driveways or parking provided that trees and shrubs of sufficient size and quantity are installed to assure a visual screen from abutting residential properties

17.34.090 Development standards.

B. Design Standards.

- 1. The required minimum front setback may be reduced by ten feet (10') if the entire setback area incorporates manicured landscaping and berming;*
- 2. Building exterior materials facing the public road shall be eighty-five (85%) percent brick, stone, stucco, glass, colored decorative block or cement fiberboard, or stone aggregate; and*
- 3. All outdoor storage must comply with Section 17.92 of this code. If allowed, all outdoor storage shall be screened from public view and shall be located in the side or rear yard, provided that landscaping may be used in conjunction with berms, walls and fences to screen outdoor storage areas from public view.*

Possible Motions

A motion to approve the Site Plan should include specific findings regarding conditional use requirements, such as:

1. The proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;
6. The proposed use will conform to the intent of the city's general plan; and
7. The conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

A Motion should also list specific approval of a 1 ft., 3 ft., 5 ft., or whatever setback you believe to be appropriate. Other requirements or rationale could also be stated in the motion, such as it is approved based on the schematic building and landscaping plans that have been submitted. The motion should address each of the property setbacks specifically.

The Planning Commission is not obligated to approve reduced setbacks. A motion to table for more information or to deny the reduced setback request is also within your authority.



DEIV Architecture and Design
 1118 W 500 S, #2
 West Bountiful, UT 84087
 Phone: 801.321.1111
 http://www.deiv.com

GARNER WAREHOUSE ADDITION
 SCOTT GARNER
 756 W 500 S
 West Bountiful, Utah 84087
 SITE APPLICATION

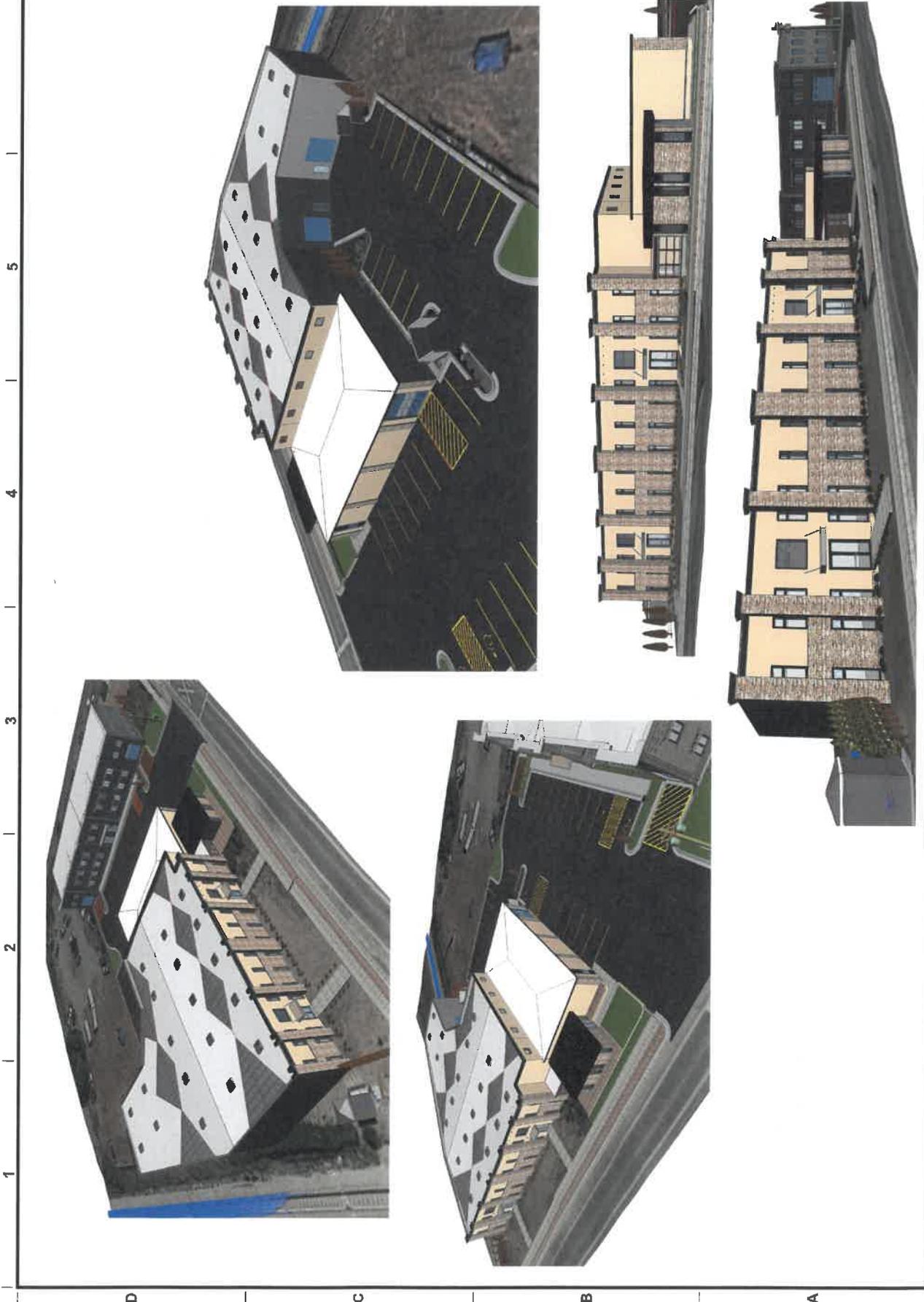
#	DESCRIPTION	DATE
01	ISSUE	4/19/16 11:54 AM

PROJECT #	16035
CHKD BY:	DMC
DRAWN BY:	DMC
ISSUE DATE:	03/16/2016

3D VIEWS

AS104

12:10 PM, Tuesday, March 14, 2017



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DEIV Architecture and Design
 1118 W 500 S, #2
 West Bountiful, Utah 84087
 435.874.1534
 http://www.deiv.com

GARNER WAREHOUSE ADDITION
 SCOTT GARNER
 756 W 500 S
 West Bountiful, Utah 84087
SITE APPLICATION

PROJECT #	16035
CHD BY:	DMC
DRAWN BY:	DMC
ISSUE DATE:	03/16/2016

**ARCHITECTURAL
 SITE LANDSCAPE
 PLAN**

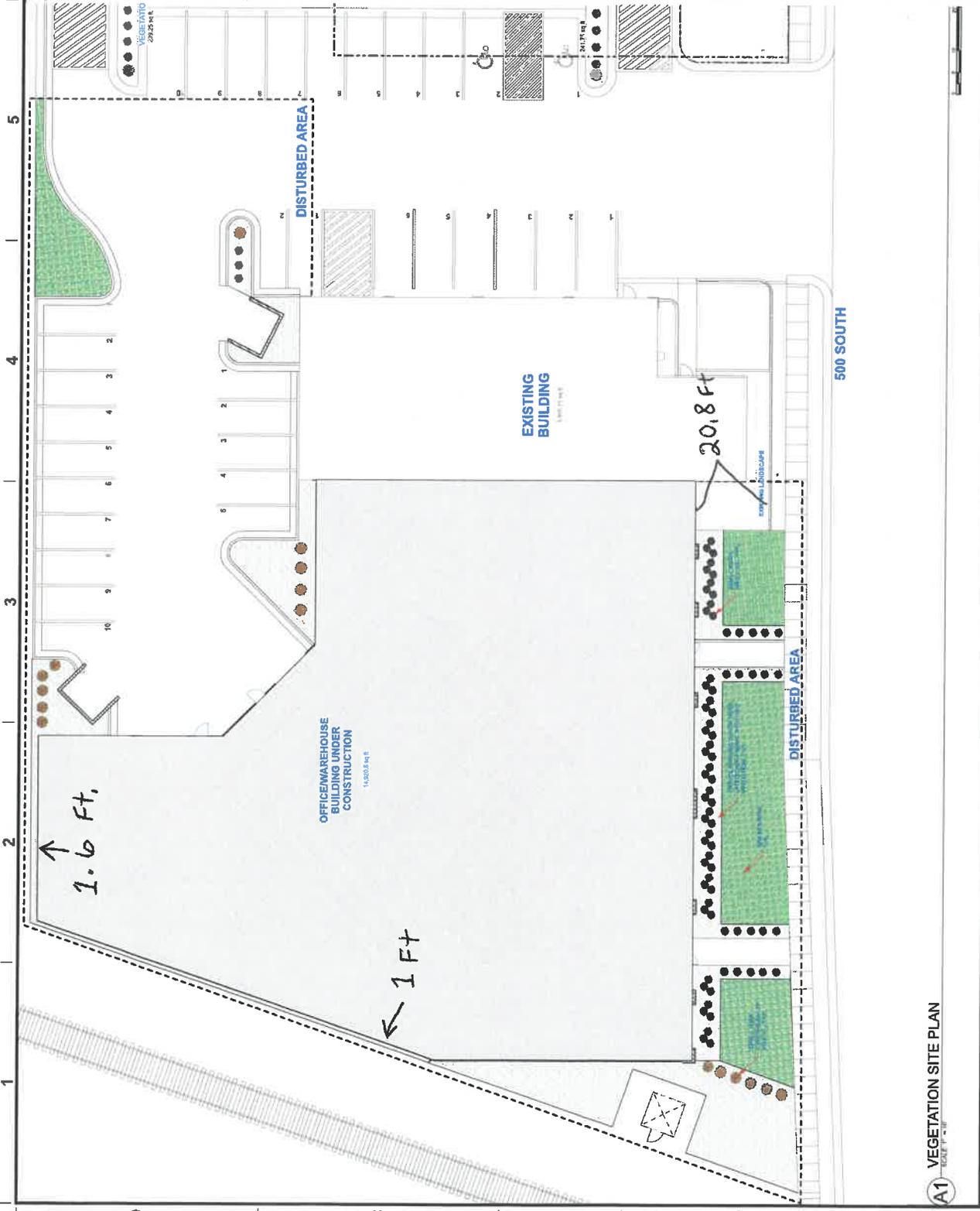
AS102

GENERAL NOTES

- DO NOT SCALE DRAWINGS. DIMENSIONS TAKE PRECEDENCE. NO DRAWING OR SPECIFICATION SHALL TAKE PRECEDENCE OVER ANY OTHER PART OF THESE DRAWINGS. ANY INFORMATION FOUND TO BE IN CONTRADICTION WITH ANOTHER PART OF THE CONTRACT DOCUMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR RESOLUTION. DAMAGES INCURRED BY FAILURE TO DO SO SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE INTENT OF THESE DRAWINGS IS TO INCLUDE ALL MATERIALS, LABOR, AND SERVICES NECESSARY FOR COMPLETION OF ALL WORK SHOWN, PRESCRIBED, OR OTHERWISE INDICATED IN THESE DRAWINGS. ALL WORK SHALL BE PERFORMED TO THE STANDARDS AND SPECIFICATIONS INDICATED IN THE CONTRACT DOCUMENTS.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES, AND REGULATIONS AS ADOPTED BY THE CITY OF BOUNTIFUL, UTAH.

LANDSCAPE TOTALS	
Zone Name	Measured Area
BUILDING AREA	16,859.99
TOTAL	16,859.99 sq ft
DISTURBED SITE AREA	28,400.84
TOTAL	28,400.84 sq ft
LANDSCAPE	121.10
	250.20
	306.36
	358.16
	527.68
	1,216.28
TOTAL	4,424.68 sq ft
TOTAL	51,665.78 sq ft

VEGETATION PERCENTAGE
 DISTURBED SITE AREA: 16,860.00 SQ FT
 PROPOSED VEGETATION: 4,424.68 SQ FT
 % OF VEGETATION: 15.0%



A1 VEGETATION SITE PLAN



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 1118 W 500 S, #2
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 http://www.deivarchitects.com

GARNER WAREHOUSE ADDITION
 SCOTT GARNER
 756 W 500 S
 West Bountiful, Utah 84087
 SITE APPLICATION

REV#	DESCRIPTION	DATE
1	TESTING	4/15/11, 11/24/11

PROJECT #	PROJECT #
16028	16028

CHD BY:	CHD BY:
DMC	DMC

ISSUE DATE:	ISSUE DATE:
03/16/2016	03/16/2016

MAIN LEVEL FLOOR PLAN

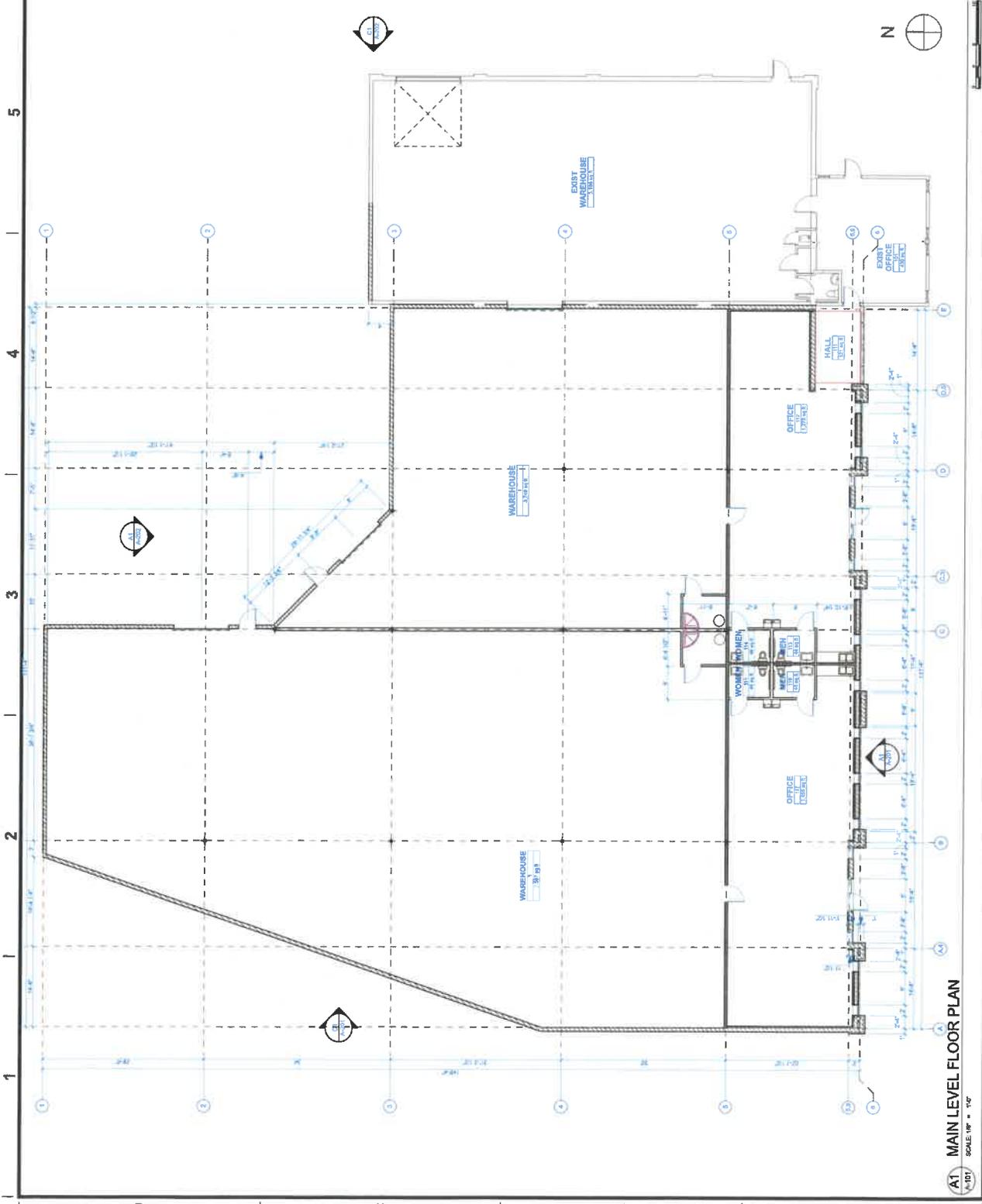
A-101

FLOOR PLAN GENERAL NOTES

1. PLAN WALL DIMENSIONS ARE TO GRID LINES UNLESS OTHERWISE NOTED. "CLEAN" DIMENSIONS ARE TO FACE OF WALL FINISH.
2. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION FOR ALL DISCREPANCIES WITH ARCHITECT.
3. DO NOT SCALE DRAWINGS.
4. SEE CIVIL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.
5. SEE G SERIES SHEETS FOR WALL TYPES AND FINISHES, FINISH SCHEDULES AND COMPLIANCE REQUIREMENTS.
6. PROVIDE SACKING REPAIRS ALL SURFACE MOUNTED EQUIPMENT AND/OR FIXTURES PER DETAIL AWG-026 AND/OR AWG-026.
7. ALL EXITS ARE TO BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

ROOM SCHEDULE

ROOM	AREA
MAIN LEVEL	
EXIST OFFICE	430.48
EXIST WAREHOUSE	3,184.13
HALL	120.62
MEN	45.75
OFFICE	45.75
OFFICE	1,455.17
WAREHOUSE	3,749.27
WAREHOUSE	7,697.49
WOMEN	45.75
	17,899.96 S.F. (1)



A1 MAIN LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

6 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public
7 Notice website and on the West Bountiful City website on March 21, 2017 per state statutory
8 requirement.
9

10 **Minutes of the Planning Commission meeting of West Bountiful City held on**
11 **Tuesday, March 28, 2017 at West Bountiful City Hall, Davis County, Utah.**
12

13 **Those in Attendance:**
14
15

16 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan
17 Malan, Mike Cottle, Laura Charchenko, Corey Sweat (Alternate)
18 and Kelly Enquist (City Council)
19
20

21 **STAFF PRESENT:** Ben White (City Engineer) and Debbie
22 McKean (Secretary)
23
24

25 **MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner
26 and Cathy Brightwell (Recorder)
27

28 **VISITORS:** Davis Clayton
29

30 The Planning Commission Meeting was called to order at 7:30 pm. by Chairman Denis
31 Hopkinson. Laura Charchenko offered a prayer.
32

33 **1. Accept Agenda**
34

35 Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the
36 agenda with proposed changes. Mike Cottle seconded the motion. Voting was unanimous in
37 favor among members present.
38
39

40 **2. Public Hearing To Receive Comments on the Request By Stone Creek**
41 **Investment, LLC to Rezone Properties on the North Side of 500 South (SR68) Between 800**
42 **West and 1-15 From General Commercial (C-G) to Highway Commercial (C-H).**
43

44 **ACTION TAKEN:**

45 *Laura Charchenko moved to open a public hearing for comments on a Request By*
46 *Stone Creek Investment, LLC to Rezone Properties on the North Side of 500 South*

47 *(SR68) Between 800 West and I-15 From General Commercial (C-G) to Highway*
48 *Commercial (C-H) at 7:35 pm. Corey Sweat seconded the motion and voting was*
49 *unanimous in favor.*

50 **PUBLIC COMMENT:**

- 51 • Letter read by Ben White from Steven E. Smoot, Sky Development in opposition
52 to the rezone for his property. He is concerned that the permitted, conditional and
53 prohibited uses allowed in the proposed C-H zone will adversely affect his current
54 and future tenants.

55 **ACTION TAKEN:**

56 *Corey Sweat moved to close the public hearing at 7:38 pm. Alan Malan seconded the*
57 *motion and voting was unanimous in favor.*

58

59 **3. Consider Request to Rezone Properties on the North Side of 500 South (SR**
60 **68) Between West and I-15 From General Commercial (C-G) to Highway Commercial (C-**
61 **H).**

62

63 Commissioner packets included a memorandum dated March 21, 2017 from Ben
64 White regarding 500 South Rezone Request, a rezone area plat plan and a copy of 17.32.020 and
65 17.34.020.

66 Chairman Hopkinson addressed the Commission regarding his concerns to rezone the
67 whole area to C-H. He suggested the possibility of doing a spot zone for the UDOT parcel to
68 include the existing building. Ben White spoke to the fact that the current warehouse (Bountiful
69 Collision) works well in the C-H zone, yet rezoning the entire area could limit the tenants to the
70 east. Bountiful Collision is grandfathered in and its use would not fit in either zone if it were not
71 for that. He noted that the area is limited to what can be there successfully. Mr. White suggested
72 splitting the area to rezone and not rezone the whole entire area. The area that would be rezoned
73 is owned by one owner and should not make complications. Some discussion took place
74 regarding the effects of the rezone.

75 Commissioners were in agreement to spot rezone the area to accommodate the current
76 property owner's needs and request. Chairman Hopkinson was hesitant to put the new building
77 into a C-H zone for fear it would work into a bigger use. Mr. White explained that that building
78 would fit into either zone. Corey Sweat favored rezoning all of the applicant's property to C-H
79 zone.

80 Further discussion took place considering the pros and cons of approving the rezone.

81

82 **ACTION TAKEN:**

83 *Alan Malan moved to approve changing the west side of the applicant's property to the C-H*
84 *Zone splitting the zone down the center of the parking lot, and forward their recommendation*
85 *to the City Council for consideration. Mike Cottle seconded the motion and voting was taken*
86 *by roll call. Vote passed 4 to 1 in favor of the rezone.*

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Roll Call Vote:

- Corey Sweat – Nay*
- Alan Malan-Aye*
- Laura Charcheko-Aye*
- Denis Hopkinson-Aye*
- Mike Cottle- Aye*

4. Staff Report

- **Ben White-** 400 North closer to finishing up with curb and gutter. Gas line project is moving along nicely. May be seeing some other request for rezone.

5. Approval of Minutes dated March 14, 2017

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the March 14, 2017 meeting as corrected. Corey Sweat seconded the motion and voting was unanimous in favor.

13. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:12 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on April 11, 2017, by unanimous vote of all members present.

Cathy Brightwell – City Recorder