

Planning Commission Staff Report



Subject: Bonanza Park Small Area Plan
Application: PL-24-06026
Author: Rebecca Ward, Planning Director
Date: June 13, 2024
Type of Item: Legislative

Recommendation

(I) Review the draft Bonanza Park Small Area Plan, (II) conduct a public hearing, and (III) consider forwarding a positive recommendation for City Council’s consideration on June 27, 2024, based on the draft ordinance (Exhibit A).

Description

Applicant: Planning Department

Reason for Review: The Planning Commission conducts a public hearing and forwards a recommendation to the City Council for adoption of modifications to the General Plan.¹

LMC Land Management Code

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC [§ 15-15-1](#).

Please see the [May 22 Staff Report](#) for project background. On May 22, 2024, the Planning Commission conducted a public hearing on the draft Bonanza Park Small Area Plan and provided input to the consultants MKSK (draft Meeting Minutes attached to the June 12 Planning Commission packet). The consultants incorporated Commission input in the updated draft for discussion, a public hearing, and possible recommendation for City Council’s consideration (Exhibit A).

The most comprehensive changes requested by the Commission include:

- Maintaining Planning Commission discretion within the Frontage Protection Zone for development from 30-100 feet and limiting 45-foot-height allowances outside of the 100-foot setback, as well as establishing site-specific criteria to protect viewsheds, to encourage undergrounding of utilities, and to limit mechanical equipment and elevator shaft placement.
- Creating categorization with tiers for community benefits and establish a threshold that must be met to qualify.

¹ Utah Code [Section 10-9a-404](#)

For comprehensive information on the project, please visit www.bonanzapark.com.

Department Review

The Planning Department, Executive Department, and City Attorney's Office reviewed this report.

Alternatives

- The Planning Commission may forward a positive recommendation for City Council's consideration on June 27, 2024.
- The Planning Commission may amend the draft plan and forward a positive recommendation for City Council's consideration on June 27, 2024.
- The Planning Commission may forward a negative recommendation for City Council's consideration on June 27, 2024.
- The Planning Commission may request additional information and continue the public hearing to a later date.

Exhibits

Exhibit A: Draft Ordinance

Exhibit B: Draft Bonanza Park Small Area Plan

Exhibit C: Mobility Component