

PLANNING COMMISSION MINUTES
October 17, 2000

Present: Acting Chairman Dean Thurgood, Lois Williams, Dick Dresher, City Council Representative Gordon Thomas, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Al Hess, Vice Chairman Paul Summers, and Mark Green

Dean Thurgood welcomed all those present and introduced all members. Gordon Thomas made a motion to approve the minutes for October 3, 2000 as written. Dick Dresher seconded the motion and voting was unanimous.

Gordon Thomas reported that on September 20th City Council approved the final approval for the condominium plat for Gateway Park Planned Unit Development. Preliminary and final for Hidden Lakes Drive through Phase 4, Summerwood Subdivision was approved. Final subdivision approval for Cedar Hills Subdivision was given. On September 25th final approval for Franklin Farms Subdivision Phase 1 was given. Preliminary and final site plan approval for an additional single home at 335 W. 200 N was approved. On October 11th final approval for Phase 2 of the North Pointe Condominiums was also approved.

Site Plans

1. Consider preliminary and final site plan approval for SavOn Drug Store at southeast corner of 2600 South and Highway 89, Albertson's Inc. owner.

Ken Barrett, Attorney for Albertson's, and Connie Fox, architect with DCI, were present. Blaine Gehring explained that the drugstore division of Albertson's, is proposing a new SavOn Drug Store to be located on the southeast corner of 2600 South and Highway 89. The store would be on the site where the Utah Auto Collection Mazda dealership is now. The store would be a full service drug store with a drive-through window, a small market and beverage sales.

This site has presented some considerable problems which Staff has addressed with the engineers and architects. Some of the major concerns have been with the retaining wall on the east and south sides and access to the site from two busy streets. Currently, the east wall of the dealership acts as a retaining wall next to the street. Engineering studies have not been as conclusive as we would like regarding the ongoing status of any leftover wall for adequate retention along the east line. The Staff would like to see some further studies done to show just how adequate it will be.

Bountiful City will not allow access along the frontage on 2600 South and UDOT has also limited access along Highway 89. So, all existing driveways will be done away with and new access will be provided by way of a shared access drive along the south of the property with approaches on Highway 89 and 625 West.

Parking is being provided based on the gross square footage of the store which is more than required. The drive-through will have two lanes and each has the minimum stacking capacity of three cars.

Landscaping will cover 15% of the site including islands in the parking lot. The primary concern with the landscaping plan as submitted is the site distance from 625 West looking west. The roads slopes quite a bit from 625 West to Highway 89 and any trees or tall landscaping along that frontage or on the corner could pose problems. The Staff recommends taking the two proposed red maples along 2600 South and move them to the open area along Highway 89 where there are no street trees. The landscaping on the corner of 625 West should be limited to shrubs not taller than 2 feet in height which would eliminate the two Chanticleer Pear Trees.

The other concerns with the proposed landscaping plan are the monument signs. First, the ordinance will not allow three signs - one per frontage is allowed. Second, two of those signs are in locations which the Staff feel will create site problems for traffic entering Highway 89 and 2600 South from 625 West. Signs are not part of the site plan approval and an overall signage plan must be submitted and reviewed by the Planning Director prior to issuance of sign permits. The Staff will address these signs at that time.

Paul Rowland explained that the Staff recommends the Planning Commission send a favorable recommendation for preliminary and final site plan approval to the City Council with the following conditions:

Site Plan:

1. All retaining walls greater than 30 inches in height must have Uniform Building Code compliant guard rails.
2. Adequacy of the existing wall (back wall of existing building) along 625 West as a retaining stand alone retaining wall to be verified.
3. Post a cash street damage deposit of \$15.00 per foot of frontage along 625 West and 2600 South.

Utilities:

4. All utilities in existing 2700 South easements to be relocated at owner's expense.
5. New store should use existing sewer lateral if possible.

Easements:

6. Provide utility easement over the entire shared access area.
7. Provide 15 ft. wide waterline easement along the proposed 8-inch fire hydrant line.

Permits:

8. UDOT excavation permit required for all work along Highway 89.
9. Bountiful City excavation permit required for all work along 2600 South.

Drainage:

10. Owner need permits from UDOT to connect to existing UDOT storm drain.
11. No on-site retention provided, therefore a storm drain impact fee is required. (1.81 acres x \$2,100.00 per acre+\$3,801.00)

Landscaping:

12. Eliminate the two trees along 2600 South and two trees on the corner of 625 West.
13. Provide two additional trees along the frontage of Highway 89 as per ordinance.
14. Landscaping on the corner of 625 West to be no taller than 2 feet in height.

There was a discussion on the dangers of this busy corner, the retaining wall, location of the dumpster and signs. It was decided to make an amendment to item, #6, #9 & #13.

Paul Rowland mentioned that this intersection is one of the worst in Bountiful. When the access for the store is opened, it will be used as a cut through for traffic. Mr. Rowland suggested that it be investigated to take some type of steps to distract some of this casual traffic. This much traffic cutting through could be a distraction for business.

Rusty Mahan agrees that there will be a problem with cut through traffic. This is private property and it is an offense to cut through private property. Tickets can be written but a permanent Police Officer could not be present. Some type of sign could be placed in the driveway. Once a year the driveway will have to be blocked off, for one day, or it will revert back to public access.

It was mentioned that the access is owned by Mike McDonald and the applicants are in the process of finalizing an agreement for its shared use. Rusty Mahan mentioned that it is very unusual to approve a site plan that has no legal access. Mr. Mahan asked the applicants that when they get the agreement for the access he would like to look at it. Mr. Mahan does not remember that the City has approved a site plan without a legal access. Mr. Mahan feels that proof of the access is critical before the site plan is presented to the City Council.

Gordon Thomas made a motion to send a favorable recommendation to the City Council for

preliminary and final approval for SavOn Drug Store at 2600 S. and Highway 89 subject to the conditions from Staff and the addition or amendments to the following:

6. Provide proof of shared access agreement prior to issuance of building permits.
9. Bountiful City excavation permit required for all work along 2600 South & 625 West.
13. Provide three additional trees along the frontage of Highway 89 as per ordinance.

Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:42 p.m.