

PLANNING COMMISSION MINUTES

November 20, 2007

8:00 P.M.

Present: Chairman Clark Jenkins, Vice-Chairman Tom Smith, Ray Keller, Dave Badham, Beth Holbrook, City Council Representative Barbara Holt, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, Assistant Planner Joey Allsop, and Recording Secretary Connie Feil.

Absent: Michael Allen.

Clark Jenkins welcomed all those present and had all Commission Members introduce themselves.

Tom Smith made a motion to approve the minutes for October 16, 2007 as written. Dave Badham seconded the motion and voting was unanimous.

1. Adopt findings for a zone map amendment from R-F to R-3 located at 1600 E. Skyline Dr., Randy Lewis, applicant.

Russell Mahan explained that on October 16, 2007 a public hearing was held for a rezone at 1600 E. Skyline Drive. The Planning Commission sent a recommendation to the City Council for denial of the proposal. The City Council has asked the Planning Commission to adopt written findings on their motion. After talking with Dave Badham and Beth Holbrook, Mr. Mahan has prepared the written findings, which were in the Commission members packet, reflecting the opinions from the motion. Mr. Mahan read those findings and asked if any changes needed to be made.

Joseph Rust asked Chairman Jenkins to consider other findings that he had prepared. Mr. Jenkins said that he had read Mr. Rust's proposal and did not wish to include it.

Dave Badham made a motion to accept the findings as presented. Tom Smith seconded the motion and voting passed by majority vote. Barbara Holt abstained from voting.

Chairman Clark Jenkins signed the adopted findings for recording. At this time Mr. Mahan excused himself from the meeting.

2. Consider final subdivision approval for Nor Del Subdivision (Nelson Subdivision) located at 378 W. 1500 S., Chip Nelson, applicant.

Chip Nelson, applicant, was not present. Paul Rowland explained that Mr. Nelson is requesting final approval for a lot split (2 lot) subdivision of the property located at 378 West 1500 South. Mr. Nelson has chosen a final name for the subdivision and it will now be known as the Nor-Del Subdivision. The final plat has been submitted and checked and is in the final review process prior to recording. The

City Council granted preliminary approval on October 9th.

Mr. Rowland continued to explain that Lot 2 of the subdivision requires an exception that it be allowed as a double fronting lot with access from 1500 South. At building permit review the requirements for the driveway on Lot 2 will be enforced. The utility work for the lot will also be done after a building permit is issued. No bond for improvements is required until the regular bond is posted at the time of construction of a new house on Lot 2.

Staff recommends that the Planning Commission send a favorable recommendation to the City Council for final subdivision approval of the Nor-Del Subdivision with the following conditions:

1. Pay Storm Water Impact fee of \$1,350.30
2. Pay Checking and Recording fee of \$ 250.00
3. Allow proposed Lot 2 to be a double fronting lot.
4. Require that proposed Lot 2 have driveway access only on the west side of the property, with the driveway constructed such that vehicles can drive forward onto the street without a circular drive.
5. Allow vehicle access from 350 West on proposed Lot 2, but not a throughway to 1500 South.
6. Provide a current title report.

Ray Keller made a motion to recommend to the City Council final subdivision approval for Nor Del Subdivision (Nelson Subdivision) subject to the conditions outlined by Staff with the findings that it complies with the Ordinance. Barbara Holt seconded the motion and voting was unanimous in favor.

3. Discussion on Trails Committee

Jan James, Chairman for the Bountiful Trails Committee, explained that two years ago she came to the Planning Department asking permission to put together a committee of volunteers to prepare a map with designated trails in Bountiful. During that time a map with trails was created with the help of the Planning Department.

Ms. James had some concerns with Bountiful not having a master plan to implement these trails. She feels that a master plan is necessary to protect the existing trails and create new ones. She also feels that Bountiful is going to miss out on opportunities these trails can provide and the City does not see the true value of having a master plan to preserve these trails.

There was a discussion regarding some of the existing trails running through private property and the impact it will have on the home owners. The discussion also included the expense of such a project which would involve signs, walkways, fences, etc.

The Planning Commission supported the concept of having a plan for the trails, but also had concerns with the expense of the project and how it will be funded. It was suggested that a letter be sent to the Mayor signed by the Planning Commission Chairman regarding the proposal by the

Bountiful Trails Committee.

4. Discussion regarding proposed Downtown Restaurant Map.

Aric Jensen explained that over the past few years the Planning and Economic Development Department have studied the spatial relationship between restaurants located along Main Street in the downtown area of Bountiful. The goal was to identify where restaurants are locating and why, and what the City could do to encourage the development of future restaurant sites. In order to better understand the dynamics of establishing a restaurant, Staff spoke with various professionals in the real estate field, from restaurant leasing agents to shopping center developers to restaurant owners. A map was presented showing the areas zoned commercially along Main Street in the downtown vicinity, and stretches from El Matador and Rite Aid on the south, to the antique shop and IHC on the north. Existing restaurants were depicted in orange.

Mr. Jensen continued to explain that the first factor in deciding where to open a restaurant is “location, location, location.” Typically, restaurants are clustered around key intersections or high traffic retail businesses such as Costco or Walmart, or near movie theaters and similar entertainment centers. Countless marketing studies have shown that there is a synergistic relationship between restaurants and these other uses. For example, the relationship between theaters and restaurants is so ingrained into the social fabric that the phrase “dinner and a movie” has become part of our lexicon. Restaurants also form synergistic relationships with other restaurants. Many national restaurant chains have co-location requirements that prevent them from considering a site unless certain other restaurants are also located there. The logic behind these policies is very simple; once you get people out of their homes, you want to establish a pattern in their minds of where they go to eat. The relationship between restaurants and major intersections/major retail businesses is also very simple: major retail businesses and major intersections attract potential customers for restaurants, and vice-versa.

With any restaurant, food has a small profit margin. Beverages, on the other hand, have a typical profit margin that ranges from 200% to 300%. Alcoholic beverage revenues in Utah restaurants by law must be less than 30% of total gross revenues. Profit-wise, alcoholic beverages can account for more than 50% of the profits. So while alcohol sales may be a small portion of total revenues, they can be the majority of the restaurant’s profit. The LDS Church is allowing restaurants to sell alcohol in the new City Creek development because, according to their developer, it would be impossible to draw certain high-end restaurants unless they were able to serve alcohol. Mr. Jensen presented an article from the Deseret Morning News explaining the views of the Church.

Restaurants are part of the hospitality industry which means they are expected to be hospitable to a wide variety of people, including people who sometimes drink wine or beer with their food, which is the majority of the world outside of Utah. One of the reasons the LDS Church closed the Hotel Utah was because it couldn’t compete with the other hotels that allowed alcohol. The restaurants in Bountiful that offer either beer or wine with their meals are: La Frontera,

Mandarin, Marie Calendars, Robintinos, Sizzler, and Segó Lily Café. In the adjoining cities of West Bountiful and Woods Cross, the restaurants that sell beer and/or wine are: Pei Wei, Applebees, Café Alicia, Wingers, Lorenas, Gordo's, and Joy Luck.

Restaurants require large parking fields that are available from 11 am to 2pm and from 5pm to 9pm. With the one exception of Stoker School, those parking fields do not exist in the downtown area.

Mr. Jensen explained that there are many challenges in attracting restaurants to the Downtown area of Main Street. There is very little the City can do about the location of Main Street, but the City *is* actively working to improve parking, that will take time and there are limits - very tight limits - unless the City is willing to purchase and demolish existing residential buildings. The one thing the City can do right now and at no cost is to establish an area where legitimate restaurants are guaranteed to be eligible for an alcohol license without having to go through the unknowns of a variance process. If the City wants restaurants to come to Bountiful, the City will have to allow beer and liquor to be served at these restaurants.

Mr. Jensen will present this issue before the City Council for their feeling on this matter. If the City Council approves, Mr. Jensen will prepare an ordinance and go through the process of approval.

Meeting adjourned at 9:17 P.M.