

Bountiful City
Planning Commission Minutes
December 2, 2014
7:00 P.M.

Present: Chairman – Tom Smith; Planning Commission Members - Dave Badham, Sean Monson, Sharon Spratley, and Von Hill; Council Representation - Richard Higginson; City Attorney – Russell Mahan; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

Excused: Planning Commission Member – Mike Allen

1. Welcome and Introductions.

Chairman Tom Smith opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for November 4, 2014.

Sharon Spratley made a motion to approve the minutes for November 4, 2014 as written with one correction. Item 4, the first line of the first paragraph should read: Chairman Smith recused himself for this item and Vice Chairman Badham acted as chair. Dave Badham seconded the motion. Voting passed 6-0 in favor.

4. Consider approval of the 2015 Planning Commission Meeting Calendar.

Dave Badham made a motion to approve the 2015 Planning Commission Meeting Calendar with the strike of November 3, 2015 meeting date and the change to the starting time of 6:30 p.m. Richard Higginson seconded the motion. Voting passed 6-0 in favor.

3. PUBLIC HEARING – Consider a Conditional Use Permit to develop a fast food restaurant for Papa Murphy’s located at 81 West 500 South, Lamont Theall, applicant.

Lamont Theall, applicant, was not present. Chad Wilkinson presented staff report.

Applicant is requesting approval of a conditional use permit for a fast food restaurant in the General Commercial (C-G) zoning district. The proposed use is a take-and-bake pizza restaurant. Section 14-6-103 of the Bountiful City Land Use Ordinance specifies that fast food restaurants in the General Commercial zone with or without drive-through windows require approval of a conditional use permit. The existing building is being divided into three separate tenant spaces. Access to the site is currently from the shared driveway on the west side of the Smith’s Marketplace property. The driveway also has informally served the property to the east that was previously occupied by Dee’s Restaurant. Staff recommends that the informal access between the property to the east and the subject property be formalized with the recording of a cross access easement to provide access to the shared driveway and signal at 100 West for the former Dee’s property.

Chairman Smith opened the Public Hearing at 7:11 p.m.

Mark Wagner resides at 2437 W 1500 S, Syracuse, Utah. The Bendall Trust that Mr. Wagner represents owns the current property and leases it to Kroger (Smith's Marketplace) who can sub-lease the buildings as needed. The owners are not opposed to the proposed Papa Murphy's location. Mr. Wagner stated that he would like to see options to the easement proposed for the formal access of the driveway.

Commission members discussed options for the cross access from Dee's property.

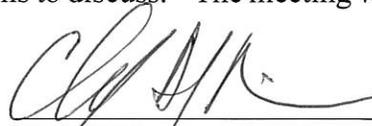
Chairman Smith closed the Public Hearing at 7:25 p.m.

Richard Higginson made a motion to table this item to December 16. Dave Badham seconded the motion. Voting passed 6-0 in favor.

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

1. Next Planning Commission meeting to be held on December 16.
2. Jan 13, 2015 – Combined Work Session for Planning Commission and City Council to discuss the moratorium placed on new senior living construction.
3. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:28 p.m.



Chad Wilkinson, City Planner