

Bountiful City
Planning Commission Minutes
August 5, 2014
7:00 P.M.

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

Excused: Chairman – Tom Smith; Planning Commission Member – Mike Allen; and City Attorney - Russell Mahan

1. Welcome and Introductions.

Vice Chairman Dave Badham opened the meeting at 7:00 pm and welcomed all those present.

2. Approval of the minutes for July 1, 2014.

Von Hill made a motion to approve the minutes for July 1, 2014 as written. Richard Higginson seconded the motion. Voting passed 4-0 in favor with Sharon Spratley abstaining.

3. Consider a preliminary and final site plan approval for a Detail Shop at Bountiful Mazda, 2815 S Main St., Roger Smith, applicant.

Roger Smith was present. Chad Wilkinson presented the staff report.

Bountiful Mazda is requesting preliminary and final modified site plan approval for an approximately 10,846 square foot detail shop building including 8,352 square feet on the main level and 2,494 square feet on a mezzanine level. The area is zoned C-H, Heavy Commercial, which allows for car dealerships as a permitted use. Bountiful Mazda recently received site plan review approval for a ramp connecting the lower portions of the Bountiful Mazda site with the upper portions of the site.

The proposed building will extend over two properties, one of which is currently owned by the Bountiful City Redevelopment Agency (RDA). A current agreement between Mazda and the RDA provides for a transfer of the property to Mazda with the construction of a building of at least 5,000 square feet. This property transfer and combination of properties will need to occur in conjunction with the construction of the building.

The proposed building will be located 20 feet from 625 West as required by zoning ordinance. The property sits approximately 6 feet below the adjacent street. The building will be located immediately to the west of existing residential units across 625 West. The proposed building will extend approximately 20 feet above the adjacent street grade.

The proposed exterior materials will consist of CMU block wall combined with corrugated silver and green metal siding with silver and green accents matching the existing dealership building. The proposed design orients doors away from adjacent residential properties. A series of windows are located along the east side of the building. The building will be approximately 28 feet in height at the tallest portion which complies with the maximum height for the CH zoning district.

The proposed construction will not impact any of the existing landscaping surrounding the site. Approximately 40 parking spaces will be removed. However, these spaces are primarily for inventory storage and will not impact customer parking on the lower level of the site.

The interior of the building will consist of several detail and wash bays along with storage space on the main level and on the mezzanine level.

Recommend preliminary and final modified site plan approval for the Bountiful Mazda detail shop with the following conditions:

1. Make any and all other redline corrections

Staff discussed:

- The proposed building will be the completion of a previous RDA agreement.
- The existing retaining wall will hide part of the building from the 4-plex across the street.
- The plans for landscaping and the gravel walkway for the new building.
- The building will sit back from the wall and gravel walkway.

Von Hill made a motion to recommend approval to City Council to consider a preliminary and final site plan approval for a Detail Shop at Bountiful Mazda, 2815 S Main St., Roger Smith, applicant with a recommendation that the exposed block be tinted. Sean Monson seconded the motion and voting was 5-0 in favor.

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

1. Next Planning Commission meeting to be held on August 19.
2. Upcoming agenda items.

Vice Chairman Badham ascertained there were no other items to discuss. The meeting was adjourned at 7:17 pm.


Chad Wilkinson, City Planner