

**Bountiful City
Planning Commission Minutes
October 6, 2015
6:30 P.M.**

Present: Vice Chairman – Dave Badham; City Council Representation - Richard Higginson; Planning Commission Members – Mike Allen, Von Hill, Sean Monson, and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Julie Holmgren

Excused: Chairman – Tom Smith and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Vice Chairman Badham opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 15, 2015.

Sean Monson made a motion to approve the minutes for September 15, 2015 as written. Von Hill seconded the motion.

Voting passed 5-0 in favor with Commission Members Allen, Badham, Hill, Monson, and Spratley voting Aye.

3. Consider approval of a Conditional Use Permit letter in written form to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx. 35 West 100 South, Hepworth Investments, applicant.

Von Hill made a motion to approve the Conditional Use Permit Letter in written form to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx. 35 W 100 S as written. Mike Allen seconded the motion.

Voting passed 5-0 in favor with Commission Members Allen, Badham, Hill, Monson, and Spratley voting Aye.

Richard Higginson arrived.

4. Consider preliminary and final site plan for a drive thru beverage establishment, Sips at 2223 S Main, Matt Perry, applicant.

Matt Perry was present. Chad Wilkinson presented the staff report.

The applicant, Matt Perry, is requesting preliminary and final site plan approval to construct a drive-through beverage sales use on the north side of the existing Slim Olsen property at 2223 S. Main in the Heavy Commercial (C-H) zoning district. Fast food restaurants with drive-up windows are classified as a permitted use in the C-H zone.

The subject property is currently an undeveloped portion of the Slim Olsen property and has been used for years as a location for temporary sales of flowers, fireworks and other restaurant type uses.

The applicant proposes to construct a permanent structure that will be used for beverage sales along with a small outdoor seating area. The proposed building will be approximately 900 square feet and will be located in an existing paved area of the site. Some small modifications to the existing landscape area are proposed, however the minimum 10 foot width of landscape area will be maintained. The remainder of the perimeter landscaping will remain unchanged. Interior landscaping will be provided to the north and south of the proposed building. The interior landscaping on the north side of the building will consist of a mix of ornamental grasses or some similar type planting to provide screening for the seating area. On the south side of the building a flower bed will be located with annual and perennial flower plantings. Water and sewer service will be provided to the site from laterals connecting to existing lines in 500 West.

The predominant issue related to the proposed site plan relates to parking and access. The use will be accessed by the existing driveway running between Main Street and 500 West. This driveway is currently used as an informal cut through from Main Street to 500 West and may create some conflicts with the new use. The use is predominantly drive-through with no indoor seating area for customers. The applicant has indicated that an outdoor seating area will be available and therefore it is desirable to provide customer parking. The customer spaces will need to be provided if the use is to include an outdoor seating area. Those spaces should either be striped near the employee spaces, or in an alternate approved location. The parking for employees is proposed to the south of the driveway.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.
3. Prior to occupancy, restripe employee and customer parking spaces located south of the existing driveway, or provide customer and employee parking in an alternate approved location.

Staff and Commission Members discussed the number of temporary use businesses that can be at this location, extra parking, and traffic management.

Mike Allen made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a drive thru beverage establishment at 2223 S. Main with the three conditions outlined by staff. Richard Higginson seconded the motion.

Voting passed 5-0-1 in favor with Commission Members Allen, Badham, Higginson, Monson, and Spratley voting Aye with Von Hill abstaining.

5. Consider preliminary and final site plan for drive thru beverage establishment at 588 W 2600 S, Dain Black, applicant.

Jeff Creer representing Dain Black, was present. Chad Wilkinson presented the staff report.

The applicant, Dain Black is requesting preliminary and final site plan approval to modify the existing site plan for automobile sales use to a site plan that will accommodate a drive-through restaurant use. The property was recently developed as an auto sales use which operated for a brief time before closing in late 2014. The new use would modify the site to add a drive-through lane on the

north side of the existing building. Access to the property is provided via a single driveway on 2600 South. All utilities were extended into the site with the previous development. The new use of the building will require the removal of some landscaping on the north side of the building which will be replaced with additional landscaping in other portions of the site. The building will still meet required setbacks and the amount of landscaping proposed will comply with the minimum 15 percent required by Code. Some of the landscaping previously required was not installed with the auto sales use. This landscaping will need to be installed as previously approved prior to occupancy of the building by the new use. The applicant proposes to add parking throughout the site. Required parking for fast food type restaurants is 1 space per 100 square feet. The existing building is approximately 1800 square feet in area requiring 18 spaces. The proposed 24 parking spaces meet the minimum requirements of the ordinance.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.

Staff and Commission Members discussed the procedures to release the previous owners RDA loan on this property.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a drive thru beverage establishment at 588 W 2600 S, with the two conditions outlined by staff. Richard Higginson seconded the motion.

Voting passed 6-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye.

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

1. Mr. Mahan discussed the wall at 1623 S. 500 E. being brought into compliance.
2. Next Planning Commission meeting to be held on October 20, 2015.
3. Next City Council meeting to be held on October 13, 2015.
4. Upcoming agenda items.

Vice Chairman Badham ascertained there were no other items to discuss. The meeting was adjourned at 7:00 p.m.


Chad Wilkinson, City Planner