

PLANNING COMMISSION MINUTES
September 20, 1988

Present: Chairman Robert McKenzie, Cheryl Okubo, Elaine McKay,
Robert Goodman, Richard Sharp; Jon Reed Boothe,
Planning Director

Excused: Dick Dresher, Berwyn Andrus, Mick Johnson; Jack Ball-
ing, City Engineer; Harold Shafter, City Council Rep.

Invocation: Richard Sharp

Minutes of August 16, 1988 were unanimously approved as amended.

Conditional Use:

9-20-88.5A 88-11C Eat-A-Burger, 95 E. 500 S., Mary Blosch

This site was previously approved for a combination office building and restaurant. They now propose to build a drive-in restaurant approximately 22 ft. wide x 60 ft. long.

Staff reviewed the plans and finds them acceptable as to site drainage, parking requirements, landscaping, and signage, but traffic access is a concern. There is an entrance 32 ft. from the corner on 500 So. Traffic congestion may be caused from cars trying to enter and being held up by cars that are ordering and stacking to pick up the orders. The plan is to have two drive-up windows, one on the east side and one on the west. The east side has the capacity to stack approximately 3 cars before the fourth car would extend out into 5th South. The west side, as cars turn in from 100 East, has the capacity to stack 8 or 10 vehicles. Hopefully cars coming along 500 So., seeing that the stacking ability is lost, will merge with the line on the west side.

The owners agree to patrol the 5th So. entrance to see that no stacking occurs onto the street. Staff recommends a condition be attached to the approval as follows: **"If stacking occurs onto 500 So. from vehicles trying to enter Eat-A-Burger, the City may remove and eliminate the 5th So. entrance into the drive-in as described at the expense of the property and/or business owner."**

If approved, staff recommends the following conditions:

1. Payment of all required fees and posting of the required bonds including the landscape bond;
2. Install an automatic sprinkler system;
3. Provide all utility easements as required;
4. Owner to accept responsibility of controlling the access from 500 South as discussed above;
5. Payment of all required fees and meeting all requirements for connecting to sewer, water, power, etc.

Dan Dobbin, 427 So. 100 E., Verl Haacke, 375 So. 100 E., Frank DeLost, owner of property west of this site; Cliff Parker, owner

of corner lot at 4th So. and 100 E., neighboring property owners, were concerned mainly about the traffic, since this is already a heavy traffic area. 04"1-C-'1 • -- 4-taai4414 -41.44.6-8-1-c-c-fr **410.1=1** **410.1=1**

44."v.4 " "6 Ail/

Richard Sharp made a motion for approval subject to the conditions outlined by staff, with the understanding that if there is a problem with the access from 5th So. that it be eliminated. As an alternative, the east service window could be closed to eliminate a traffic problem that may develop on the 5th So. entrance. This decision to be made by the city.

Motion died for lack of a second.

Richard Sharp made a motion to table this item to the October 4, 1988 meeting for further review; Elaine McKay seconded; voting was unanimous.

Subdivisions-Preliminary:

9-20-88.7A The Ridges, North of and above Maple Hills Plat 3
Steve Creamer, Developer

The proposed road requested is off the east side of lot 83 Maple Hills Plat 3 for approximately 1300 ft. and dead ends into the north property line. The property to the north of the subdivision, if it is ever developed, has to have this access road. City Council took a field trip to this site, and approved an exception to the length of the dead end road to allow it to stub to the north property line for future extension.

Staff's review of this plat reveals:

1. The lots qualify in size and buildable area, except lot 7 does not have buildable area within a close enough proximity of the proposed road to be of use. A disclaimer will be put on the plat to make buyers aware that construction must be on the buildable areas only. Ordinance requires a certified survey and plot plan at the time the building permit is requested.
2. The length of the dead end road is 1320 ft. which exceeds the 600 ft. required by ordinance. A variance is required for this condition. Ordinance also requires two means of access when the dead end road exceeds 600 ft. This proposal has only one access; a variance is required.
3. There are some drainage details that do not comply with the ordinance or accepted engineering practices in Bountiful, i.e.;
 - A. They propose to use an existing detention basin. Ordinance requires the developer to provide detention for all run-off water in excess of 0.2 cfs per acre for the total property. The basin must be enlarged to meet this condition and a con-

trolled, structure constructed to allow a release of no more than 2.8 cfs with an emergency overflow spillway.

B. The proposed plan would run the storm drain pipe back uphill along Ridgehollow Dr. to a detention basin. This will not work; an alternate plan must be presented.

C. The use of corrugated metal pipe for drainage structure is not acceptable.

4. The cut and fill for the road exceeds 10 ft., the maximum allowed by ordinance, in many areas. This will require a variance. Cut and fill slopes over 7 ft. in height to be rock lined or retaining walls constructed to stabilize slopes.

5. Easements must be provided to the city for utilities.

Staff recommends preliminary approval subject to the conditions above, including variances.

Richard Sharp made a motion to grant preliminary approval subject to the conditions recommended by staff; seconded by Cheryl Okubo; voting was unanimous.

Multi-Family Applications:

9-20-88.9A Park Haven Care Facility, Preliminary
 573 E. Medical Dr., N3-D6

Mr. Boothe explained that in order to comply with State statute some of the neighborhood districts have been changed from allowing this type of facility as a conditional use to a permitted use, and those areas that did not allow this type facility at all, are now conditional use. The 3/4 mile restriction formerly inacted has been changed to one mile except for N3-D6 which has no restriction regarding distance. This particular location was changed from conditional use to permitted. A public hearing was held August 2, 1988 for a conditional use permit. See minutes.

Staff recommends preliminary and final approval subject to the following:

1. The plans to meet the Uniform Building Code;
2. All required easements given to the city;
3. Payment of all required fees and posting of all required bonds;
4. Submit a landscape and automatic sprinkler plan.
5. City & State criteria to be met for this type facility.

Mr. and Mrs. Walter Marcelli, 560 E. 100 So., stated they want a 6 ft. high wall at the south end of their property which abuts the property in question. The developer proposes a chain link

fence with slats. Planning Commission felt this should be resolved between the two parties.

Elaine McKay made a motion for preliminary and final approval subject to the conditions recommended by staff; State criteria to be met; the Marcelli's and developer to meet and discuss the construction of either a fence or wall that would be agreeable to both. Richard Sharp seconded the motion; voting was unanimous.

Commercial Applications:

9-20-88.11A Perfect Party, Preliminary & Final, 549 W. 2600 S.

Lots 22 and 23, Colonial Square, is the location for this facility. Staff recommends preliminary & final approval subject to the plans meeting the Uniform Building Code, payment of the required fees, posting the required bonds.

Cheryl Okubo made a motion to grant preliminary approval subject to conditions recommended by staff; seconded by Robert Goodman; voting was unanimous.

Adjournment: 9:00 PM.

September 20, 1988

TO: PLANNING COMMISSION

FROM: CITY ENGINEER AND CITY PLANNER

**SUBJECT: REVIEW OF PROPOSED EAT-A-BURGER BUILDING - 85 EAST 500 SOUTH -
(CONDITIONAL USE)**

The site plans and building plans have been reviewed and the following comments are presented:

1. The site drainage is acceptable and they are providing storm detention on site for 900 Cu. ft. of storage. This meets the requirements of Bountiful City.
2. Traffic access: The site plan shows an entrance only 32 feet from the corner on 500 South. We are very concerned about the traffic congestion that may be caused from cars trying to enter and being held up by cars which are ordering and stacking to pick up the orders. The owners have agreed to patrol the entrance and see that no stacking occurs on the street. The staff would recommend that a condition be attached to the approval as follows: **"If stacking occurs on 500 South from vehicles trying to enter the Eat-A-Burger Drive Inn, that the City may remove and eliminate the entrance into the Drive Inn as described."**
3. Parking requirements have been exceeded. They are required to have 12 stalls by ordinance, and they have provided 20 spaces.
4. Landscaping requirements have been exceeded. They are required to have 10 percent of the total area in landscaping or 2.065 sq. ft. They are providing 4.638 sq. ft. of landscaping.
5. Signage: The Eat-A-Burger sign has 165 sq. ft. of surface area on each side. The ordinance allows 30 percent of the building facade to be in signage. Thirty percent of the side area is 205 sq. ft. on each side. The signage meets the requirements of the ordinance.

If conditional use is granted, we would recommend it be subject to the following conditions:

1. Payment of all fees and posting of the required bonds;
2. Providing all easements as required by utility services;
3. A condition of accepting the responsibility of controlling the access from 500 South as outlined in Item 2 above.
4. Paying all fees and meeting all requirements for connecting to the City utilities (sewer, water, power, etc.).