

Bountiful City
Planning Commission Minutes
July 19, 2016
6:30 P.M.

Present: Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham, Von Hill, Tom Smith, and Sharon Spratley; City Council Representation - Richard Higginson; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Chairman – Sean Monson

1. Welcome and Introductions.

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

2. Approval of the minutes for July 5, 2016.

Richard Higginson made a motion to approve the minutes for July 5, 2016 as written. Tom Smith seconded the motion. Voting passed 6-0 with Commission members Allen, Badham, Higginson, Hill, Smith and Spratley voting aye.

3. Consider preliminary and final site plan approval for a bank with drive-thru at 95 East 500 South, Bank of American Fork, Ken Peck, applicant.

Ken Peck was present. Chad Wilkinson presented the staff report.

The applicant, Bank of American Fork, is requesting site plan approval for change of use in an existing building from a drive-through restaurant to a bank. The proposal includes relocation of the existing drive-through to the north side of the building. The property is located in the DN (Downtown) zoning district and banks are a permitted use in the zone.

The proposed bank will be located in the building previously occupied by Dunkin Donuts at the intersection of 500 South and 100 East. The building is approximately 2,200 square feet in area and ±23 feet in height. The major change proposed in the application includes relocation of the existing drive-through from the west side of the building to the north side. The applicant proposes to construct a small addition to the north side of the building along with a covered drive through space. The proposed drive-through will still provide adequate queue length on site and the design will allow for adequate circulation on site without major impacts to the public street system.

The applicant proposes to install a stone veneer on the predominantly stucco building. This change is in keeping with the design standard of the Code which encourages designs that utilize a variety of low maintenance materials.

The submitted plan shows a total of 14 parking spaces which exceeds the 11 spaces required by Code for a bank of this size. Landscaping on the site will be slightly modified to accommodate the new drive-through. The plan submitted shows that the minimum landscape area of 15 percent will

still be provided through replacement of some existing concrete areas on the south of the site. However, a submittal of a final landscape plan detailing plant types and changes to irrigation will be required prior to issuance of a building permit.

The existing location of the dumpster may pose problems for access by waste collection vehicles. In addition, property line information from Davis County shows that the dumpster may be located partially on an adjacent property. Prior to approval of the building permit, the applicant will be required to demonstrate that the dumpster is completely on their property or provide a revised location that meets the standards of the Code.

Staff Recommends approval of the request for preliminary and final site plan review subject to the following conditions:

1. Complete any and all redline corrections.
2. Obtain a building permit for the proposed modifications to the north side of the building.
3. Prior to building permit issuance, provide evidence that the existing dumpster is located completely on property owned or controlled by the applicant, or provide a revised location meeting the requirements of the Code.
4. Prior to issuance of the building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
5. Complete any modifications required by conditions of the Planning Commission for preliminary approval.

Richard Higginson asked about the height of the building and the signage.

Sharon Spratley made a motion to approve the preliminary and final site plan for a bank with drive thru at 95 East 500 South, Bank of American Fork, with the addition to language on #3 to read, "Prior to building permit issuance, provide evidence that the existing dumpster is located completely on property owned or controlled by the applicant, or provide a revised location meeting the requirements of the Code or provide a Lot Line adjustment." Richard Higginson seconded the motion.

Voting passed 6-0 in favor with Commission members Allen, Badham, Higginson, Hill, Smith and Spratley voting aye.

4. Consider preliminary site plan approval for the expansion of the Intermountain Health Care Facility (IHC) at 390 N Main, Jimmy Nielsen, Architect and Project Manager for IHC.

Paul Anvar, Project Architect with HDR and Jimmy Nielsen Project Manager and Architect with IHC were present. Chad Wilkinson presented the staff report.

The applicant, Jimmy Nielson, representing Intermountain Health Care (IHC), is requesting preliminary site plan approval for an expansion of the existing IHC Clinic located at 390 N. Main Street. The property is located in the DN (Downtown) zoning district and medical clinics are a permitted use in the zone subject to site plan review. The proposed expansion is approximately 52,700 square feet consisting of 3 floors.

The existing IHC building at 390 North Main resulted from a remodel of the Shipley building in 2007. IHC purchased the Shipley building in 1999 along with properties to the south for the purpose of establishing a medical office campus in Bountiful. The current request is part of a larger expansion plan for IHC at this location. The proposed expansion area of 52,721 square feet will more than double the existing clinic size. The proposed building will be 3 levels with a screening structure extending above the roof to screen roof mounted equipment and an elevator shaft. Architectural materials include a mix of brick, metal panels, and a substantial number of windows.

One of the predominant issues with the current proposal is parking. The Code requires a minimum of 1 space per 250 square feet (4 spaces per 1,000 square feet) for medical clinic uses based on gross floor area square footage. The combined floor area of the existing and proposed clinic space totals approximately 89,430 square feet requiring a total of 358 parking spaces. The proposal includes a total of 176 spaces in the onsite parking areas adjacent to the proposed clinic. The Downtown zone standards have recently been modified to allow for joint use of parking located within 500 feet of the subject property. The proposal includes joint use of parking associated with the IHC building located at 280 North Main. The application also includes an expansion of the parking area associated with the 280 North Main building (identified as South Lot on the submitted plan). With the proposed expansion of the parking area to the south the total provided spaces increases to 360. After calculating the required parking for the 15,000 square foot IHC building located to the south, total parking required for both sites under the standards of the Code is 418 spaces.

The Code allows for the approving authority to reduce the required parking for uses that have varying intensities during the course of the day. The parking reduction must be based on professional standards and the approving authority can request a shared parking analysis prepared by a traffic engineer. The applicant has submitted a parking analysis prepared by Ryan Hales, a local traffic engineer. Based on the analysis a peak parking demand of 3.45 spaces per 1,000 square feet was calculated. Based on this rate a total of 360 spaces are recommended by the traffic engineer to adequately meet parking needs on the site. The proposed rate would constitute a reduction of approximately 58 spaces between the north and south lots. The City Engineer and City Planner have reviewed the requested reduction and recommend that a reduction may be appropriate in this instance, contingent on the applicant providing details on future parking plans for the property showing how additional parking will be provided at the time of future expansion.

The other predominant issue with the proposed building is height. The Code allows for an overall building height of three stories or 45 feet. The Code allows for accessory elements not used for human occupancy, such as mechanical equipment, to extend above the 45 foot height, provided the City Council does not deem the protrusion to be a public nuisance. The proposed building includes a roofed mechanical screen area that will screen the elevator shaft and other mechanical equipment. Not including the screen area, the building complies with the 45 foot height maximum. With the screen area, the building height extends to a total height of 58 feet. The code does not have specific height limit for mechanical equipment or accompanying screening areas. Section 14-15-104 D. does require that all rooftop equipment should be screened so as not to be visible from the nearest public street. Additionally, screening areas are to be architecturally compatible with the building. The perspectives submitted seem to show this mechanical screen area stepped back from the walls of the building. This stepping back is appropriate to break up the mass of the building and visual impacts to the adjoining neighborhood and should be a requirement of the approval of

the building.

The proposed elevations show signage located on the mechanical screen area. The signage standards for the DN zone specifically state that signage may not extend more than two feet above the highest point of a flat roof. Since the mechanical screen is not considered to be the “roof” of the building for the purpose of calculating building height, placing signage on this portion of the building is not consistent with the intent of the signage ordinance and signage should be moved from the screen area to the actual walls of the building and should not extend more than 2 feet above the maximum height of the building.

The proposed building meets the setbacks of the DN zone district. The building has been setback approximately 120 feet from the nearest residential structure to the east. A minimum 10 foot wide landscape buffer shall be provided where the site is adjacent to a residentially zoned property. In addition to the landscaping required for the zone buffer, a solid screening fence or wall shall be constructed along the property line abutting residential properties. This fence or wall should be shown on the landscaping and site plan. This requirement includes the new parking areas proposed for the area labeled as the south lot. Landscaping for both properties is shown to be 10 percent as required for the DN zone.

Storm water detention for the new parking areas is proposed to be accommodated via underground detention structures in both the north and south parking areas. A new sewer line will be extended across the development parcel connecting to the existing sewer in 300 North Water will also be extended through the site connecting lines on 300 and 400 North along with installation of an onsite fire hydrant.

The proposed expansion will have an impact on traffic in and around the project area. The building will also represent a visual impact to the neighborhood.

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

1. Complete any and all redline corrections.
2. Provide a future parking plan showing how parking meeting the requirements of the Land Use Ordinance will be provided with future redevelopment of the site. The plan should include an approximate time frame for implementation of the plan.
3. The applicant shall revise the elevations and perspectives to remove the wall signage from the screen wall areas.
4. Screening features shall be stepped back from the building.
Show the required 10 foot wide landscape buffer areas and required solid screening wall or fence along all areas abutting residentially zoned properties.
5. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

Dave Badham asked if the mechanical room is considered an extra story?

Mr. Anvar and Mr. Nielsen discussed the equipment to be located on the proposed enclosed area. This would include a boiler, chiller, and air handler. The air handler and chiller would be located

in the enclosed area. There would also be an elevator that would be used to service the maintenance needs for the roof equipment.

Commission Members were concerned about the height of the building with the extra enclosed area. Staff discussed that there is 120 feet between the homes and the building. There should not be an issue with the shade from the building. Mr. Wilkinson stated that Bountiful Code does allow for rooftop equipment.

Mr. Drake stated that Bountiful City Code has a definition of “floor area” – Any floor space intended and designed for accessory heating and ventilating equipment is not included as floor area. The definition of “story” - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Mr. Wilkinson stated that the screening would be allowed and required for the maintenance equipment. The question would be if the cover over the equipment would be considered to create an extra story. Staff stated that there is not a height limit in this area. There was discussion about the possible reduction of the height of the roof and the setback of the enclosed equipment area. The ground with the neighbor to the east is 6 ft higher than the proposed IHC building.

Dan Horrick, Director of Operations with IHC, stated that a larger footprint does not work as well for the operations of the clinic. A small footprint will allow placing the medical offices next to each other inside the clinic and will have the overall operation run more efficient.

Mr. Nielsen stated that enclosing the maintenance area would allow for longevity of equipment and ease of maintenance. Mr. Horrick stated that the existing building would not be structurally able to handle the major equipment in question.

Commission Members discussed possible changes in the location of the patient elevator in the building. Mr. Horrick discussed the location of the elevator would function the best where it is in order to better serve the patient and supply deliveries. There is more flexibility on the north side of the building for change.

Mr. Rowland cited the 2016 International Building Code for the definition of occupiable space - a room or enclosed space designed for human occupancy in which individuals congregate for amusement, educational, or similar purposes or in which occupants are engaged at labor and which is equipped with means of egress and light and ventilation facilities. By this definition, the area screening the mechanical equipment is not considered occupiable space for the story in question. .

There was discussion between applicants and commission members about the possible changes and reduction in height for the screened area.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council with 5 conditions outlined by staff and to include a change to condition #4.

4. Screening features shall be stepped back from the building on the north side no less than 10 feet but as much as possible and the east side should be no higher than 55 ft or lower if at all possible or 10 ft from the parapet or whatever is shorter. Show the required 10 foot wide landscape buffer areas and required solid screening wall or fence along all areas abutting residentially zoned properties.

Von Hill seconded the motion. Voting was 3-3. Motion failed.

Sharon Spratley made a motion to have the applicant prepare and submit a second proposal – keeping in mind the concern about the height next to the residential and street area. The motion was not seconded.

Richard Higginson made a motion to have the east side have the same relief as the north side. Motion was withdrawn by Mr. Higginson.

Mike Allen made a motion to continue this meeting to August 16 taking in consideration the concerns that were brought forward. RH seconded the motion.

Voting passed 6-1 in favor with Commission members Allen, Badham, Higginson, Smith and Spratley voting aye with Von Hill nay.

Staff and members discussed the mechanical equipment and screening

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

1. No Planning Commission meeting to be held on August 2, 2016.
2. Next City Council meeting to be held on July 26, 2016.
3. Upcoming agenda items.

Vice-Chairman Allen ascertained there were no other items to discuss. The meeting was adjourned at 7:47 p.m.



Chad Wilkinson, City Planner