BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, August 17, 2021
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome

2. Approval of the minutes for July 6, 2021

3. 260 North 500 West – Deseret First Credit Union Zoning Map Amendment from Heavy Commercial to Mixed-Use Professional Office, Brian Knowlton, applicant – *Planning Director Francisco Astorga*

    a. Review
    b. Possible recommendation to the City Council

4. 1545 South Main – Thirst Drinks Fast-Food Restaurant with drive-up Conditional Use Permit, Alex Winder, applicant – *Assistant City Planner Kendal Black*

    a. Review and Public Hearing
    b. Consider drafted approval in written form

5. 1545 South Main – Thirst Drinks Fast-Food Restaurant with drive-up Preliminary and Final Architectural and Site Plan Review, Alex Winder, applicant – *Assistant City Planner Kendal Black*

    a. Review
    b. Possible recommendation to the City Council

6. WITHDRAWN - 419 West 500 South – Duerden's Zoning Map Amendment from General Commercial to Heavy Commercial, Steven Duerden, applicant. (Continued from July 6 to a future meeting.)

7. Adjourn

Draft Minutes of the

BOUNTIFUL CITY PLANNING COMMISSION

July 6, 2021

Present:	Commission Chair	Sean Monson
	Commission Members	Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), and Sharon Spratley
	Councilwoman	Kendalyn Harris
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
	Recording Secretary	Darlene Baetz

Excused: Commission Member Sam Bawden and City Attorney Clinton Drake

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1. **Welcome.**

Chair Monson opened the meeting at 6:31 pm and welcomed all those present.

2. **Approval of minutes for May 18, 2021.**

MOTION: Commissioner Spratley made a motion to approve the minutes for May 18, 2021 as written. Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (6-0).

3. **260 North 500 West – Deseret First Credit Union Zoning Map Amendment from Heavy Commercial to Mixed-Use Professional Office, Brian Knowlton, applicant – Planning Director Francisco Astorga**

Item has been continued and will be re-noticed for a later date.

4. **419 West 500 South – Duerden's Zoning Map Amendment from General Commercial to Heavy Commercial, Steven Duerden, applicant –** ***Assistant City Planner Kendal Black***

Steven and Jacquelyn Duerden were present. Assistant City Planner Kendal Black presented the item.

The applicants, Steven & Jacquelyn Duerden, submitted a Zoning Map Amendment (Zone Change) application proposing to change the zoning designation of 419 West 500 South (Duerden's Appliances) from General Commercial (C-G) subzone to Heavy Commercial subzone. The site is 0.60 acres (26,136 square feet). Adjacent land uses include commercial uses to the west, north, and east. The neighboring property to the south is open space (Washington Park). The applicants noted on the written narrative that was presented with the application, they are not planning on changing anything on the current property, but by changing the zone to Heavy Commercial, it would give them more options for future development or changes and would add value to their current property.

Assistant City Planner Black discussed the allowed uses within the Heavy and General Commercial zone that would be approved with Conditional Use Permit and those uses allowed with a permit. He noted that there would be significant impacts found to the Zoning Map if amended. Currently the

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City code does not allow Electronic Message Centers in the Heavy Commercial area on 500 South west of 100.

Staff recommends the Planning Commission forward a negative recommendation to the City Council regarding the request for a zone amendment.

Chair Monson opened the public hearing at 6:39 p.m.

Mr. Steven Duerden resides at 702 West 1950 North in West Bountiful. He thanked the Planning Commission for their time and shared a short history of the business which included a permit that was pulled in 2001 for emergency stairs and an electronic reader board which the City approved and finaled. He stated that he felt the City staff recommended this zone amendment changing his property from General Commercial to Heavy Commercial would be his best chance for the changes to his current sign and updating the reader sign back to working order and looking good. The electronics in the current sign need to be updated but he was told that this would not be permitted because it is an alteration to the existing sign.

Planning Director Francisco Astorga stated that a building permit for the original sign has not been found in the City Hall files. Staff has been unable to verify the approved plans. He noted that the current business owner did request a larger sign and not just a replacement of the existing sign. The request to update the electronics would be a structural alteration, and an alteration would also be considered an upgrade which would not be permitted.

Chair Monson closed the public hearing at 6:50 p.m.

Commissioner Spratley stated her concern that this item has come to the Planning Commission stage. She does agree with the statement from the report "Such changes should not be considered individually without a plan but wholistically after careful and updated consideration of the future of the neighboring properties." She felt like an approval of the zone change was a lot to ask for just to get an approval of a sign.

Commissioner Bell noted that this item is a request for a zone change and not for a sign approval and asked Mr. Duerden if he would like to continue with the zone change.

Planning Director Astorga suggests that Mr. Duerden's solution may be to file a petition and suggests that the sign may stay the same size and allow them to fix the broken internal computer pieces.

Commissioner Jacobs discussed his concern that the zone change request from General Commercial to Heavy Commercial could hurt Mr. Duerden's future project approvals. He stated his concern about the current code not allowing the applicants to upgrade the computer for existing signage.

Chair Monson discussed a possible solution would be to petition City Council for a code change for signage. He feels that the rationale behind the City not allowing an upgrade in technology and to replace broken signage with outdated technology is crazy. He would ask the City to think about upgrading or replacing technology without increasing the intensity.

Councilwoman Harris suggested that there should be flexibility with making non-conforming projects better and helping our City's customers. However, she stated that this current item is about zoning

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and not an approval of a sign permit and asked the applicant if he wanted to withdraw the request.

Assistant City Planner Black noted that City code does not allow businesses to upgrade the previously approved internal signage hardware with anything other than what was originally approved. The staff is working on removing non-conforming signage in the City.

Mr. Duerden would like to request a withdrawal of this item at this time.

MOTION: Commissioner Jacobs made a motion to table this item in order to have the applicant the time to withdraw the item with staff. Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (6-0).

5. 1791 Renaissance Towne Drive – Renaissance Towne Centre Lot 11 Preliminary/Final Architectural and Site Plan Review, Brian Knowlton, applicant – ***Planning Director Francisco Astorga***

Brian Knowlton was present. Planning Director Francisco Astorga presented the item.

The applicant requests Preliminary/Final Architectural and Site Plan approval for a 26-unit multi-family residential development at 1791 Renaissance Towne Drive which will be re-platted as Lot 11. The site is zoned mixed-use residential located on the southeast corner of the Renaissance Towne Center (RTC) development which is zoned Mixed-Use Residential (MXD-R). The City Council approved an amendment and ordinance to the Renaissance Development Plan on April 13, 2021.

Staff recommends that the Planning Commission forward a positive recommendation to City Council for the preliminary and final site plan review.

Commissioner Spratley asked for clarification on parking spaces. Mr. Knowlton stated there are 26 covered parking spaces. He noted that City Council granted him an extension to start work on this project. The plat will need to be recorded and should be ready to start within 40 days.

CONDITIONS:

1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along Main Street and 1800 South shall be replaced and a new ADA compliant ramp to be constructed at the northwest corner of the 1800 South / Main Street intersection
3. Sign a Public Improvement Development Agreement, pay fees, and post an acceptable bond in the amount determined by the City Engineer.

MOTION: Commissioner Jacobs made a motion to forward a positive recommendation to City Council with the 3 conditions outlined by staff. Commissioner Spratley seconded the motion.

VOTE: The motion passed unanimously (6-0).

6. 390 South Main Street – City Creek Construction Offices Preliminary/Final Architectural and Site Plan Review, Bob Murri, applicant - ***City Planner Curtis Poole***

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Rob Cottle, Architect for City Creek was present. City Planner Curtis Poole presented the item.

The applicants request a preliminary and final site plan approval for an office development. The property is located on approximately .74 acres and is spread across three (3) parcels which will not be combined into one parcel. The vacant Deseret First Credit Union building is the only structure to occupy the overall site.

The applicant's landscape plans will be to trim existing trees on the east and plant more trees on the south and west side. The proposed landscaping will be greater than what is required by code.

City Planner Poole noted the applicant will continue to use the door to the north as the front of the building instead of constructing a door to the east off Main Street.

Staff recommends that the Planning Commission forward a recommendation to the City Council with the five (5) conditions.

Mr. discussed the project and is excited to bring their company to Bountiful. Darin Bell with Babcock Design spoke that the existing front door worked better with the layout and functionality to keep the existing door.

CONDITIONS:

1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along Main Street and 400 South shall be replaced.
3. Resolve any potential electrical upgrades with Bountiful Light and Power prior to applying for a building permit.
4. Record a parking agreement which memorializes the parking for the three (3) parcels.
5. Sign a Public Improvement Development Agreement, pay fees, and post an acceptable bond in the amount determined by the City Engineer.

MOTION: Commissioner Spratley made a motion to forward a recommendation to the City Council with the five (5) conditions. Commissioner Bell seconded the motion.

VOTE: The motion passed unanimously (6-0)

7. 1608 Ridge Point Drive – Findings of Fact for the approved Variance.

MOTION: Commissioner Spratley made a motion to approve the Findings of Fact as written. Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (6-0)

Planning Director Astorga discussed several items that will be coming to a future agenda:

1. Take 5 site plan was approved but is currently have UDOT issues.
2. Possible code change for vinyl signage in windows on Main Street.

The meeting was adjourned at 7:58 p.m.

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Sean Monson
Planning Commission Chair

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Planning Commission
Staff Report

Subject: Zone Map Amendment from Heavy Commercial (C-H) to Mixed-Use Professional Office (MXD-O)
Address: 260 North 500 West
Author: Francisco Astorga, AICP, Planning Director
Date: August 17, 2021

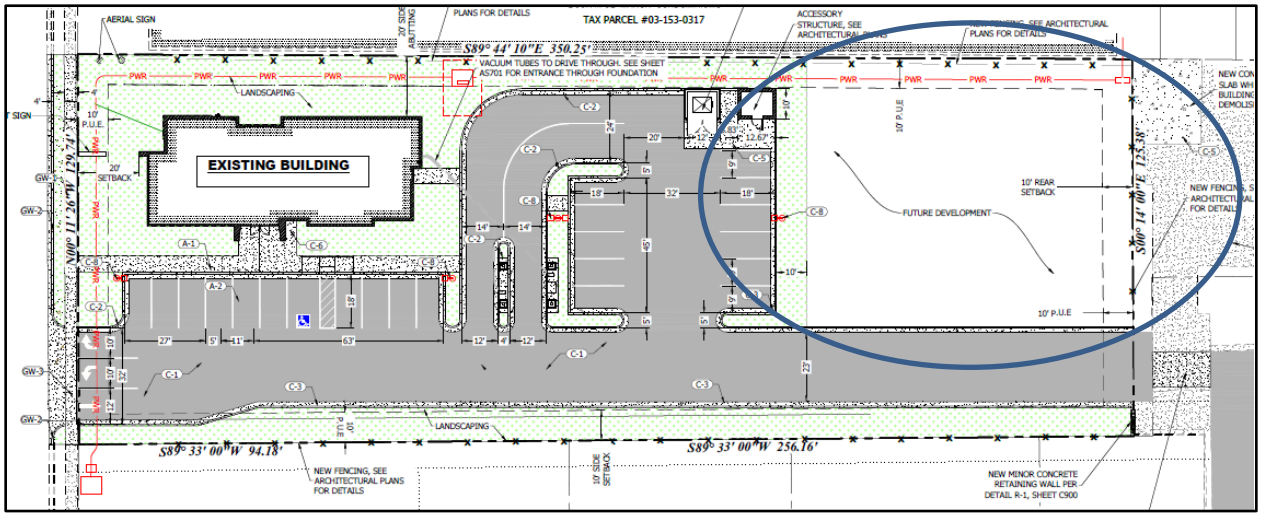
Summary Recommendation

Staff recommends that the Planning Commission review the requested application, hold a public hearing, and forward a negative recommendation to the City Council for the Zone Change Amendment application based on the findings found throughout this staff report.

Background

Deseret First Credit Union (DFCU), represented by Brian Knowlton and Randy Beyer with Knowlton General, submitted a Zone Map Amendment Request for the site located at 260 North 500 West. The request is to amend the zoning designation of the 1.135 acres site from Heavy Commercial (C-H) to Mixed-Used - Professional Office (MXD-PO).

The majority of the existing property was re-developed in 2020 as the new site of a credit union consisting of a new building and site improvements (landscaping, parking and a detached drive-through). About one third (1/3) of the property towards the rear (east) was not developed. See below:



Surrounding uses are commercial to the west (retail/restaurant oriented, including the Commons at West Bountiful) and also along 500 West towards the south (specialty retail, vehicle related, banks); residential towards the north (apartments) and along 200 North towards the southeast of the subject site.

The City Council has the authority to amend the official Zoning Map of the City after the Planning Commission has reviewed the proposed amendment and makes a recommendation. As a matter of procedure, whenever the City Council considers a request for a rezone (zone map amendment), it needs to follow provisions found in Bountiful City Land Use Code § 14-2-205(B) AMENDMENTS TO THE LAND USE CODE AND MAP, which are as follows:

B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Code or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Proposal

In conjunction with the proposed Zone Change from C-H to MXD-PO the applicant proposes the following:

1. Keeping/maintaining the existing credit union building (3,154 square feet) and associated drive-through.
2. Building six (6) new townhouses (including a 2-car garage in each unit) on the rear portion of the site (1,050 square feet each, 6,300 square feet total) on two (2) new buildings.
3. Building two (2) artist studios on the rear portion of the site (1,606 square feet each, 3,212 square feet total). The Bountiful City Code does not define an artist studio. Staff considers an artist studio as a workspace for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft. This use would not include retail or lessons.

Analysis

Below each section of the MXD Ordinance staff provided specific findings shown with the underlined text:

14-10-101 PURPOSE.

The purpose of the Mixed-Use (MXD) zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

The proposal does not integrate the existing credit union with the proposed artist studios and townhouses. The credit union has already developed towards the front of the site with its drive-through in the middle. The proposed new uses are located towards the rear third of the site and is disjointed from the existing credit union which occupies approximately two thirds of the site.

14-10-102 ZONE/PROJECT EVALUATION

All proposals to include a property within an MXD zone, and all development proposals within an existing MXD zone, shall at a minimum be evaluated based on their compatibility with:

1. The Bountiful City General Plan
2. The Bountiful City Code and Zoning Code

3. The purpose and characteristics of the MXD Zone
4. Sound planning practices
5. Surrounding land-uses
6. All other City-approved studies

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

The 2009 Land Use Master Plan (subset of the 2009 General Plan) categorizes the following sites as "mixed use" as part of the Future Land Use Map (Non-Residential):

1. Village on Main, Pages Lane and Main Street
2. The Mandarin site, 400 East and 900 North
3. Renaissance Towne Centre, Main between 1500 South and 1800 South
4. Corner 22 & Dick's Market intersection/area, 2200 South Orchard Drive

The 2019 Moderate Income Housing Plan Update (part of the adopted General Plan) included the following strategies:

- Allow for higher density or moderate-income residential development in commercial and mixed-used zones, commercial centers, or employment centers.
- higher density or moderate-income residential development near major transit investment corridor.

There are no known City-approved studies.

14-10-103 SITE CHARACTERISTICS

The typical site zoned MXD shall encompass at least five (5) acres; however, smaller projects that demonstrate outstanding characteristics may also be considered. Sites zoned MXD should be adjacent to major automobile and public transit corridors and should have direct access to both.

Consisting of 1.135 acres (49,440.1 square feet) acres the site is substantially smaller than the required five acres and does not contain any outstanding characteristics. Outstanding characteristics include but are not limited to the following:

1. Vertical mixed use
2. Wide sidewalks
3. Additional trees (more than what is required)
4. Street furniture and community gathering spaces
5. Diverse and distinctive design features
6. Open space includes cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space.
7. Pedestrian movement with convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.

The site is on a major automobile corridor – 500 West (Highway 89). The site is 5 blocks (0.6 miles or 3,168 feet) from Main Street (bus line 470); therefore, it's not adjacent to a public transit corridor. UTA South Davis FLEX F605 goes along 500 West but is a short route from the

Centerville Megaplex to/from Lakeview Hospital including the Woods Cross Frontrunner station in a limited capacity: 6am to 7pm on the hour.

14-10-104 SUB-ZONE STANDARDS

Each sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor area within a project and include areas within a structure (floors of a building) and open spaces or public areas on the surface of the land (sidewalks, parks, etc.).

MXD-R	50% - 75% sq. ft. in residential uses
MXD-C	50% - 75% sq. ft. in commercial uses
MXD-PO	50% - 75% sq. ft. in professional office uses
MXD-PF	50% - 75% sq. ft. in public facilities
MXD-E	50% - 75% sq. ft. in entertainment/hotel uses
MXD-M	No one category of uses may exceed 33% of the total sq. ft.

The proposal requests MXD-PO designation, with an emphasis or majority towards professional office. Per the submitted proposal, the existing gross square footage of the credit union building is 3,154 square feet. The applicant proposes to build two (2) buildings consisting of a combined 9,512 square feet on the vacant portion of the property towards the rear (east).

The first proposed building immediately east of the existing drive-through consists of four (4) townhouses (multi-family residential) equating 4,200 square feet. The second proposed building immediately east of the first proposed building consist of two (2) townhouses and two (2) artists' studios (professional office, see below) equating to 5,312 square feet.

Use	Status	Sq. Ft.	Use	Percentage
Credit Unition	Existing	3,154	Professional office	50.3%
Artists' Studios	To be built	3,212	Professional office	
Townhouses	To be built	6,300	Multi-Family Residential	49.7%
	Total	12,666		100%

The proposal meets the minimum percentage required.

14-10-105a PERMITTED USES

Underlined uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed twenty five percent (25%) of the total project floor area, except as indicated by the sub-zone designation.

Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval.

Office

Professional offices

Banks and credit
Medical clinics
Artist studios

Commercial
Convenience stores – without fuel sales
Grocery stores – maximum 50,000 square feet per tenant
Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed100,000 square feet total across multiple floors
Personal services and improvements
Health Clubs

Institutional/Public
Medical clinics Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship Municipal Facilities

Hotel/Entertainment
Hotels – Rooms off interior corridors (no motor lodges)Recreation – Indoor/Outdoor
Restaurants and private clubs – without drive-up windowFast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium

The proposal meets permitted uses.

14-10-105b PROHIBITED USES
Motor lodges (drive-up motel units)
Pawn shops
Check cashing/Title loan stores
Sexually oriented businesses
Tattoo parlors
Self-storage units
Body piercing (earrings permitted)

The applicant does not request prohibited uses.

14-10-106 DEVELOPMENT PLAN

1. The property owner (or his agent) shall prepare and submit a proposed Development Plan for the subject property.

   The applicant submitted/drafted a Development Plan.

2. The Development Plan guides all development within a particular project and at a

minimum shall include a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information typically required for site plan approval.

Applicant submitted a site plan, and conceptual building elevations and design schemes, and legal description. The applicant did not include a pedestrian connection/trails plan, streetscape, or a current survey as part of the submittal.

3. The general categories and uses to be established within a mixed-use project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council. A substantial variation is any addition, modification, or alteration to a building or site plan that exceeds twenty percent (20%) of the gross floor area, site acreage or exterior building surface or any change in use greater than five percent (5%) of the total project floor area. All modifications must meet the minimum standardsrequired by this Code.

   Proposal includes general categories, uses, square footages, etc.

14-10-107 DEFAULT SETBACKS AND HEIGHT LIMITATIONS

The location, height and separation between buildings shall be established as part of the Development Plan. Unless otherwise stated in the Development Plan, the default standards shall be as follows:

	Proposal
Minimum building setback - 30 feet	DFCU (existing) • Front – 20 feet • Rear – 234 feet • Side – 20 feet (from north) • Side – 67 feet (from south) Proposed building 1 (4 townhouses) • Front – 234 feet • Rear – 74 feet • Side – 10 feet (from north) • Side – 40 feet (from south) Proposed building 2 (2 townhouses + 2 artists' studios) • Front – 234 feet • Rear – 10 feet • Side – 10 feet (from north) • Side – 40 feet (from south)
Maximum building setback - 50 feet	
Minimum building separation - 20 feet	124 feet from existing DFCU to building 1
Maximum building separation - 40 feet	24 feet from building 1 to building 2

Minimum building height - 20 feet	To comply with default building height
Maximum building height - 35 feet	

The default setbacks outlined in the MXD Ordinance are found on the left above, and the proposed setbacks are found on the right (underlined). The Land Use Code allows the location, height, and separation between buildings to be established as part of the Development Plan within the MXD Zone. Staff does not find concerns with the proposed setbacks, but rather with the lack of integration and being disjointed from the existing site improvements and the proposal, see purpose section 14-10-101, based on the existing site constraints.

14-10-108 DEVELOPMENT CHARACTERISTICS

1. Uses may be mixed within a building or within an overall development, or both. However,the City encourages mixing uses within a building as much as possible. Furthermore, the subdividing of land for stand alone parcels is discouraged, and the City may deny the subdivision of land within the MXD zone if the Planning Commission or City Council determines that the subdivision is contrary to the purpose and intent of this Code.

   The proposal does not include the encouraged vertical mixed use as indicated in the Land Use Code, but rather horizontal mixed use consisting of three (3) uses in three (3) buildings:

   - Bldg. 1 – existing credit union building (3,154 sf.).
   - Bldg. 2 – proposed multi-family building, 4 townhouses (4,200 sf.).
   - Bldg. 3 – proposed combination building consisting of two (2) townhouses and two (2) artists studios (5,312 sf.).

   Regarding the subdivision discouragement found in the Code, the applicant indicated intentions to submit a future PUD plat, should the requested Zone Change be approved, which would in essence subdivide units (instead of lots and parcels) into separate ownership; however, the applicant indicated that the future HOA (as part of the PUD plat) would control the development. If the Zone Change is approved by the Land Use Authority, staff would not oppose to a subsequent PUD Plat.

2. Developments within an MXD zone shall exhibit urban characteristics such as:
   A. Wide sidewalks

      Sidewalks are not provided within the development leaving the proposed buildings disconnected from the existing building and 500 west. Sidewalks are an essential characteristic and necessary for the connectivity and flow of the site. Four feet (4') is the minimum sidewalk width for City streets. A wide sidewalk would need to be six feet (6') minimum. The applicant indicated that *the primary use on the frontage has a plaza at the entry.* This would need to be further demonstrated (also in the context as an urban characteristic) should the Commission forward a positive recommendation.

   B. Street trees and street furniture

Street trees were installed along 500 West when the credit union was developed along the identified street frontage (along 500 West). The proposal does not show any street furniture. The applicant indicated that *the frontage has a stately setting, with the frontage on 500 West, the project has substantial landscape and trees and that they will add a sitting area on the North by the auxiliary shed.* This would need to be further demonstrated (also in the context as an urban characteristic) should the Commission forward a positive recommendation.

C. Community gathering spaces

The proposal does not show community gathering spaces. The applicant indicated that *the frontage has a stately setting, with the frontage on 500 West, the project has substantial landscape and trees and that they will add a sitting area on the North by the auxiliary shed.* This would need to be further demonstrated (also in the context as an urban characteristic) should the Commission forward a positive recommendation.

D. Shared parking

The proposal does not necessitate shared parking.

E. Integrated public transit (where available and/or anticipated)

None anticipated.

F. Diverse and distinctive design features

The proposal does not show diverse and distinctive design features. The applicant indicated that *the design of the 3 uses compliment each other and provides a distinctive design element.* This would need to be further demonstrated (also in the context as an urban characteristic) should the Commission forward a positive recommendation.

3. All developments shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

The proposed gross floor area is 12,666 square feet for the entire proposal. The existing gross site area is 49,440.1 square feet. 7,416 sf (15% of the site) is required to be open space. Currently the site has 11,592 square feet of landscaping (de facto open space); however, the proposal does not demonstrate usable open, i.e., a plaza, a park, urban trails/sidewalks, etc. and there is no

connection between the proposed buildings and the current open space.

4. All lighting and signs shall be pedestrian scale, with a maximum sign height of twenty (20) feet. Lights or signs on building facades may be higher than the twenty (20) feet maximum. Sign standards shall be the same as for the Downtown (DN) zone, although for buildings larger than those normally allowed in the Downtown (DN) zone, the City may approve larger scale lighting and/or signs proportional to the size of the buildings approved. Projects ten (10) acres or larger with at least one hundred thousand (100,000) sq. ft. of non-residential uses may have one pole sign per frontage on an arterial street, evaluated using the standards for pole signs in the CH zone. The pole or structural support element of the sign may exceed the maximum pole width allowed if the structure itself incorporates specific site design elements, at the discretion of the approving body.

   The current proposal does not include any lighting or signs. Section not applicable at this time.

5. Parking requirements shall be determined per existing City standards for each use. However, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this Code.

   See following table:

Use	Parking Rate	Square Feet (No. of units)	Code required parking spaces
Credit Union	1 for each 200 sf of floor area	3,281 (n/a)	16.4
Artists Studios	1 for each 500 sf of floor area	3,212 (2 units)	6.4
Townhouses	2.25 per unit (2-bedroom)	6,300 (6 units)	13.5
		Total	37 | 36.3

   Applicant proposes 38 parking spaces; however, the Fire Marshall has indicated that four (4) parallel parking spaces next to the 20' drive aisle towards the southeast of the site cannot be accepted based on the proposed drive aisle of twenty feet (20'). This reduces the **proposal to 34 parking spaces**. The proposal does not comply with the City's standards for parking. Parking requirements have not been reduced to show if shared parking is a viable alternative as a parking study has not been submitted.

6. Site plans shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the amount of parking prorated to each use and shall illustrate how public transit, (where available and/or anticipated), is to be integrated into the site.

   Proposed land use mix is 50.3% professional office (credit union and artist's studio) and 49.7% residential (townhouses). See section 14-10-104 Sub-Zone Standards above. Parking is found above on this page. Public transit is not found nearby.

7. An additional site plan shall illustrate pedestrian movement throughout the project area,

with trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout. The plan shall provide convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.

Based on the size of the proposal a pedestrian movement site plan was not provided by the applicant. Considering the proposal includes townhomes and artist studios, both of which will invite pedestrian movement, Staff recommends a pedestrian movement site plan.

14-10-109 DEVELOPMENT PROCEDURES

Upon approval of the Development Plan and zone change to MXD, all uses allowed in the development shall be processed as if they were permitted uses.

Subject to zone change approval.

Department Review

This staff report was written by the Planning Director, reviewed by the City Attorney.

Significant Impacts

The site is in the heart of heavy commercial uses. The General Plan does not support the change. The proposal appears to be an afterthought as the credit union use has already been developed occupying roughly two thirds of the site. The site does not include urban characteristics and it appears extremely challenging, if not impossible, trying to attempt to accommodate wide sidewalks, community gathering spaces, vertical mixed use, diverse and distinctive design features. The project as proposed feels more like to disconnected and unrelated projects rather than one cohesive, connected, and well planned site.

The site should remain as is with the current Heavy Commercial (C-H) zoning designation as the property owner has already developed the majority of the site, which would facilitate "the rear portion of the site" as either excess landscaping or to be developed within the adopted parameters found in the C-H. All Commercial subzones, including the C-H, prohibit residential uses as well as artist studios. While staff recognizes the current market trend towards residential development, this policy decision should be made in the near future with the upcoming General Plan update.

Recommendation

Staff recommends that the Planning Commission review the requested application, hold a public hearing, and forward a negative recommendation to the City Council for the Zone Change Amendment application from C-H to MXD-PO based on the findings of fact found throughout this staff report.

Attachments

1. Proposed Ordinance
2. Applicant's Narrative
3. DFCU Approved Site Plan

4. Proposed Site Plan / Overall Development Plan
5. Proposed Site Plan over proposed buildings
6. Elevations
7. Floor Plans
8. Zoning Map

Zone Map Amendment Explanation for 1.135-acre property

The address of the subject property according to the County Assessor:
260 North 500 West, Bountiful, UT 84010

Parcel: 030240165

Property: BEG AT PT ON AN EXIST FENCE LINE THAT IS S 00^08'40" E 416.33 FT ALG THE SEC LINE (402.60 FT BY RECORD) FR THE W 1/4 COR OF SEC 19-T2N-R1E, SLB&M; & RUN TH N 89^33'00" E 256.16 FT TO AN EXIS CONT. 1.135 ACRES

Current Zone: C-H Heavy Commercial

On the 12th of November 2019 the following ordinance was updated:

Bountiful City Ordinance No. 2019-06 An ordinance updating the 2000 Moderate income Housing Plan, as reported to the state in 2007, 2010, 2012, 2014, and 2018.

Now therefore, be it ordained by the City Council of Bountiful, Utah:
Section 1. The Moderate Income Housing Plan is hereby updated to include a recommendation to implement the following planning strategies:

* Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.
* ***Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.***
* ***Encourage higher density or moderate income residential development near major transit investment corridors.***

* Preserve existing Moderate Income Housing.

Section 2. This ordinance shall go into effect immediately upon first publication.
Adopted by the City Council of Bountiful, Utah, this 12th day of November 2019.

Our Goal: Be a part of the solution with creating a visually pleasing edifice that contributes to the higher density or moderate income residential need with close proximity to an identified major transit investment corridor along 500 W.

The proposed General Plan Amendment of MXD-PO is in harmony with Bountiful City's Land Use Master Plan of the 500 W Commercial Corridor. The proposal anticipates using the professional office + residential use and by using a modern architecture that will play on the style of the newly constructed DFCU building. The conditions that exist in the general area to warrant such a change include the following:

- The property is located in the heart of the 500 W Commercial Corridor and backs to residential neighborhoods in Bountiful, with commercial, restaurant, convenience store & retail properties surrounding it.
- Living and staying in downtown increases foot traffic for all retail components of the 500 W commercial corridor and facilitates transactions in businesses in the same area.
- Direct access to major transportation corridors including the Freeway and commercial uses provides great access into the 500 W corridor

The proposed development anticipates using the 500 W commercial corridor & commerce district to allow both residential and commercial components in the project. In other similar districts they have used descriptive vocabulary in their ordinances for such districts.

As a result, our application and proposal will utilize the following items:

"A mixed professional office and residential building site may be constructed up to a maximum building height per the MXD-PO Zone."

More broadly, the proposed rezone would help Bountiful City and thus the public accomplish the objectives as outlined in the Main Street Goals & Policies:

Historically speaking, Bountiful's Main Street evolved as the commercial and civic heart of the City. It experienced the typical ebb and flow that many small towns suffered in the mid to late 20th Century. The historic structures and traditional small town feel of the corridor positions it for continued revitalization and commercial activity in the future. Other commercial areas are developing along major arterials in the City which creates an opportunity for this development to set a precedence for architecture and design.

Additional roof tops are one of the major drivers to provide the environment for new and existing retail, commercial, and other business to succeed.

GOALS AND POLICIES (500 W Commercial Corridor)

Economic Development

1. *Goal:*

   500 West becomes more integrated over time.
   Encourage local neighborhood nodes that provide day to day small-scale, locally-owned businesses and services that have close proximity to the 500 W corridor.

2. *Goal:*

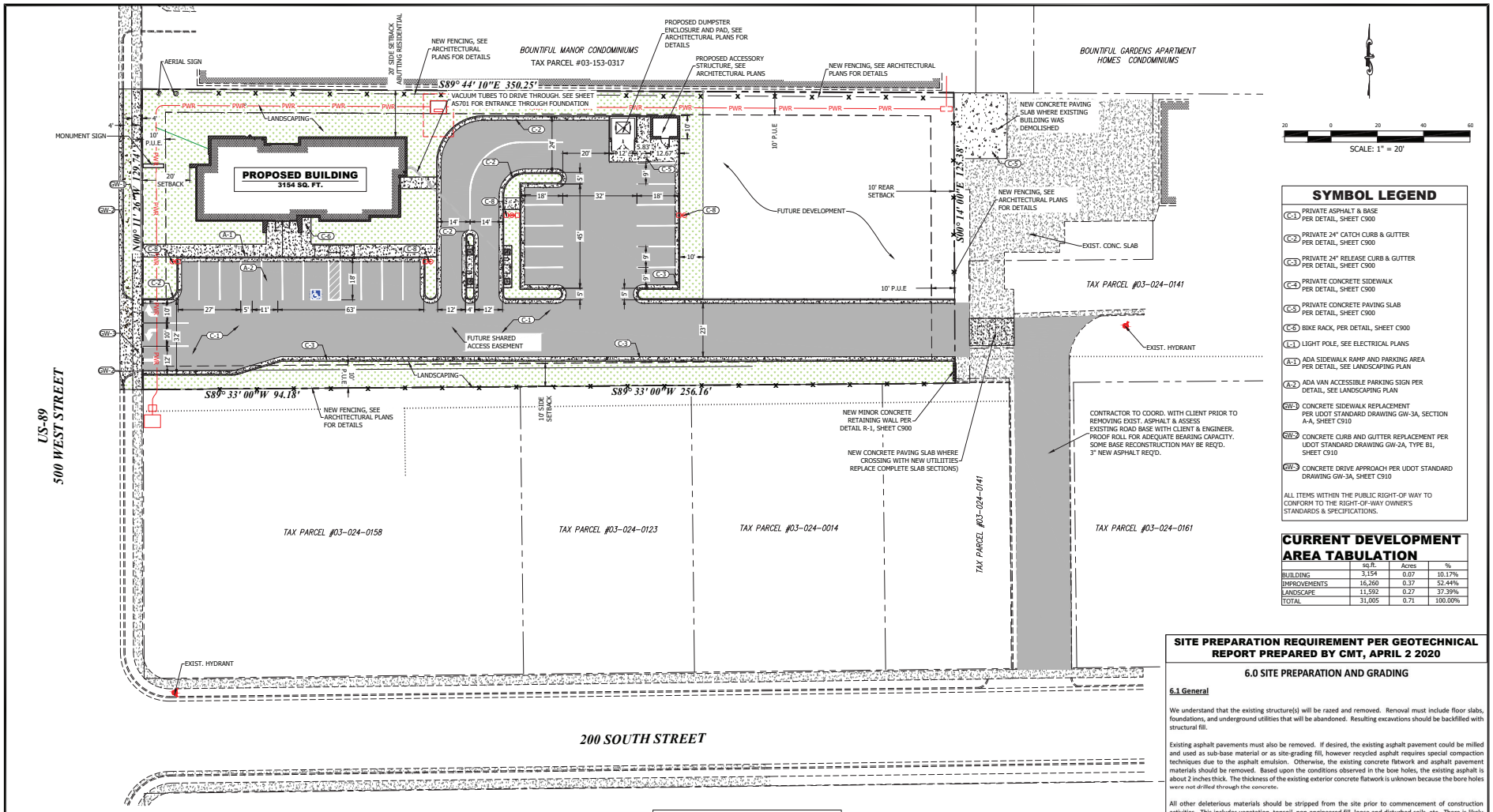
   Create an attractive setting for pedestrian access to transit.
   Bring buildings to street to improve character and visual appeal of area, especially for pedestrians

We feel that this development would make a design statement and contribution to the overall economic Goals and Policies by adding smaller scale professional office development and locally-owned businesses with residents that contribute to the success of the small business owners.

We thank you for your consideration and look forward to further discussion.

Sincerely,

KNOWLTON GENERAL Brian Knowlton & Randy Beyer



SYMBOL LEGEND

- C-1 PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900
- C-2 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C-4 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- C-5 PRIVATE CONCRETE PAVING SLAB PER DETAIL, SHEET C900
- C-6 BIKE RACK, PER DETAIL, SHEET C900
- L-1 LIGHT POLE, SEE ELECTRICAL PLANS
- A-1 ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SEE LANDSCAPING PLAN
- A-2 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SEE LANDSCAPING PLAN
- GW-1 CONCRETE SIDEWALK REPLACEMENT PER UDOT STANDARD DRAWING GW-3A, SECTION A-A, SHEET C910
- GW-2 CONCRETE CURB AND GUTTER REPLACEMENT PER UDOT STANDARD DRAWING GW-2A, TYPE B1, SHEET C910
- GW-3 CONCRETE DRIVE APPROACH PER UDOT STANDARD DRAWING GW-3A, SHEET C910

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

CURRENT DEVELOPMENT AREA TABULATION

	sq.ft.	Acres	%
BUILDING	3,154	0.07	10.17%
IMPROVEMENTS	16,260	0.37	52.44%
LANDSCAPE	11,592	0.27	37.39%
TOTAL	31,005	0.71	100.00%

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"X60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

BID ITEM 1 - SOIL REMEDIATION UNDER BUILDING. - CUBIC YARD UNIT COST. - ALL UNCONSOLIDATED FILL AND DELETERIOUS MATERIALS TO BE REMOVED IN THE BUILDING AREAS, INCLUDING 4 FEET AROUND THE FOUNDATION OF THE PRIMARY STRUCTURE AND THE OUTBUILDING. STRUCTURAL FILL REQUIRED TO BRING SITE BACK UP TO BUILDING ELEVATION. ITEM IS TO BE ESTIMATED AS AN AVERAGE OF 4 FEET DEEP IN THESE AREAS, TO BE ADJUSTED ON A CUBIC YARD BASIS WITH A CHANGE ORDER.

BID ITEM 2 - SOIL REMEDIATION UNDER PARKING AREAS - SQUARE FOOT UNIT COST. - 1 FOOT OF UNCONSOLIDATED FILL AND ALL VISIBLE DELETERIOUS MATERIALS TO BE REMOVED AND RECOMPACTED OR REPLACED UNDER ALL PARKING AND DRIVING AREAS, INCLUDING 1 FOOT BEYOND BACK OF CURB OR EDGE OF SLAB. PROOF ROLL REQUIRED. ITEM IS TO BE ESTIMATED AS AN AVERAGE OF 1 FEET DEEP IN THESE AREAS, TO BE ADJUSTED ON A SQUARE FOOT BASIS WITH A CHANGE ORDER TO ONLY THOSE AREAS WHERE NECESSARY.

CONTRACTOR TO OBTAIN A COPY OF THE GEOTECHNICAL REPORT.

ALL WORK TO BE DONE UNDER SUPERVISION OF THE GEOTECHNICAL ENGINEER, AND IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S REPORT.

SITE PREPARATION REQUIREMENT PER GEOTECHNICAL REPORT PREPARED BY CMT, APRIL 2 2020

6.0 SITE PREPARATION AND GRADING

6.1 General

We understand that the existing structure(s) will be razed and removed. Renoval must include floor slabs, foundations, and underground utilities that will be abandoned. Resulting excavations should be backfilled with structural fill.

Existing asphalt pavements must also be removed. If desired, the existing asphalt pavement could be milled and used as sub-base material or as site-grading fill, however recycled asphalt requires special compaction techniques due to the asphalt emulsion. Otherwise, the existing concrete flatwork and asphalt pavement materials should be removed. Based upon the conditions observed in the bore holes, the existing asphalt is about 2 inches thick. The thickness of the existing exterior concrete flatwork is unknown because the bore holes were not drilled through the concrete.

All other deleterious materials should be stripped from the site prior to commencement of construction activities. This includes vegetation, topsoil, non-engineered fill, loose and disturbed soils, etc. There is likely topsoil along the north side of the existing building. When stripping and grubbing, topsoil should be distinguished by the apparent organic content and not solely by color; thus we estimate that topsoil stripping will need to include the upper 4 inches. However, given the large trees on the site, roots likely extend deeper.

In each bore hole, below the asphalt, we encountered fill soils, some containing debris, extending about 2.0 to 5.5 feet below the surface. The fill extended at least to the bottom of B-4 (5.5 ft) and thus may extend deeper at that location, and in other locations on the site which were not explored. This fill is considered non-engineered (not placed in a controlled manner or tested for compaction) and is therefore unsuitable for support of floor slabs or footings. Outside of building footprints the non-engineered fil could be prepared to support pavements and exterior concrete flatwork, and reduce, but not eliminate, the potential settlement and distress to these surfaces. Preparation of nonengineered fill shall consist of removing the upper 12 inches, scarifying the exposed surface to a minimum depth of 8 inches, moisture conditioning as needed, and re-compacting the scarified soils in place to 95% of the maximum dry density. The removed non-engineered fill, if free of debris, organics, etc., may then be replaced is similarly compacted lifts. Prior to paving the subgrade must then be proofrolled by passing moderate-weight rubber tire-mounted construction equipment over the surface at least twice. If excessively soft or loose soils are encountered, they must be removed (up to a maximum depth of 2 feet) and replaced with structural fill.

The site should be examined by a CMT geotechnical engineer to assess that suitable natural soils have been exposed and any deleterious materials, loose and/or disturbed soils have been removed, prior to placing site grading fills, footings, slabs, and pavements.

Fill placed over large areas to raise overall site grades can induce settlements in the underlying natural soils. If more than 3 feet of site grading fill is anticipated over the existing surface, we should be notified to assess potential settlements and provide additional recommendations as needed. These recommendations may include placement of the site grading fill far in advance to allow potential settlements to occur prior to construction.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
Entellus

Licensed Professional Engineer No. 375153 Leland K. Martineau 9-10-20 STATE OF UTAH

Client: Deseret First Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Address: 1999 W. Parkway Blvd. West Valley City, UT 84120
Email:spencer.park@dfcu.com

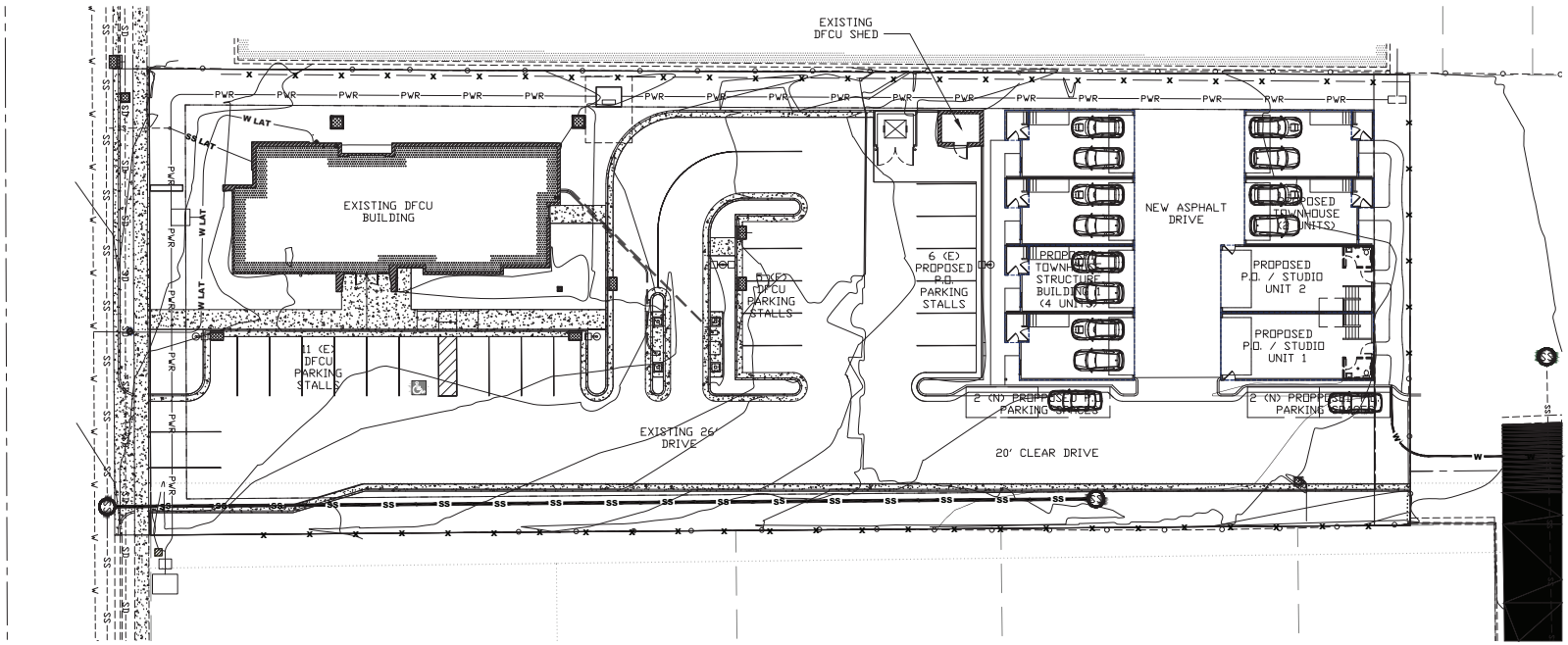
BOUNTIFUL DESERET FIRST CREDIT UNION

260 NORTH 500 WEST
TAX PARCEL # 03-024-0165
LOCATED IN THE SW 1/4 OF SECTION 19, T2N., R1E., S.L.B&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:		
REV #	COMMENT	REVISION DATE
REV 1:		DATE
REV 2:		DATE
REV 3:		DATE
REV 4:		DATE
REV 5:		DATE
REV 6:		DATE
REV 7:		DATE
REV 8:		DATE

DRAWN:	SB
APPROVED:	LKM
PROJECT #:	1861001
PLAN SET-1861001.dwg	

C400
SITE PLAN



1 SITE / FLOOR PLAN
1/4"=1'-0"

FULL SCALE: 1/16" = 1'-0"
11"x17" SCALE: 1/32" = 1'-0"
16' 12' 8' 4' 0" 16'
IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

N
S

PROPOSED ZONING

ZONE: MXD-PO = 50%-75% PO

PO COMPONENT TOTAL GROSS S.F. (51%)	6,493 S.F.
DFCU FLOOR GROSS S.F.	3,154 S.F.
DFCU SHED.	127 S.F.
PROF. OFFICE/STUDIO FLOOR GROSS S.F. (2 UNITS AT (1,606 SF PER STORY - 2 STORY)	3,212 S.F.
RESIDENTAIL COMPONENT TOTAL FLOOR GROSS S.F. (49%) (6 TOWNHOMES UNITS AT 1050 SF GROSS PER UNIT)	6,300 S.F.

PARKING TABULATIONS

		REQUIRED	PROPOSED
DFCU	(3,281 S.F. @ 1/200)	16	16
PROF. OFFICE/STUDIO		8	8
TOWNHOMES	(6 UNITS @ 2.5)	14	14
PARKING PROVIDED		38	38

SMITH HYATT ARCHITECTS
845 SOUTH MAIN STREET BOUNTIFUL UTAH (801) 298-5777

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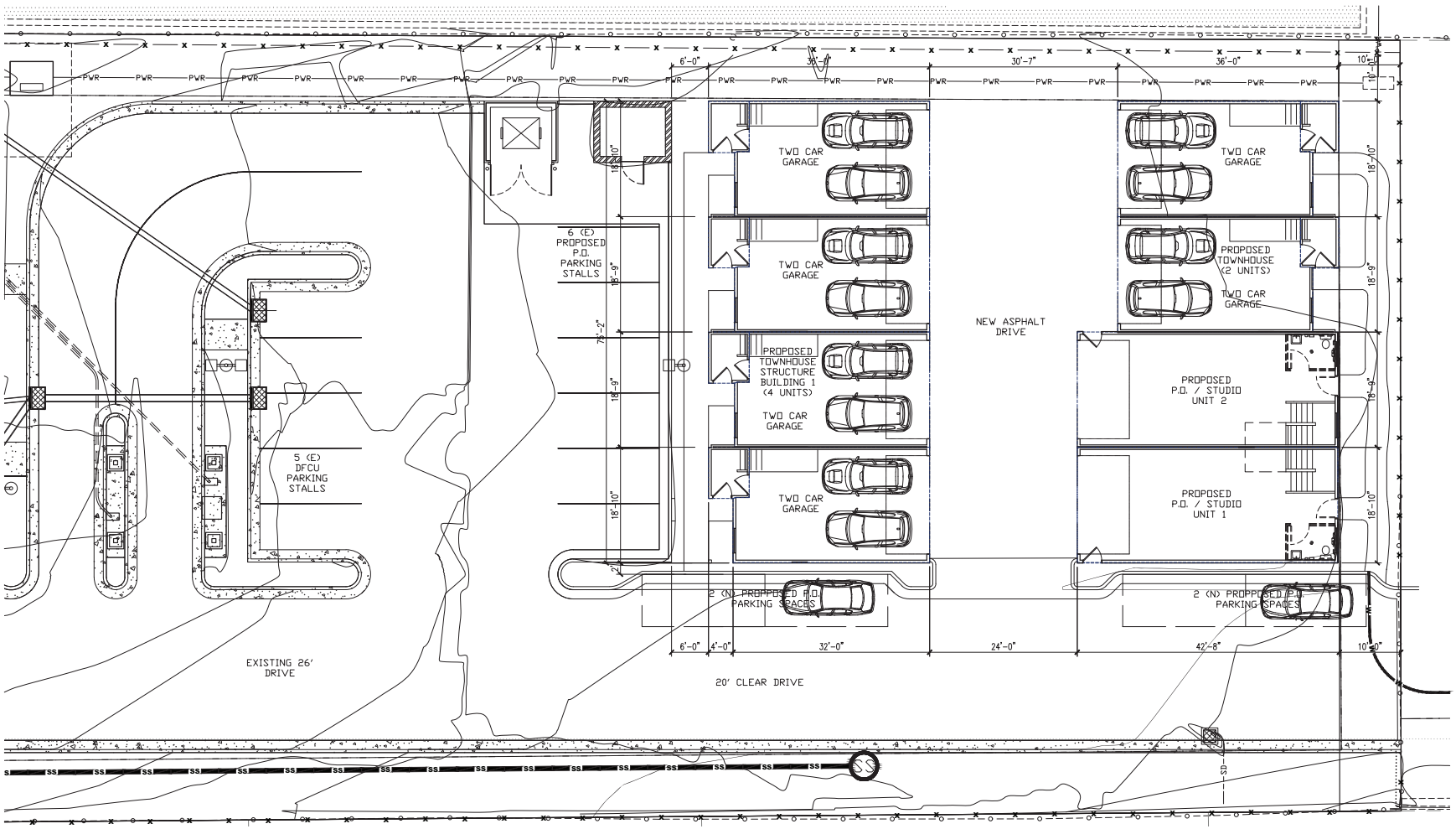
OCT 28th / 2020

KNOWLTON 500 W DEVELOPMENT
BOUNTIFUL, UT

No	DATE	DESCRIPTION
	10/28/20	SCHEMATIC DESIGN
	11/8/20	REVISED SCHEMATIC
	5/13/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

SITE / FLOOR PLAN

A1.0
20116



1 SITE / FLOOR PLAN
1/4"=1'-0"

24"x36" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0" 8'
IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT. USE GRAPHIC SCALE ACCORDINGLY.

N
S

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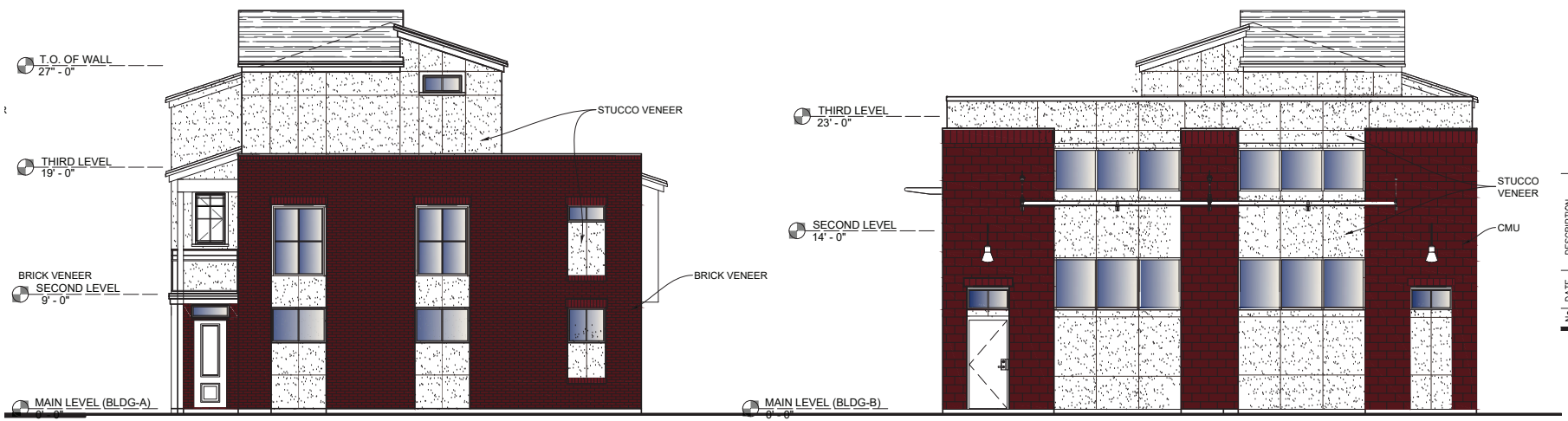
	5/13/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

SITE / FLOOR PLAN

A1.1
20116

1 WEST ELEVATION BUILDING A
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'



1 SOUTH ELEVATION BUILDING A/B
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

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USE GRAPHIC SCALE ACCORDINGLY.

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	1/6/21	SCHEMATIC ELEVATION
	5/13/21	REVISED SCHEMATIC
	5/21/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

ELEVATIONS

A2.1
20116

1 EAST ELEVATION BUILIDING A
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

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	11/6/20	REVISED SCHEMATIC
	1/6/21	SCHEMATIC ELEVATION
	5/13/21	REVISED SCHEMATIC
	5/21/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

ELEVATIONS

A2.2
20116

1 EAST ELEVATION BUILDING B
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

1 WEST ELEVATION BUILDING B
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
4' 3' 2' 1' 0" 4'

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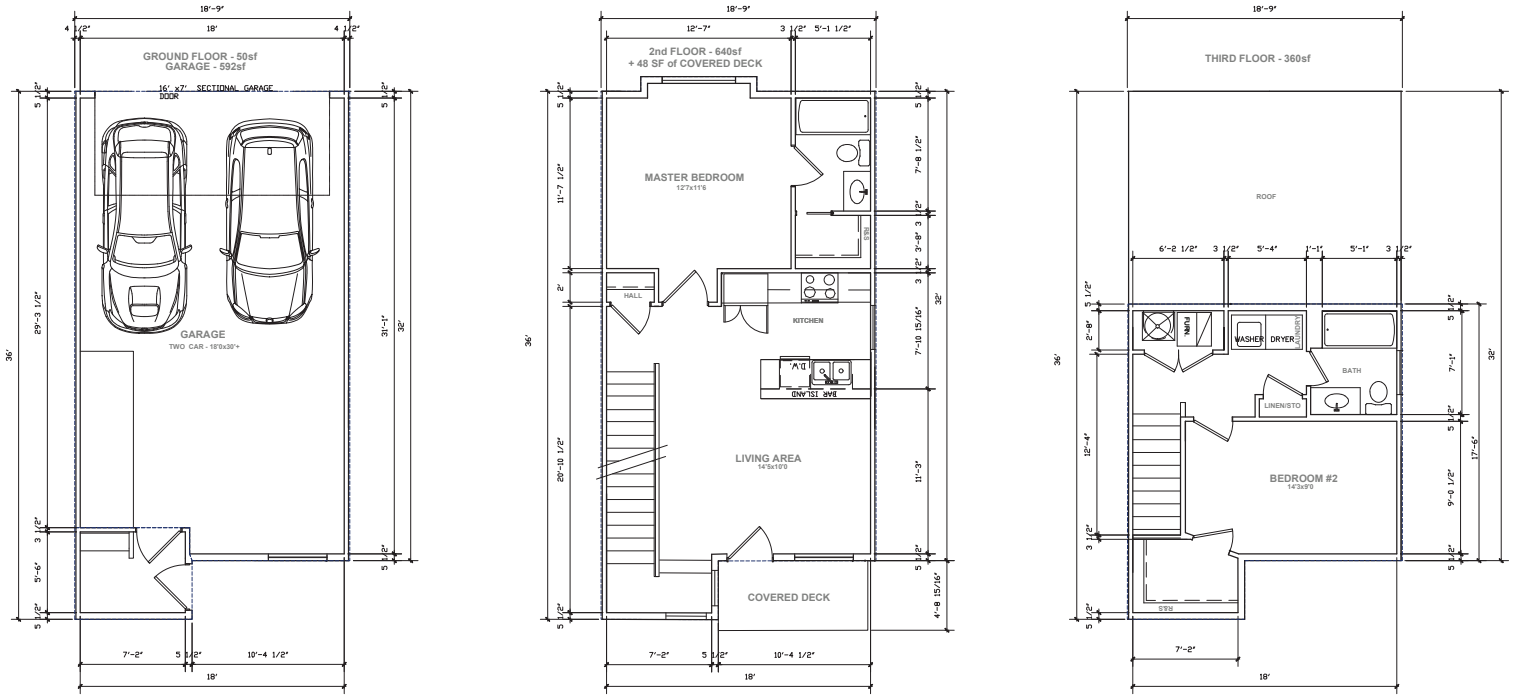
	5/13/21	REVISED SCHEMATIC
	5/21/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

ELEVATIONS

A2.3
20116



1 TOWN HOME LOFT FLOOR PLANS - OPTION 2

1/4"=1'-0"

FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"

4' 3' 2' 1' 0' 4'

N
S

IF THIS SHEET IS NOT 36X24 THEN IT IS A REDUCED SIZE PLOT.
USE GRAPHIC SCALE ACCORDINGLY.

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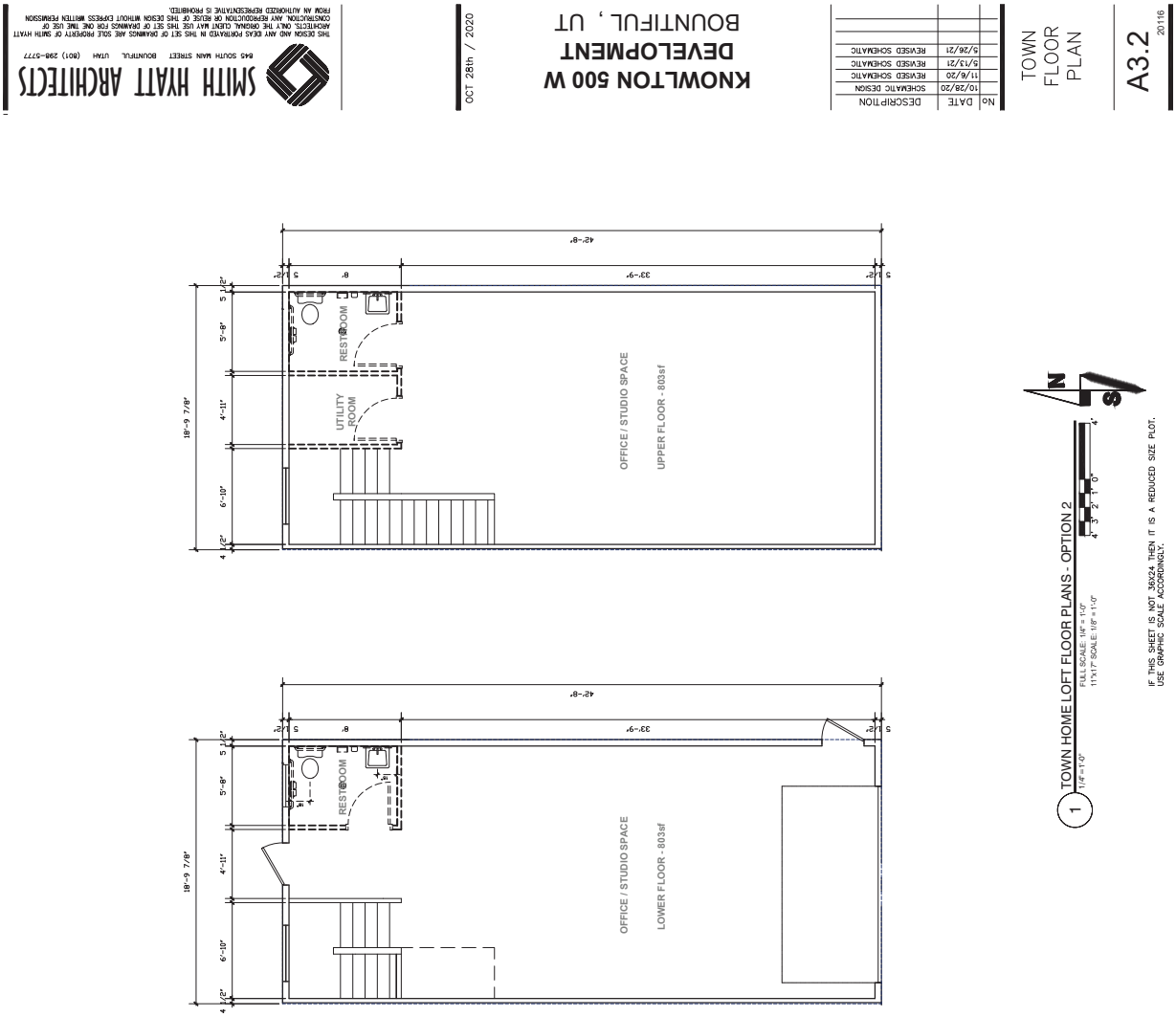
	11/6/20	REVISED SCHEMATIC
	5/13/21	REVISED SCHEMATIC
	5/26/21	REVISED SCHEMATIC

TOWN FLOOR PLAN

A3.1

20116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DEVELOPMENT
BOUNTIFUL, UT
No DATE DESCRIPTION
10/28/20 SCHEMATIC DESIGN
11/6/20 REVISED SCHEMATIC
5/13/21 REVISED SCHEMATIC
5/26/21 REVISED SCHEMATIC
TOWN FLOOR PLAN
A3.2
2016
42'-8"
33'-9"
8'
5 1/2"
5'-8"
4'-11"
6'-10"
4 1/2"
18'-9 7/8"
RESTROOM
UTILITY ROOM
OFFICE / STUDIO SPACE
UPPER FLOOR - 803sf
OFFICE / STUDIO SPACE
LOWER FLOOR - 803sf
N
S
1 TOWN HOME LOFT FLOOR PLANS - OPTION 2
1/4"=1'-0"
FULL SCALE: 1/4" = 1'-0"
11"x17" SCALE: 1/8" = 1'-0"
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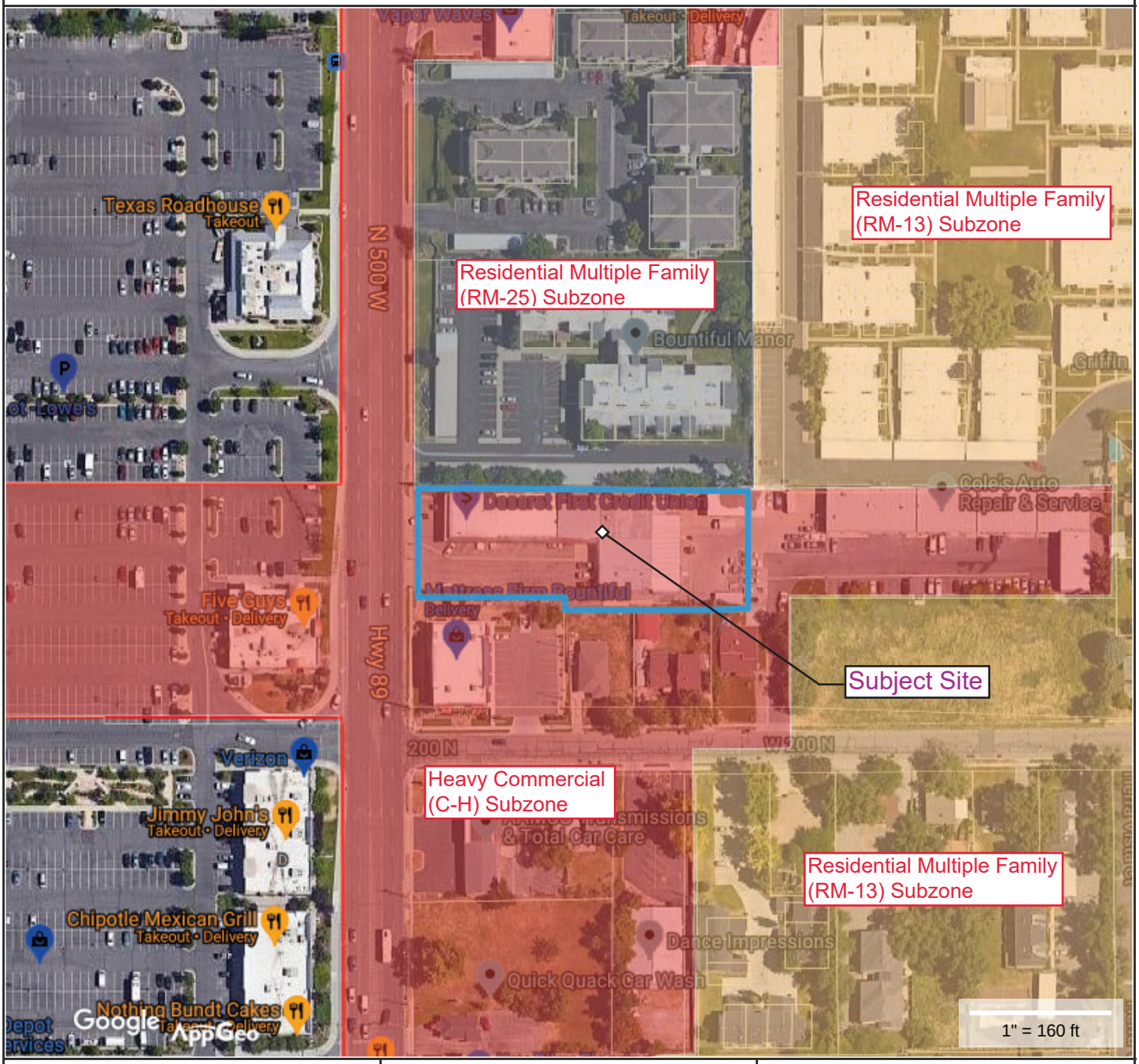
206 North 500 West



Property Information

Owner	DESERET FIRST CREDIT UNION
Address	3999 WEST PARKWAY BLVD
Property ID	030240165

BOUNTIFUL
EST. 1847

MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

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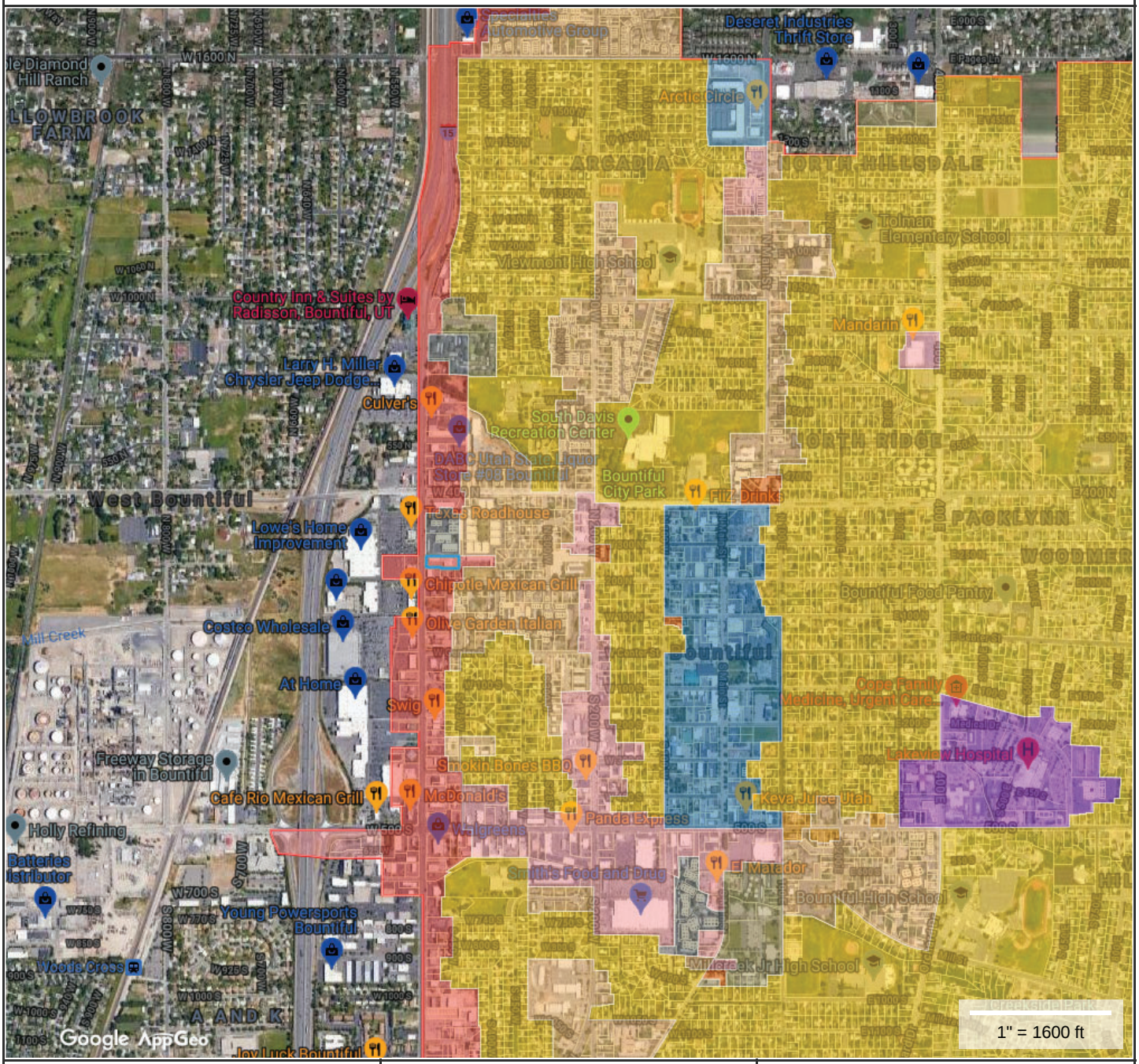

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Planning Commission
Staff Report

Subject: Site Plan Review and Conditional Use Permit Review for a Fast-Food Restaurant with Drive-up
Author: Kendal Black, Assistant Planner
Address: 1545 South Main Street
Date: August 17, 2021

Background
The Applicant, Alex Winder, representing Thirst Drinks, a specialty drink and treat establishment, requests a conditional use permit for a change of use from an *Automobile Sales/Rental New/Used/Lease* use to a *Fast-Food Restaurant with a Drive-Up* use at 1545 South Main Street, located in the General Commercial (C-G) subzone. The Bountiful City Land Use Code requires a business changing uses to submit a site plan review application. The subject property is located south of the Five Points intersection in the former George West automobile dealership and recent Enterprise Rent-A-Car location. The subject property is bordered by other commercial uses in the C-G subzone to the north and south.

Analysis
The layout of the property would undergo minor changes that would allow for a drive-through into the existing garage (which was previously a drive-through). The proposal includes removing masonry wall that currently encloses the west side of the drive-through. The southwest drive access is proposed to be closed, and landscaping added in its place. The northeast drive access would be reduced in width, and the number of angle parking stalls reduced to accommodate movements into and out of the angled parking along the north side of the site. The drive-through lane are to be painted on the asphalt and the current canopies in the parking lot are proposed to remain in place. An excavation permit will be required for any modifications to the improvements in the Public Right of Way.

The Bountiful City Land Use Code requires six (6) stacking spaces for a Fast-Food Restaurant with (or without) a drive-through. The proposal includes fifteen (15) stacking spaces in the drive-through lane. The proposed drive-through lane includes two (2) side-by-side lanes until it reaches the southwest corner where they merge into one (1) lane. The additional stacking spaces reduces and mitigates vehicles interfering with traffic on 200 West. Patrons will enter the drive access at the northeast corner of the property off 200 West, enter the drive-through lane, proceed to the single lane, move up to the service window to pay for and receive their order, and then exit out of the southeast drive access back onto 200 West. The drive access at the northwest portion of the property will be reduced in width, be one-way, and used for the employees to exit out of and for patrons as an emergency exit. Staff recommends adding a sign facing Main Street at the northwest drive access to discourage cars from entering.

The proposed site plan shows that floor area of the business is approximately 600 square feet and that there are seven (7) parking spaces and one (1) ADA parking space on the property, totaling eight (8) parking spaces. Fast-food restaurants must have "one (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the

number of seats in unknown." As this use will be drive-through only and will not provide dining in/walk-up services, it complies with the required parking.

Department Review
This proposal has been reviewed by the Engineering, Planning, Police and Power Departments, and by the Fire Marshall and City Attorney.

Significant Impacts
This proposed use is located with frontages on both Main Street and 200 West, although access is only on 200 West, close to the roundabout on 1500 South and Main Street. This is a busy intersection and will cause more traffic to frequent the area. It adds a commercial use in a building that might otherwise sit vacant for years to come, as the building and property have many unique features.

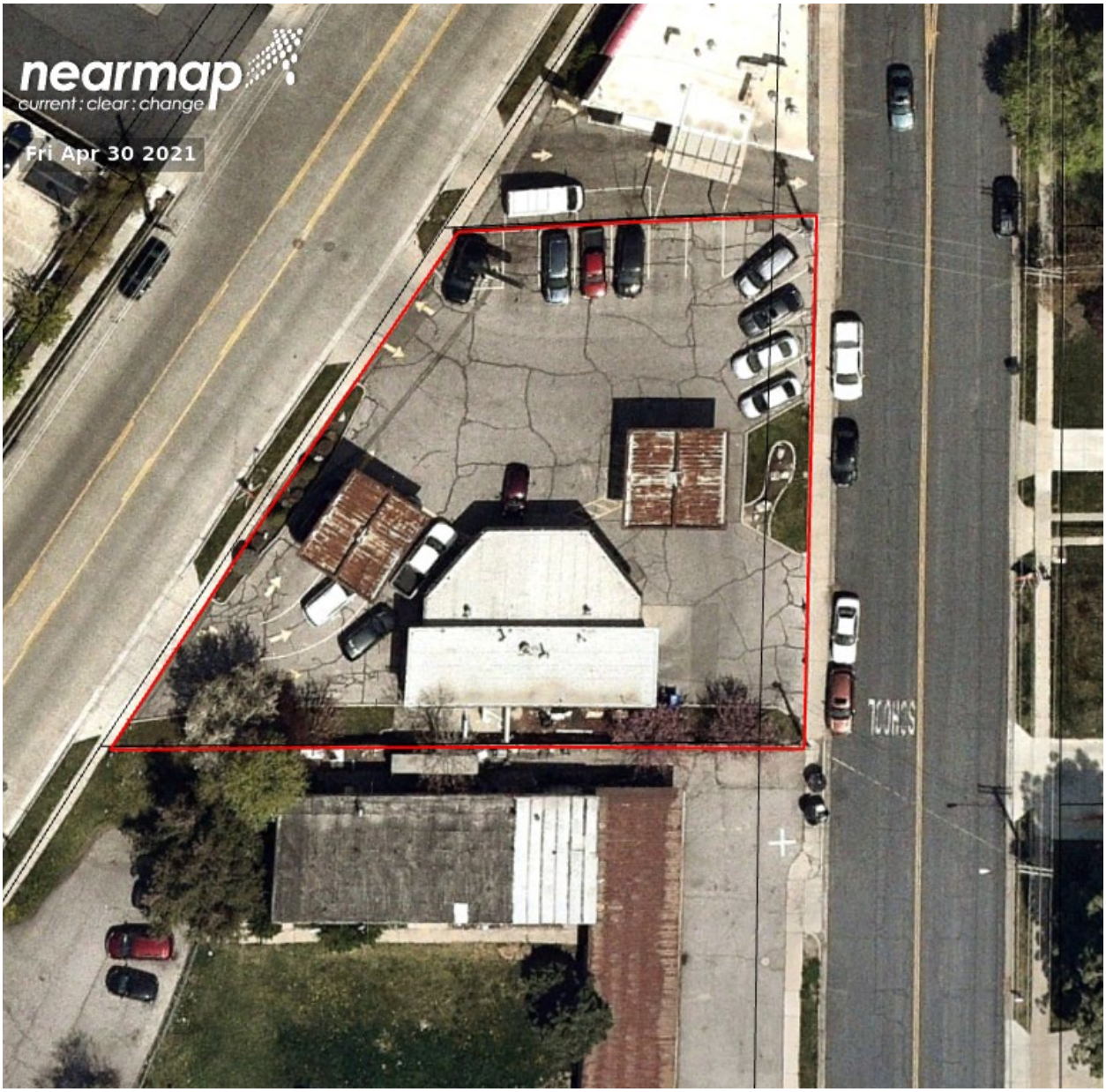
Recommendation
Conditional Use: Staff recommends that the Planning Commission review the proposal, hold a public hearing, and approve the conditional use permit request for a Fast-Food Restaurant with a Drive-Through use with the following conditions:

1. Prior to applying for a building permit the Applicant shall:
    a. Show plans to add one (1) street tree between the two (2) drive accesses on the street frontage of 200 West, and three (3) street trees in the new landscaped area on the western and southwestern Main Street frontage.
    b. Show plans to add one (1) ornamental tree and/or shrubs to meet the Code in the two (two) new landscape areas next to the building (one (1) on the east side and one (1) on the west side).
    c. Add trees and shrubs in the southwest corner, where the drive access is being closed off and filled with landscaping, and along the Main Street frontage.
    d. Show the plan to add sign stating "Exit Only – Do Not Enter" or similar sign to the northwest drive access.

Site Plan and Parking Reduction: Staff recommends that the Planning Commission review the proposal, and forward a positive recommendation to the City Council.

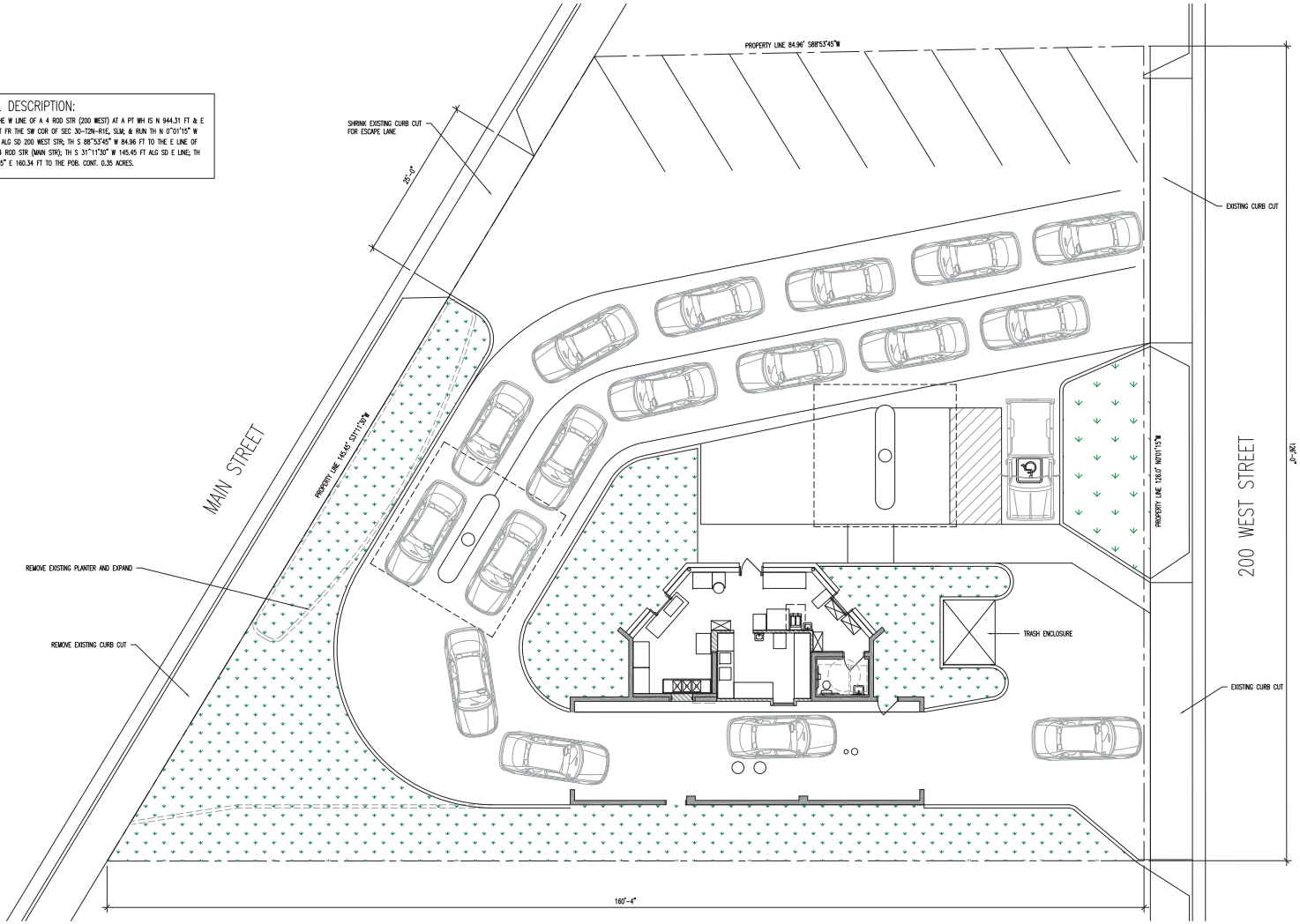
Attachments
1. Aerial photo
2. Site and Landscape Plan
3. Utility and Demo Plan
4. Building Elevations/Architectural Rendering

Aerial Photo



LEGAL DESCRIPTION:

BEG ON THE W LINE OF A 4 ROD STR (200 WEST) AT A PT WH IS N 944.31 FT & E 1633.87 FT FR THE SW COR OF SEC 30-T2N-R1E, SLM; & RUN TH N 0°01'15" W 126.00 FT ALG SD 200 WEST STR; TH S 88°53'45" W 84.96 FT TO THE E LINE OF ANOTHER 4 ROD STR (MAIN STR); TH S 31°11'30" W 145.45 FT ALG SD E LINE; TH N 89°58'45" E 160.34 FT TO THE POB. CONT. 0.35 ACRES.



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

NORTH

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ARCHITECTS AND PLANNERS
401 EAST 1700 SOUTH, SALT LAKE CITY, UTAH (801) 484-2046

INTERIOR REMODEL FOR NEW:

THIRST DRIVE-UP DRINK STORE
BOUNTIFUL BRANCH

1545 SOUTH MAIN STREET
BOUNTIFUL, UTAH

SITE PLAN

ARCH. PROJECT NO:	XX-XXX
DATE:	6/23/21
DRAWN BY:	BRENT
CHECKED BY:	
DESIGNED BY:	

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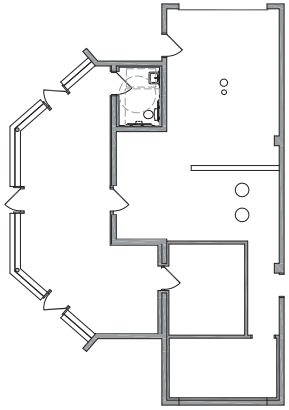
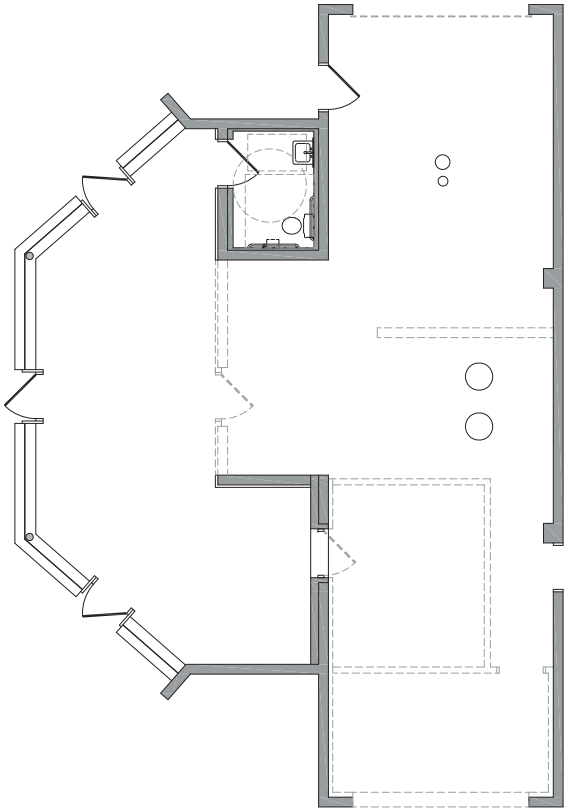


AS-IS FLOOR PLAN

SCALE: 1/8" = 1'-0"

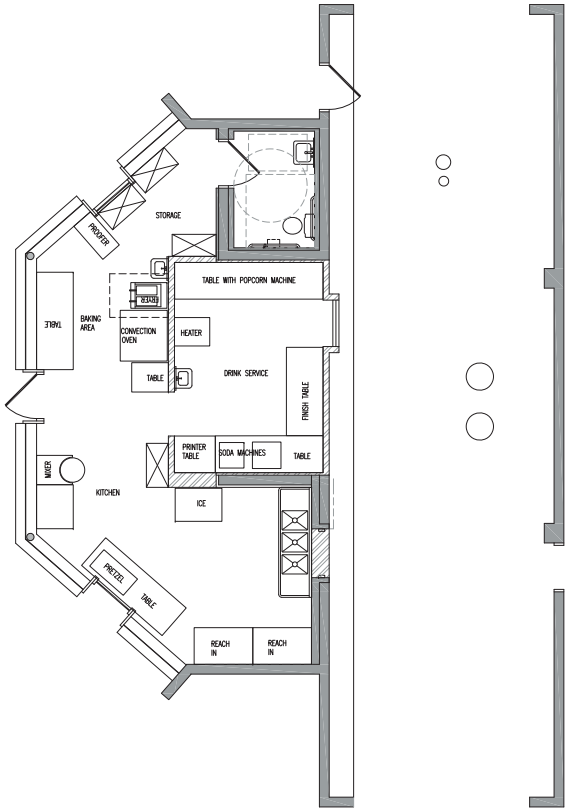
NORTH



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

NORTH



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

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INTERIOR REMODEL FOR NEW:

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BOUNTIFUL BRANCH

1545 SOUTH MAIN STREET
BOUNTIFUL, UTAH

PLANS

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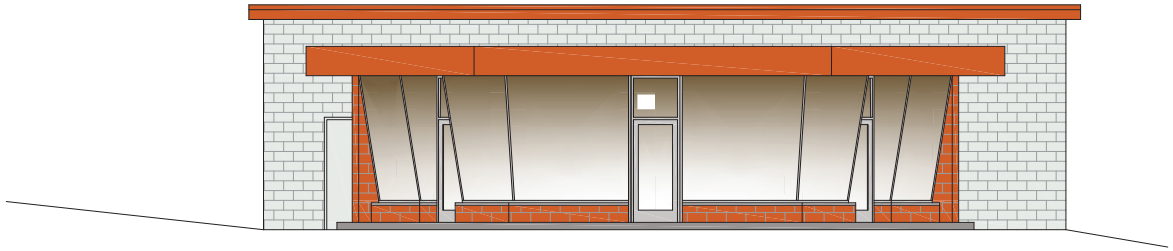

NORTH ELEVATION

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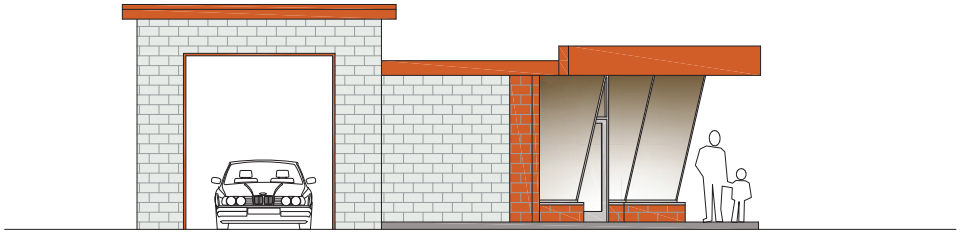

EAST ELEVATION

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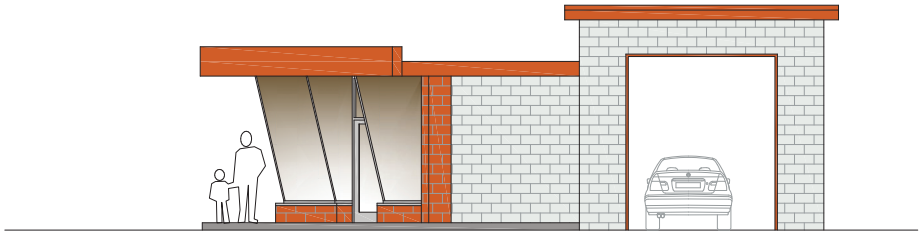

WEST ELEVATION

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BOUNTIFUL, UTAH
EXTERIOR ELEVATIONS

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