

Bountiful City
Planning Commission Minutes
November 19, 2019

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Planning Commission Member – Sam Bawden

1. Welcome and Introductions.

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for October 29, 2019.

Sharon Spratley made a motion to approve the minutes for September 17, 2019 as written. Jesse Bell seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson, and Spratley voting aye.

3. Consider final site plan approval for a new building for AlphaGraphics located at 265 South Main Street, Spencer Anderson representing AlphaGraphics.

Curtis Poole presented the staff report.

The Applicant, Spencer Anderson, who is representing Alpha Graphics, requests Final Architectural and Site Plan approval for a new building with property improvements. The property is located within the Downtown (DN) Mixed Use Zone. The Applicant plans to combine the existing Alpha Graphics parcel and the former Bountiful RV parcel. The Planning Commission reviewed and forwarded a positive recommendation of approval of a Preliminary Site Plan for the new Alpha Graphics building at its October 15, 2019 meeting. The City Council reviewed and voted to approve the Preliminary Site Plan at its October 22, 2019 meeting.

The property is in the DN Zone and is surrounded by commercial uses on all sides. The City owns an adjacent property to the northeast that is currently being used as a soccer field. The City has plans to construct a parking lot on the western portion of this parcel to accommodate anticipated parking demands generated by the Bountiful Plaza. The proposal is to construct a new building consisting of a 14,500 square foot office and production facility to the south of the existing Alpha Graphics building. The proposed development is located on a 1.03 (44,997 square feet) acre property consisting of two (2) parcels. Prior to receiving a building permit, the two (2) parcels will need to be consolidated.

Access to the project will be via the current approach on Main Street and a new drive approach on 300 South. The Applicant will close two (2) existing approaches; one (1) on Main Street and one (1) on 300 South. The Applicant has submitted a parking/site plan; however, once the specific use of each space has been identified the submittal of an additional parking analysis may be required in order to demonstrate compliance with the Code.

The proposed new building meets the required setbacks and height standards for the DN Zone. The Applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. Plans submitted by

the Applicant show an appropriate usage of architectural features which comply with the standards of the Code, which require certain building articulations to reduce large expansions of flat walls and surfaces of the building.

With the elimination of the connecting structure previously proposed to connect the buildings, the Applicant is proposing a screening wall to buffer employee areas between the buildings from public access points and will give the appearance of connecting the buildings. The wall will need to meet similar architectural features as the new building to eliminate a large blank wall. Plans show the proposal meets the minimum ten percent (10%) of landscape area.

Storm water will be collected on site in an underground detention facility with excess flows directed to a storm drainage system to be installed under the existing soccer field to the north of the property. The City will need to grant a new easement for the actual location of the storm drain through the soccer field. Plans have been reviewed by the City Engineer with redline changes and installation of the storm drain will need to be coordinated with the construction of the parking lot.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for Preliminary Architectural and Site Plan review for the new proposed Alpha Graphics building and property improvements subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Resolve the redline changes of the new storm drainage system to the satisfaction of the City Engineer.
4. Demonstrate the screening wall has architectural and landscaping features to mitigate the appearance of a large flat surface.
5. All damaged curb, gutter and sidewalk along Main Street and 300 South shall be replaced.
6. Record a utility easement on the east property line to the satisfaction of the City Engineer and Bountiful City Light and Power Department.
7. Apply separately for signage meeting the standards of the Code.
8. Replace the existing drive approaches on Main Street and 300 South which will be abandoned with curb, gutter and sidewalk.
9. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

Mr. Poole stated that the 2 parcels would need to be combined to be compliant with the parking requirements.

Richard Higginson made a motion to forward a positive recommendation to City Council for the Alphagraphics final site plan based on the 10 conditions outlined by staff. Von Hill seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson, and Spratley voting aye.

- 4. Consider preliminary and final site plan approval for commercial business, Daniel Wood Square located at 410 South 500 West, Leslie Mascaro representing Wright Development Group, applicant.**

Leslie Mascaro was present. Curtis Poole presented the staff report.

The Applicant, Wright Development Group, requests Preliminary and Final Site Plan approval for the construction of a new Multi-Tenant Commercial Development located at 410 South 500 West. The property is located within the C-G (General Commercial) Zone and is surrounded by Commercial uses within Bountiful and the city of West Bountiful. The property is located adjacent to the Daniel Wood Cemetery. The property is north of McDonald's, has a large retail complex to the west in West Bountiful City, a smaller retail complex directly to the north, with restaurants, commercial and recreational uses east across 500 West. The proposal submitted by the Applicant show a total building square footage of 4,351 square feet, which will be divided into a three (3) tenant complex. The Applicant is proposing a mix of metal siding and CMU with composite decking material trim elements. Color renderings have been attached to this report.

The proposed development is located on 0.612 acres wrapping around Daniel Wood Cemetery. Access to the project will be via two (2) drive approaches on 500 West. There are currently two (2) approaches at this location although the south approach may need to be modified to meet the standards of the Code. The Applicant will need to receive approval through UDOT prior to altering any drive approaches along 500 West. UTA has also proposed a new bus stop to be located at this location which is showing on the Applicant's site plan. A drive through window is being proposed on the south of the building with a drive lane which will wrap around the building on the west.

Based upon the square footage shown in the plans, the Applicant would be required to provide twenty-two (22) parking stalls based upon the standards of the Code. The Applicant is proposing twenty-three (23) parking stalls, which include two handicap accessible stalls. As the property develops and tenants change in the future, parking requirements will be reviewed and approved prior to obtaining a business license. The landscaping plan submitted shows 5,400 square feet of landscaped area, which exceeds the fifteen (15) percent required by Code. Signage for the development will be approved under a separate permit by staff prior to Tenant installation.

Bountiful Power is requesting a ten (10) foot easement along the west property line and a seven (7) easement along the south property line. The location of the easement will limit trees in the landscaped areas of the easement, especially in the northwest corner of the parcel. The number of trees shall not be reduced. The existing site has a storm drain detention system which will be utilized for the new development. Culinary water service is provided to the site by West Bountiful City, and the existing sewer service will be used for the new building.

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system. The Applicant will need to receive approvals from UDOT prior to any improvements made in the right-of-way.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Site Plan for the proposed Multi-Tenant Commercial Development subject to the following conditions:

1. Complete any and all redline corrections.
2. Record utility easements of seven (7) feet on the south and ten (10) feet on the north of the parcel.
3. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
4. Ensure all drive approaches meet the standards of the Code and prior to any improvements in the Right-of-Way; the Applicant shall receive approvals from UDOT.
5. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
6. Each Tenant shall apply separately for signage meeting the standards of the Code.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.

Ms. Mascaro stated that they have been working with UDOT and should have an approval within the next couple of days.

Von Hill asked about the access point onto 500 West. Ms. Mascaro stated concerns that were brought forward was the access driveway to the south of the property. The applicant will keep the existing two driveways but will not have access to the south driveway next to McDonalds for safety reasons.

Von Hill made a motion to forward a positive recommendation to City Council for the preliminary and final site plan approval for the commercial business, Daniel Wood Square based on the 8 conditions outlined by staff. Sharon Spratley seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson, and Spratley voting aye.

5. Consider preliminary and final site plan approval for Quick Quack located at 110 North 500 West, Joseph Earnest representing Quick Quack, applicant.

Danny Lange representing Joseph Earnest for Quick Quack was present. Curtis Poole presented the staff report.

The Applicant, Quick QQ Utah LLC, requests Preliminary and Final Site Plan approval for the construction of a new carwash facility at 136 North 500 West. The property is located within the C-H (Heavy Commercial) Zone and the use is permitted within the zone. Quick Quack received approval and recently completed construction of a carwash facility at the intersection of 500 West and 2600 South. This will be the second facility Quick Quack will operate in the City. The property is located on the City's western boundaries and is bordered on all sides by the C-H (Heavy Commercial) Zone in Bountiful and the C-G (General Commercial) Zone in West Bountiful City.

The proposed development is located on a 0.827 acre property consisting of two parcels. Prior to construction of the proposed carwash, the parcels will need to be consolidated. The proposed development will include the construction of an approximately 3,800 square foot building with an automated carwash and offices. The proposal also includes at least sixteen (16) vacuum stalls and two (2) central vacuum pump houses. The Applicant proposes building materials consisting of stucco and block with trim elements. The building, vacuum stations and supporting equipment buildings meet the required setbacks.

Access to the project will be via one (1) drive approach located at the northern end of the property. The Applicant will be required to close and abandon the existing approach on the southern end of the property. The northern drive approach has been aligned so as not to interfere with existing intersections

located at 100 and 200 North. This approach has received approval from UDOT. Provision may also need to be made for restriction of this driveway to right-in/right-out only. This may include signage, striping or construction of concrete structures or a combination of these measures to direct vehicles to right turns.

The parking standards for carwashes are based on providing adequate queue length for cars waiting to enter the automated carwash. The Code requires at least 6 spaces for vehicle stacking and the proposed plan demonstrates compliance with this standard.

The plan, submitted by the Applicant, far exceeds the minimum fifteen (15) percent of landscaped area and provides trees and shrubs meeting the minimum standards of the Code; however, placement of trees will need to be carefully considered so as not to interfere with existing overhead power lines.

Storm water will be collected on site and the Applicant will provide an updated percolation test for review by the City Engineer. Culinary water and sewer will be provided from existing lines in 500 West; however, connections to culinary water will need to be moved further to the north as noted in redlined corrections.

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system. The application will require cutting into the road and there is a moratorium on excavations in the Right-of-Way starting on October 15 and lasting until April 15. The Applicant will have to delay work in the right of way until after the moratorium has been lifted. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Staff recommends the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Site Plan for the proposed carwash subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of Building Permit, the two parcels shall be consolidated and recorded with Davis County.
3. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
4. Replace the existing drive approach which will be abandoned 500 West with curb, gutter and sidewalk.
5. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
6. Apply separately for signage meeting the standards of the Code.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
8. Sign a Public Improvement Development Agreement.

Ms. Spratley asked about a moratorium of the street excavation. Staff stated that this is a UDOT road and the applicant will need to work with them.

Mr. Bell asked about a possible fence needed for the rear of the property. Staff stated that the property behind the proposed project is a commercial site. The noise of the fans for the project will be facing west towards the street and not to any residential area. Mr. Astorga discussed the landscaping and the possibility of having another tree on the 500 West side. Mr. Lange confirmed that the buildings will be identical in size to the 2600 site.

Mr. Cheney discussed the utilities are east of the property. The utilities including water, sewer and storm drain are within a few feet of the east curb and gutter. There could be some communication utilities in this area as well.

Sharon Spratley made a motion to forward a positive recommendation to the City Council for preliminary and final site plan approval for Quick Quack with the 8 conditions outlined by staff. Jim Clark seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson, and Spratley voting aye.

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

Next agenda items will include Rules of Order and 2020 Calendar in January.
Sample motions will be made available to Commission members.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:54 p.m.



Francisco Astorga, Planning Director