



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, August 18, 2020
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, 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.

Bountiful City Planning Commission meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to planning@bountifulutah.gov prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.

1. Welcome and Introductions.
2. Consider approval of the meeting minutes for August 4, 2020.
3. Consider forwarding a recommendation to the City Council – Bahr Dermatology - Preliminary and Final Site Plan approval for commercial business, located at 19 West 500 South, Andrea and Brooks Bahr, applicants – *Curtis Poole*
4. **CONTINUED** – Consider forwarding a recommendation to the City Council amending the Bountiful City Land Use Code to allow indoor gun ranges via a Conditional Use in the General Commercial (C-G) subzone. - *Curtis Poole*
5. Planning Director’s report, review of pending applications and miscellaneous business.

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION

August 4, 2020

6:30 p.m.

Present:	Chair pro tem	Sharon Spratley
	Commission Members	Jim Clark, Lynn Jacobs, and Councilwoman Kendalyn Harris
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Recording Secretary	Darlene Baetz

Excused Commission Members: Sean Monson (chair), Jesse Bell (vice-chair), and Sam Bawden

Planning Director Astorga stated the chair and vice-chair have been excused and the meeting would need to have a chair pro tem appointed for tonight only. There would be only four (4) Planning Commission members which is enough for a quorum but each item would need a 4-0 vote to pass.

Councilwoman Harris made a motion to appoint Commissioner Spratley as chair pro tem. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Clark, Harris, Jacobs and Spratley voting aye.

1. Welcome and Introductions.

Chair pro tem Spratley opened the meeting at 6:31 pm and welcomed all those present.

2. Approval of the minutes for July 7, 2020.

- Councilwoman Harris made a motion to approve the minutes for June 7, 2020 with two corrections.
1. Page 5 line 15 should read “Mr. Murri felt that this *zone change felt more like a commercial zone change from the hospital zone.*”
 2. Page 5 line 26 should read “The Commission discussed only making changes to the sign code that would remove the maximum *square feet* allowed for a wall sign.”

Commissioner Jacobs seconded the motion. Voting passed 4-0 with Commission members Clark, Harris, Jacobs, and Spratley voting aye.

3. *This item was considered out of order from the agenda.*

Consider approval *in written form* of a Conditional Use Permit to allow the building footprint of all accessory structures to exceed 10% and not exceed 15% of the lot at 329 East 1050 North, Derk and Aneisa Phelps, applicants.

Commissioner Clark made a motion to approve in written form of a Conditional Use Permit to allow the building footprint of all accessory structures to exceed 10% and not exceed 15% of the lot at 329 East 1050 North. Commissioner Jacobs seconded the motion. Voting passed 4-0 with Commission members Clark, Harris, Jacobs, and Spratley voting aye.

1 **4. PUBLIC HEARING – Consider forwarding a recommendation to the City Council - to allow**
2 **a Text Amendment for the Commercial Zone to allow an Indoor Entertainment/Firearm**
3 **Range located at 535 S Main St, Bryan Green and Kristopher Jeppsen, applicants.**
4

5 Bryan Green and Kristopher Jeppsen, applicants and Chris Hart with Action Target were present.
6 City Planner Poole presented the staff report.
7

8 The Applicants, Bryan Green and Kristopher Jeppsen, have submitted a formal request to amend
9 the Land Use Code to permit indoor shooting ranges in the commercial subzones as a Conditional
10 Use Permit. The Applicants are in negotiations to purchase the old Rite Aid site, 535 South Main
11 Street, with the purpose of redeveloping the site into a recreational indoor shooting range. The
12 property is located in the C-G (General Commercial) subzone which currently does not permit
13 indoor or outdoor shooting ranges.
14

15 The property is approximately 3.3 acres and consists of the old Rite Aid building and parking areas
16 to the west. The property is bordered by the RM-19 (Multi-Family Residential) Zone to the south,
17 the DN (Downtown) Zone to the north, RM-13 (Multi-Family Residential) Zone to the east and the
18 C-G subzone to the west. There are existing commercial uses attached to the vacant Rite Aid
19 building which would remain and are accessed from the north side of the property.
20

21 The proposed facility would be similar to the TNT Gun Range in Murray. This proposal will
22 change the exterior landscape and indoor with the possibility of a restaurant, lounge, and classroom
23 facility. To consider this tonight, the change would include all of the Commercial zone, General
24 Commercial (C-G) and Heavy Commercial (C-H) and not just this site. City Planner Poole showed
25 the Commercial zone on the screen for the audience. Heavy Commercial zone allows for the indoor
26 shooting ranges as a Conditional Use. The code for the existing Commercial zone does not have
27 specific guidance to minimize of sound or traffic.
28

29 City Planner Poole discussed research done on other cities requirements for indoor shooting ranges.
30 Farmington does allow for indoor shooting ranges with a conditional use in their commercial
31 highway and commercial recreation zone. There is no guidance for Planning Commission decision.
32 Kaysville does not allow outdoor shooting ranges within ½ mile of residential but does allow indoor
33 ranges with a conditional use. There is no specific conditions outlined for the ranges. They do
34 require the Conditional Use to be updated on a yearly basis. Murray has an existing business that is
35 similar to the type of business that the applicants are proposing. Murray does permits the indoor
36 ranges with a Conditional Use Permit in the manufacturing and commercial zone. West Valley
37 permits indoor shooting ranges in most Commercial, mixed manufacturing and industrial zones
38 without a conditional use permit. Staff investigated other states and found that Minnesota code had
39 language that was used in the proposed code in the packet.
40

41 Staff is proposing that the Fire Arm/Shooting Range – Indoor code for the C-G zone would be to
42 change the “N” to a “C” which notes that a Conditional Use Permit is required. City Planner Poole
43 discussed the following proposed changes to this text amendment.

- 44 A. *An indoor shooting range is a target range used for shooting, or for any other use involving*
45 *the discharge of handguns and/or rifles, which is open to the general public upon payment*
46 *of a fee and which is located within the confines of a building.*

- 1 B. *An indoor shooting range shall be approved as a conditional use in the C-H (Heavy*
2 *Commercial) and C-G (General Commercial) Zones, and no other zone, by the Planning*
3 *Commission and shall meet all of the following conditions of approval:*
4 1. *The range shall conform to all federal, state and industry regulations and standards*
5 *for health, safety, employment, firearm and ammunition storage, ventilation and noise*
6 *abatement for indoor shooting ranges.*
7 2. *Material and construction shall be designed and certified to capture all fired rounds.*
8 3. *No ammunition shall be permitted to be fired that exceeds the certified design*
9 *specifications of the range.*
10 4. *No alcoholic beverages shall be sold, consumed or permitted on the premises.*
11 5. *Minors shall not be permitted on the shooting range unless accompanied by an adult at*
12 *all times.*
13 6. *On-site supervision and monitoring shall be provided by the range operator in*
14 *addition to a credentialed qualified range master at all times.*
15 7. *An alarm system, cut wire protected, shall be provided for general security of the*
16 *premises.*
17 8. *Other conditions imposed by the Planning Commission or City Council that is*
18 *reasonably necessary to mitigate the potential impacts to neighboring properties.*
19 C. *In addition to the above conditions, the indoor shooting range shall provide a minimum of*
20 *two (2) of the following:*
21 1. *A retail component for the sale of firearms, ammunition and other accessories*
22 *related to firearms. Such facility shall comply with all licensing and operation*
23 *requirements of the Federal Bureau of Alcohol, Tobacco and Firearms, State*
24 *Agencies and other regulatory organizations.*
25 2. *Classroom facilities to be used for community education, public forums and seminars on*
26 *gun safety and use.*
27 3. *A restaurant or dining component.*
28 D. *Any indoor shooting range found in violation of the conditions of approval may be subject to a*
29 *revocation of the conditional use permit.*
30

31 Staff recommends the Planning Commissioners forward a positive recommendation of approval to
32 the City Council for an amendment to the Land Use Code to allow indoor shooting ranges to be
33 permitted as a conditional use in the C-G (General Commercial) zone with the conditions as
34 outlined by staff.
35

36 Commissioner Jacobs disclosed that he does live in the area of the proposed gun range site but
37 didn't feel that he could not give an unbiased opinion.
38

39 The applicants, Bryan Green and Kris Jeppsen, and their consultant, Chris Hart with Action Target
40 gave a presentation. Bryan spoke about the majority of the buyers of guns are first time gun owner
41 and the applicants would like to provide the best training and education for both public and private.
42 They would also like to contribute and give back to the City and would be able to enhance and
43 revitalize the property that has been vacant for the last 3 years. He addressed issues for the military,
44 law enforcement, sporting enthusiasts, and hunting citizens and this facility would bring these
45 benefits to the community. They would like to create more destination traffic and an entertainment
46 facility and to bring more revenue to Bountiful.
47

48 This facility would allow free police training and possible reduced noise complaints and fire due to
49 bullets from Lions Club range. Plans for the restoration of this building would have light colors on
50 the exterior and would update the landscaping on Main Street. There will be an increase in
51 community safety with the possible hiring off duty police officers in a high end environment. The

1 facility will be a family friendly environment with a restaurant, child care, training courses, and
2 community outreach. The interior would include private viewing areas, shooting lanes, air quality,
3 and restaurant.

4
5 Planning Director Astorga stated these types of facilities would need to provide 2 of the 3
6 conditions outlined in letter C. The applicants have proposed that all 3 of the conditions listed
7 under letter C would be provided.

8
9 Mr. Hart stated that he has not done any studies for this area regarding property values but has
10 spoken with other facilities about the increase of their property values.

11
12 Chair pro tem Spratley opened the **PUBLIC HEARING** at 7:42 p.m.

13
14 Dean Collinwood (1694 Stoneridge Dr) stated that he owns the property at the corner of this area
15 known as the Sessions Place. Mr. Collinwood objects to this proposal and feels that this would
16 devalue his property. His questions include:

- 17 • Do other businesses have the right to object?
- 18 • Why does the entire area need to be rezoned?
- 19 • What would the age range of the customers?
- 20 • Would the entertainment center have video games?
- 21 • What are the hours of operation?
- 22 • Number of customers at the peak time?
- 23 • Believes that his property has a parking agreement and an ease of access that would interfere
24 with the landscaping.
- 25 • What are the signage restrictions?
- 26 • Indicated that the proposal would devalue his property and believes this business would
27 harm the reputation of the City.
- 28 • Feels that this facility could be harmful to younger customers and the harm the reputation of
29 the City.
- 30 • Feels that the statement “decrease of noise” is incorrect and that it would increase the
31 number of people at the existing Lion Club Gun Range.
- 32 • Would customers be bringing guns into the store?
- 33 • Could the applicant guarantee the safety as customers are going into the building with
34 personal guns.
- 35 • Questioned how many existing businesses would be affected.
- 36 • Questioned why the zone was like that to begin with.
- 37 • Question if the business is the right business for tax revenue for the City.
- 38 • Will his office be able to hear the gun shots from his building?

39
40 Chair pro tem Spratley stated that the General Commercial zone (C-G) would still stay as a C-G
41 zone but it is being proposed that the indoor gun range would be allowed in the C-G zone as a
42 Conditional Use Permit.

43
44 Casey Miller (2626 Edgehill Dr.) is a realtor and spoke of the opportunity for a commercial
45 business to come into this area in a time where commercial businesses are failing and buildings are
46 vacated. He is an avid shooter and has been at other shooting locations and stated that he would
47 highly recommend this type of facility.

1
2 Carson Smith (Center Street) stated he is in favor of the range that would offer high quality proper
3 training. He has seen unsafe practices areas up to the existing Lions shooting range and up Skyline
4 Dr. He believes that would be a good opportunity for the zone change and to bring more business
5 to Main Street.

6
7 Derek Peterson (Center Street) stated that he would like to have a recreational facility in Bountiful
8 and this would be a good opportunity for training and safe education.

9
10 Cherie Green (1651 East Viewcrest Dr.) believes that this business would be a good experience in a
11 safe environment and this is very important to learn how to shoot and be safe with guns.

12
13 Gordon Johnson (1229 East Center) is a local business owner in Bountiful. Mr. Johnson feels that
14 this proposed indoor shooting range would be a great addition for education and feels that this
15 would be a great location.

16
17 Ken Green (1651 East Viewcrest Dr.) stated that he feels that this location would be a great mid-
18 point for the industry and people's needs. He also stated the need for this property to be updated
19 and would be favor of this change for the General Commercial zone favor.

20
21 Nate Barton (450 East 2500 South) stated that "Guns are Dangerous" without proper education. He
22 feels that this facility would be favorable in this area. Citizens need to be educated and this facility
23 would give them this opportunity.

24
25 Alex Densley (443 Jeri Dr.) agrees that he would like to see a business go into this building. He
26 questions if this proposed use may need to have more specific guidelines and feels that there may
27 be more questions that need answers for these proposed changes.

28
29 Rebecca Green (Pheasant Way) stated that the proposed facility would need to be a sizeable
30 property and Bountiful City does not have many locations with the size of property needed for these
31 types of facility. Gun sales have gone up and she feels that safe defense education is necessary
32 especially for youth and first time owners.

33
34 Todd Jacowski (500 East and 2600 South) discussed this would be a possible high level shooting
35 range and could be a possible help for the businesses and piggyback on the shooting range. He
36 believes that personal protection should be taught and likes a year round facility.

37
38 Kathleen McKonkie (1694 Stoneridge Dr.) is co-owner of the building located in the parking lot as
39 the proposed shooting range. She is opposed to this facility next to her business. She feels that her
40 building is in a Professional area and that this business is counter intuitive to what this area is.

41
42 Mike Perry (1063 East Center St) is in favor of this type of business in this area and like the fact
43 that it is easily accessible year round and have the education for gun owners.

44
45 Aaron Everett (1188 East Center St) discussed the existing approval of this type of business in high
46 traffic area in the Heavy Commercial area. He feels that the General Commercial area would be
47 more acceptable area for this facility and would not be as high traffic. He is supportive of the
48 change to the code for C-G zone and likes the fact that the business would have an education

1 program and training.
2

3 Richard Green (Viewcrest) stated his support for bringing this type of business to this area which
4 includes additional traffic and the revenue to existing businesses. He feels that this is an
5 opportunity to Bountiful and this facility would be an upgrade to the site and would like to
6 encourage the Commission to make it work.
7

8 Kevin Picket (Center St) believes that this is a great opportunity for this building and the
9 improvement of this area and bring business into Bountiful. He would like to make sure that the
10 sound and safety concerns are addressed.
11

12 Chair pro tem Spratley Closed the **PUBLIC HEARING** at 8:16 p.m.
13

14 Planning Director Astorga provided the following comments regarding questions brought up by the
15 public:
16

17 Businesses do not have the right to object at this meeting. The entire area is not being
18 rezoned. The proposal is changing the land use code which would allow the opportunity to
19 have this use in this zone.
20

21 The applicant would be able to answer the age range, allowing video games, hours of
22 operation, and number of customers allowed. These will be better answered at the
23 Conditional Use Permit setting.
24

25 Staff does not find that there will be any parking issues with this site for the proposal but a
26 detailed analysis of the parking and access would be evaluated at the site plan meeting,
27 which would also be used to analyze access, traffic, parking, and the parking easement.
28

29 Signing restrictions will follow the existing allowed sign General Commercial (C-G) sign
30 requirements which is not being changed at this time.
31

32 No data has been presented for devaluation of this business and the surrounding properties.
33 There is no comment about the 2nd amendment for this use as entertainment shooting range.
34

35 The retail for this facility is a permitted use in this area. The facility would need to abide by
36 any federal or state licensing requirements.
37

38 Explained how zoning and land use text amendments are legislative items, and that someone
39 in the past with the property authority legislated and made decisions for permitted and non-
40 permitted uses.
41

42 Planning Director Astorga indicated that after consulting with the applicants they have no objection
43 as to meeting with Mr. Collinwood to and his partners to address any questions they might have.
44

45 Planning Director Astorga indicated that the Planning Department has received some calls about
46 this site. Some have asked if self-storage units or residential would be allowed on this site. The
47 City is not interested in allowing self-storage units as they are expressly prohibited through the city.
48 The City received plenty requests of building residential development throughout the City.

1
2 City Attorney Drake was asked by Planning Director Astorga to discuss a previous personal
3 experience with the approval of shooting ranges in the northern part of Utah. City Attorney Drake
4 indicated that the facilities were located against residential and commercial areas. He stated that he
5 could not hear any shooting noise or any fumes if he was not in the shooting area. He observed the
6 facility during the regular sounds of the day and not past 10:00 p.m. His experience is solely based
7 as an anecdotal account and is not scientific by any means.
8

9 Mr. Hart spoke about sound and ventilation. The applicant will comply with the City noise
10 ordinance and will have this tested. The applicant will be building a bunker and have double walls
11 inside the proposed facility and will be quieter than new builds. The proposed shooting ranges have
12 fans and are ventilated with HEPA filters. The air returning to the outside is cleaner than the air
13 that is coming into the facility. The applicant has chosen to choose green ammo recycling. They
14 will have all the ammunition collected and recycled.
15

16 Chair pro tem Spratley asked the applicant if they had looked for a property in the C-H zone. This
17 zone amendment is for the entire C-G zone. The applicant did look in the Heavy Commercial zone
18 but stated that the zone did not have any locations that would work for their project. City Attorney
19 Drake stated that this zone amendment would be applied for the entire zone and staff has
20 recommended requiring the Conditional Use Permit for this zone would allow for the Commission
21 member to impose different conditions on different sites.
22

23 Commissioner Clark stated that he feels the applicant has a great business model but he is not
24 convinced that this is the right location for this business. All of his questions have been answered
25 but is concerned that 3 of the Planning Commissioners are excused from this meeting.

26 Commissioner Jacobs discussed that this change affects the entire zone for the city. Councilwoman
27 Harris feels that this zone amendment would limit the location for this type of business due to the
28 lot size needed for this type of business. She feels that this type of business would bring people to
29 Bountiful and that the details would be worked out with the Conditional Use Permit process.
30 Commissioner Jacobs stated the all of the proposed uses of the facility are permitted except for the
31 shooting range. The sale of guns is currently allowed in this area.
32

33 Planning Director Astorga discussed additional language that could be discussed with a minimum
34 lot size of at least 3 acres or a minimum square footage. This code text amendment request was
35 initiated from a private owner and not the City.
36

37 Commissioner Jacobs thanked the public for coming and for all the comments that were brought
38 forward. He asked Planning Director Astorga if the public hearing could be reopened if this
39 meeting was tabled. Planning Director Astorga stated that would be up to the Planning
40 Commission members.
41

42 Councilwoman Harris made a motion to forward a favorable recommendation to the City Council
43 for this text amendment. Commissioner Jacobs seconded the motion. Voting was 3-1 with
44 Commission members Harris, Jacobs and Spratley voting aye and Commissioner Clark voting nay.
45 The motion did not pass.
46

47 City Attorney Drake gave options for the Commission members voting.
48

- 1 1. Make a second motion which could include a motion to table this item to a future date.
- 2 2. More Discussion if the Commission members think they could have a conclusion
- 3 tonight.
- 4 3. Information for staff and applicants to bring to next meeting.

5 The City Council will still have the opportunity to hear this and will be the ultimate body that
6 would vote and approve or deny this zone amendment. Bountiful City code 14-2-103-4 states “*No*
7 *official business shall be conducted by the Planning Commission unless a quorum of its members is*
8 *present. Four (4) members of the Planning Commission shall constitute a quorum. Any action*
9 *taken shall require a minimum of four (4) yes votes from members of the Planning Commission,*
10 *unless otherwise prescribed by law.” And 14-2-103-10a. “The Planning Commission shall report,*
11 *either verbally or in writing, its official acts and recommendations to the City Council. Any*
12 *member of the Planning Commission may also make a concurring or dissenting report of*
13 *recommendation to the City Council.”*

14
15 Commissioner Clark made a motion to table (continue) this item. No second was made from
16 Commission members.

17
18 City Attorney Drake stated that if this item is tabled that he strongly recommends the missing
19 Planning Commissioners listen to the meeting and public comments that were made here tonight.
20 He also suggests that Commissioners task staff with any information or answers they feel that
21 would be needed for the next meeting.

22
23 City Attorney Drake stated that the City Council feels that the Planning Commission Members are
24 on the board for a reason and have a wealth of knowledge and experience and the City Council
25 members do respect and listen to the recommendations from the Planning Commissioners.

26
27 Commissioner Jacobs made a motion to table (continue) this meeting to the next meeting on August
28 18, 2020 with the request that staff present more information about the criteria of possible lot in the
29 City that would fit within the 3 acre conditions and the possible valuation of how properties values
30 near the gun range. Commissioner Clark seconded the motion. Voting was 4-0 with Commission
31 members Clark, Harris, Jacobs, and Spratley voting aye.

32
33 Both City Attorney Drake and Planning Director Astorga acknowledged that compiling property
34 values would be difficult to accomplish due to recent market trends. Planning Director Astorga
35 stated a provision in the Bountiful City code that talks about zoning map amendments and land use
36 code amendments which reads “Failure on the Planning Commission to make a recommendation to
37 the City Council within 30 days after hearing the petition shall be deemed to constitute approval of
38 such proposed amendment or change that should then be passed on to City Council for appropriate
39 action.” That simply implies that if the Planning Commission takes too long the issue will go
40 forward to City Council.

41
42 Mr. Green asked the Commission members to give the applicant any and all information, concerns,
43 or requirements that they should bring forward and address at the next Planning Commission. He
44 feels that Bountiful is a city that cares about their businesses and would appreciate an opportunity to
45 address any questions or concerns.

46
47 **5. Planning Director’s report, review of pending applications and miscellaneous business.**
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- a. Accessory Dwelling Unit Discussion – Planning Director Astorga stated a text amendment will be coming to a future Planning Commission meeting and asked that the Commission member look over the Bountiful City Code - ADU section and become acquainted with it.
- b. Training Video (Time Permitting) – No video was presented due to the length of the meeting.

Chair pro tem Spratley ascertained there were no other items to discuss. The meeting was adjourned at 9:10 p.m.

Sharon Spratley
Planning Commission Chair Pro Tem

PENDING APPROVAL

Planning Commission Staff Report

Subject: Preliminary and Final Architectural and Site Plan
for Construction of a new Multi-Tenant
Commercial Development
Author: Curtis Poole, City Planner
Address: 19 West 500 South
Date: August 18, 2020



Background

The Applicant, Spencer Anderson, requests Preliminary and Final Architectural and Site Plan approval for the construction of a new multi-tenant commercial development located at 19 West 500 South. The property is located within the C-G (General Commercial) Zone and is surrounded by commercial uses in the C-G and DN (Downtown) Zones. The property is located to the east of Natural Grocers and west of the StarWest Computer building and Baskin Robbins. Multi-tenant commercial buildings are located across 500 South to the north in the DN Zone and Key Bank is located to the south of the property.

Analysis

The proposed development will be located on an "L" shaped property of 0.383 acres which currently has two (2) vacant buildings: a residential dwelling converted to an office for a title loan business and a one-story commercial building. Both buildings will be removed during the construction process. Access to the project will be via one (1) drive approach on 500 South and is located within 200 feet of two (2) existing UTA bus stops on Main Street. The development will feature a two (2) story building with a basement, which will house Bahr Dermatology and a future professional office.

The proposal submitted by the Applicant shows the total building square footage to be 6,370, which will be divided into a three (3) floors. Bahr Dermatology will be housed in the main and basement floors. A future tenant, which would likely be a professional office or similar use, would occupy the second floor.

Renderings and elevations of the development show a mix of light gray brick, cedar and dark gray vertical siding. The northwest and west elevation of the building will feature large windows and a glass entryway. The southern portion of the second floor of the building will have a patio area for tenants. The Applicant has provided sufficient architectural elements to provide a pleasing street view and to compliment properties to the west. Signage will be approved under a separate permit by Staff prior to Tenant installation.

The square footage of the building would require the Applicant to provide a total of twenty-five (25) parking stalls. The medical use requires one (1) stall for every 250 square feet and the professional office use requires one (1) stall for every 300 square feet. The current proposal submitted by the Applicant shows a total of twenty-five (25) stalls with one ADA accessible stall. The Applicant is proposing one (1) drive approach for the site and would

replace the eastern approach with landscaping and curbing at the back of the sidewalk rather than curb and gutter so as not to disturb the storm drain located under this approach.

The landscape plan shows a total of 3,010 square feet of landscaping which is roughly sixteen percent (16%) of the property. Code requires a minimum of fifteen percent (15%) landscaping. The landscape plan also shows the Applicant is providing the required three (3) street trees and is providing one (1) additional tree over the required minimum of non-street trees.

The existing site has a storm drain detention system which will be utilized for the new development. Culinary water and the existing sewer service connections in 500 South will be used and are sufficient for the new building. The Applicant will continue to work with Bountiful Light and Power on easement and power requirements for the development.

The Applicant is requesting relief of the landscape buffer along sections of the west and south east property lines and side yard setback on the north east property line. This would permit the Applicant to accommodate the building and required parking on the irregular shaped lot. The Code permits the Land Use Authority to grant the relief if it “determines that there is no need for a landscape buffer along that portion of the site, and that the public interest is better served by reducing the setback” (14-6-105). Do to the shape of the lot and the location of the setbacks where the Applicant is seeking a reduction, Staff finds the request will not have a detrimental impact to the public and would improve the development of this property. The Commission and Council reviewed a similar request last month for the Daniel Wood Square Development and the Council approved the reduction in its setbacks. The Applicant has proposed additional landscaping to help mitigate the potential negative effects of a reduced setback and landscape buffer.

Department Review

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

Significant Impacts

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, culinary water and transportation systems.

Recommended Action

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Architectural and 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 as required by Bountiful Light and Power.

3. All damaged curb, gutter and sidewalk along 500 South shall be replaced.
4. Continue to work with Staff on location and orientation of the dumpster.
5. Each Tenant shall apply separately for signage meeting the standards of the Code.
6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
7. Sign a Public Improvement Development Agreement.

Attachments

1. Aerial photo
2. Existing/Demo Plan
3. Site and Utility Plan
4. Landscape Plan
5. Building Renderings and Elevations
6. Floorplan

Aerial Photo



BAHR DERMATOLOGY BUILDING

19 WEST 500 SOUTH
BOUNTIFUL, UT

ISSUE DATE:

JUNE 22, 2020

PROJECT NUMBER

20031

REVISIONS:

No.	Date	Description



PROJECT DIRECTORY

OWNER
DR. BROOKS BAHR
BAHR DERMATOLOGY
19 WEST 500 SOUTH
BOUNTIFUL, UTAH 84010

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REEVE AND ASSOCIATES
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ROYAL ENGINEERS
DAVID SWEARINGEN
1837 SOUTH EAST BAY BLVD
PROVO, UT 84606
801.375.2228

CONTRACTOR
CITY CREEK CONSTRUCTION
BOB MURREY
960 NORTH 400 EAST
NORTH SALT LAKE, UT 84054
801.397.2606

CODE SUMMARY

MEDICAL BUILDING

APPLICABLE CODE:
2018 INTERNATIONAL BUILDING CODE (I.B.C.)
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:
ADDRESS: 19 WEST 500 SOUTH
CITY: BOUNTIFUL, UT

USE AND OCCUPANCY CLASSIFICATION
GROUP B - BUSINESS - MEDICAL CLINIC

BUILDING AREAS:
TOTAL BUILDING AREA - 6,501 S.F.
COMMON SPACE - 686 S.F.
DR. BAHR DERMATOLOGY - MAIN - 2,536 S.F.
BASEMENT - 2,252 S.F.
UPPER FLOOR T.I. - 1,714 S.F.

TYPE OF CONSTRUCTION:
TYPE V-B
BUILDING HEIGHT: 30'-0"
GROSS BUILDING FOOTPRINT: 2,500 S.F.

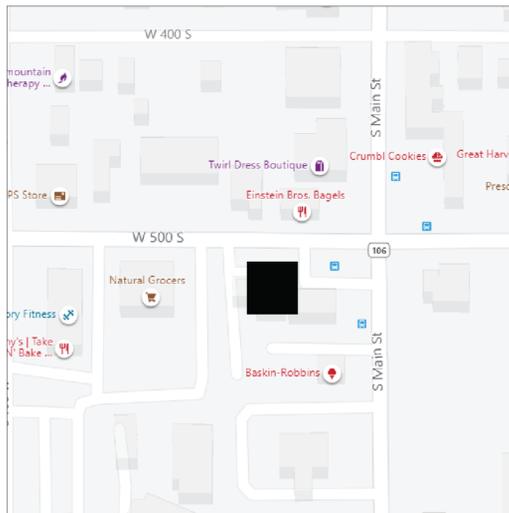
OCCUPANCY
BASEMENT PLAN -
BUSINESS (MEDICAL) - 1,697 S.F. 1 PER 150 = 11.3
OCCUPANTS
COMMON SPACE - 70 S.F. 1 PER XXX=
STORAGE - 459 S.F. 1 PER XXX =
FIRST FLOOR -
BUSINESS (MEDICAL) - 2,507 S.F. 1 PER 150 = 16.7
OCCUPANTS
COMMON - 74 S.F. 1 PER XXX=
SECOND FLOOR -
BUSINESS - 1,645 S.F. 1 PER 150 = 11 OCCUPANTS
COMMON - 368 S.F. 1 PER XXX =
TOTAL = 39 OCCUPANTS
TOTAL OCCUPANCY = 39*

PARKING CALCULATIONS:
TOTAL BUILDING AREA = 6,371 S.F.
MEDICAL/DENTAL 1 STALL PER 250 S.F. (4,809/250=19.2 STALLS)
BUSINESS - 1 STALL PER 300 S.F. (1,726/300=5.7)
25 STALLS REQUIRED
25 STALLS PROVIDED

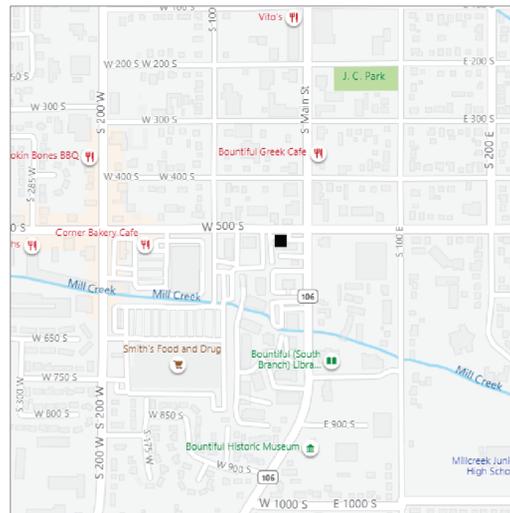
AREA SCHEDULE (Gross Building)

Name	Area
UPPER FLOOR	1726 SF
BASEMENT	2252 SF
MAIN	2557 SF
TOTAL AREA	6535 SF

VACINITY MAP



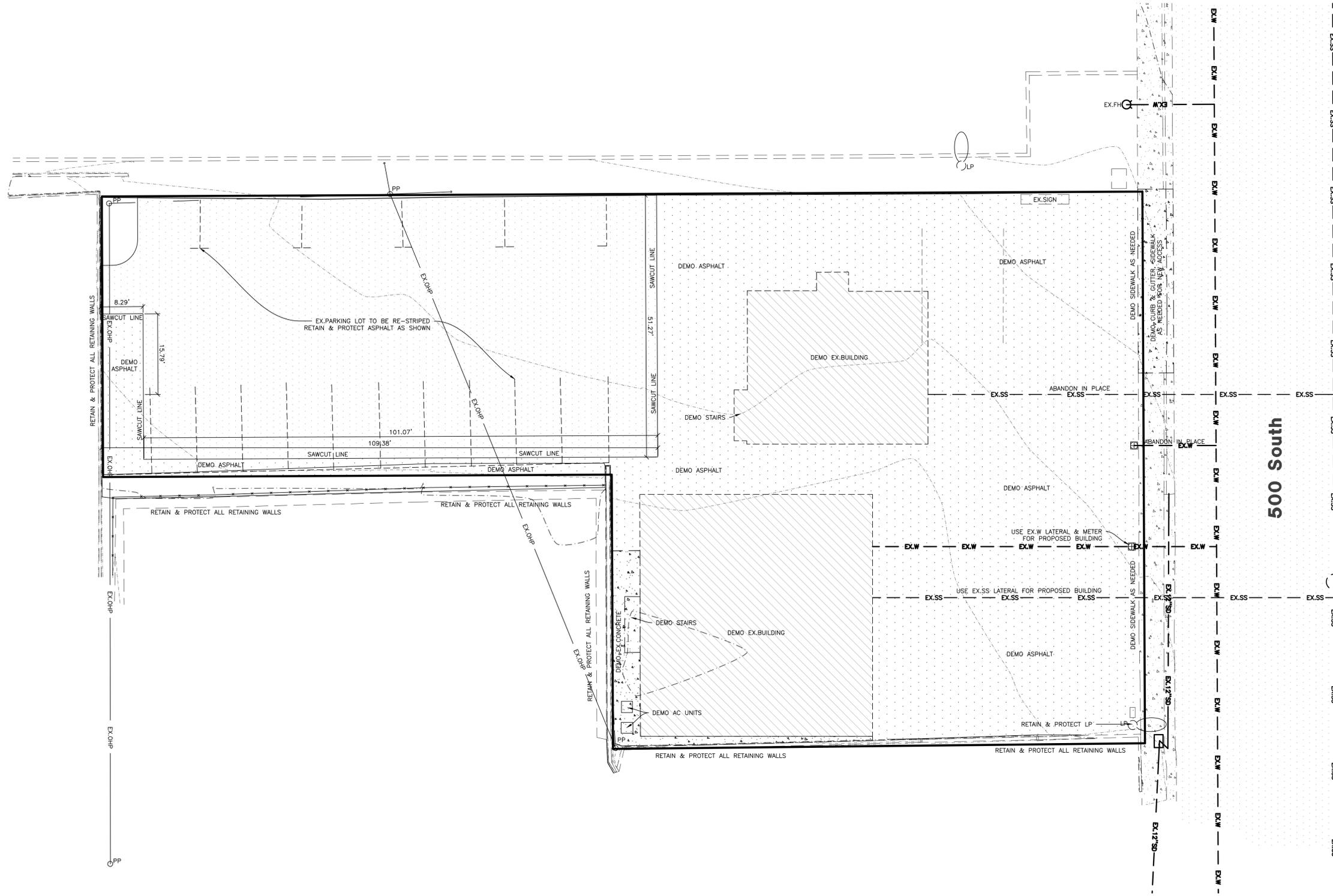
CITY MAP



DRAWING INDEX

CIVIL DRAWINGS	ARCHITECTURAL DRAWINGS
C1.1 COVER INDEX	RR0.0 COVER SHEET
C1.2 NOTES/LEDGENG/STREET CROSSING	RR0.1 ISO VIEW
C1.3 EXISTING & DEMOLITION PLAN	RR1.1 PLAN/SECTIONS
C1.4 SITE/UTILITY PLAN	RR2.1 ELEVATIONS
C1.5 GRADING & DRAINAGE PLAN	
C1.6 CIVIL DETAILS	
C1.7 STORM WATER POLLUTION PREVENTION PLAN	
C1.8 STORM WATER POLLUTION PREVENTION PLAN DETAILS	
C2.1 TURNING TEMPLATE	
LANDSCAPE DRAWINGS	
LP-100 LANDSCAPE PLAN	
LP-501 LANDSCAPE DETAILS	
IR-100 IRRIGATION COVER	
IR-101 IRRIGATION PLAN	
IR-501 IRRIGATION DETAILS	
IR-502 DETAILS	

BAHR DERMATOLOGY BUILDING



Reeve & Associates, Inc.
 5160 SOUTH 1500 WEST RIVERDALE, UTAH 84405
 TEL: (801) 621-3100 www.reeve-assoc.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 ARCHITECTS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

REVISIONS	DESCRIPTION
DATE	

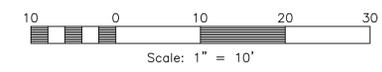
Bahr Dermatology
 19 WEST 500 SOUTH,
 BOUNTIFUL, DAVIS COUNTY, UTAH

Existing & Demolition Plan



Project Info.

Engineer:	JEREMY DRAPER P.E.
Drafter:	K. EAVES
Begin Date:	5/27/2020
Name:	BAHR DERMATOLOGY
Number:	6676-43



Sheet	8
3	Sheets

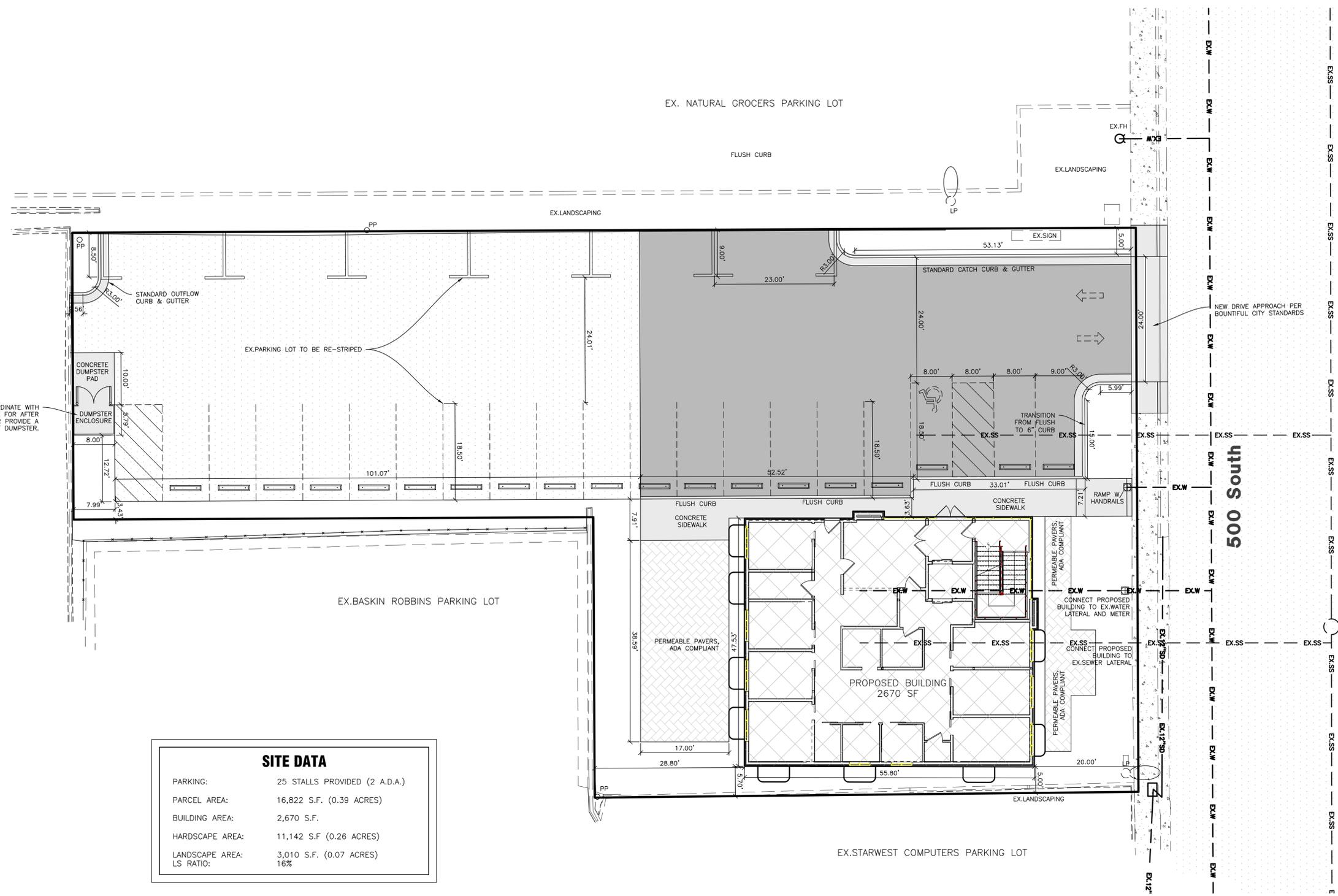
REVISIONS	DESCRIPTION

Bahr Dermatology
 19 WEST 500 SOUTH,
 BOUNTIFUL, DAVIS COUNTY, UTAH
Site/Utility Plan



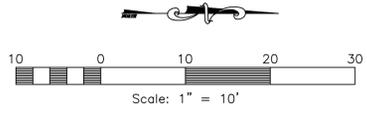
Project Info.
 Engineer: JEREMY DRAPER P.E.
 Drafter: K. EAVES
 Begin Date: 5/27/2020
 Name: BAHR DERMATOLOGY
 Number: 6676-43

Sheet	8
4	Sheets



SITE DATA	
PARKING:	25 STALLS PROVIDED (2 A.D.A.)
PARCEL AREA:	16,822 S.F. (0.39 ACRES)
BUILDING AREA:	2,670 S.F.
HARDSCAPE AREA:	11,142 S.F. (0.26 ACRES)
LANDSCAPE AREA:	3,010 S.F. (0.07 ACRES)
LS RATIO:	16%

- NOTES:
- COORDINATE ALL UTILITY SERVICE CONNECTIONS AND DISCONNECTIONS WITH THE UTILITY ENTITIES.
 - ALL IMPROVEMENTS ARE TO BE TO BOUNTIFUL CITY STANDARDS.





PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	Ax'u	2	Acer truncatum x platanoides 'JFS-KW187' TM Urban Sunset Maple	B & B	2' Cal
	Bp'p	2	Betula platyphylla 'Jefpark' Parkland Pillar Birch	B & B	2' Cal
	Psk	3	Prunus serrulata 'Kwanzan' Kwanzan Japanese Flowering Cherry	B & B	2' Cal
	Up'e	1	Ulmus propinqua 'JFS-Bieberich' TM Emerald Sunshine Elm	B & B	2' Cal
DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Cm't	2	Chamaebatiaria millefolium Fernbush	5 gal	
	Kjp	2	Kerria japonica 'Pleniflora' Double Japanese Kerria	5 gal	
	Pb'p	13	Prunus besseyi 'PD115' TM Pawnee Buttes Sand Cherry	5 gal	
	Sp'n	8	Salix purpurea 'Nana' Dwarf Arctic Willow	5 gal	
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	L'ig	8	Lavandula x intermedia 'Grosso' Grosso Lavandin	1 gal	
	So'b	8	Salvia officinalis 'Berggarten' Berggarten Garden Sage	1 gal	
PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Ax'm	5	Achillea x 'Moonshine' Moonshine Yarrow	1 gal	
	Eb'b	6	Echinops bannalicus 'Blue Glow' Blue Glow Globe Thistle	1 gal	
	Pp'i	36	Penstemon pinitolus Threadleaf Bear-tongue	1 gal	
	Vb'p	7	Verbena bonariensis Purpletop Vervain	1 gal	
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
	Ca'k	19	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	1 gal	
	Fsb	9	Festuca x 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal	
	Hs's	11	Helictotrichon sempervirens Blue Oat Grass	1 gal	

REFERENCE NOTES SCHEDULE

SYMBOL	LANDSCAPE DESCRIPTION	QTY	COLOR
	PAVERS	657 sf	
	1.5" NEPHI COBBLE; 3" DEPTH. PLANTING AREAS TO RECEIVE MIN. 12" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS.	2,540 sf	

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION
07-27-2020	UT20059	

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC
1-800-662-4111
www.bluestakes.org

GRAPHIC SCALE: 1" = 10'

BAHR DERMATOLOGY
19 WEST 500 SOUTH
BOUNTIFUL, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Architect: JZW-ARCHITECTS
SPENCER ANDERSON
801-936-1343

Engineer: REEVE & ASSOCIATES, INC.
5160 SOUTH 1500 WEST
RIVERDALE, UT 84405
801-621-3100

LANDSCAPE ARCHITECT / PLANNER
PKJ
DESIGN GROUP
Landscape Architecture • Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

DRAWING INFO
PLOT DATE: 7/27/2020
PLOT: JTA
DRAWN: SAV
CHECKED: KBA

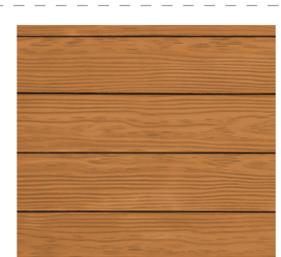
COLOR PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-COLOR



FW 120-0
CHARCOAL GRAY



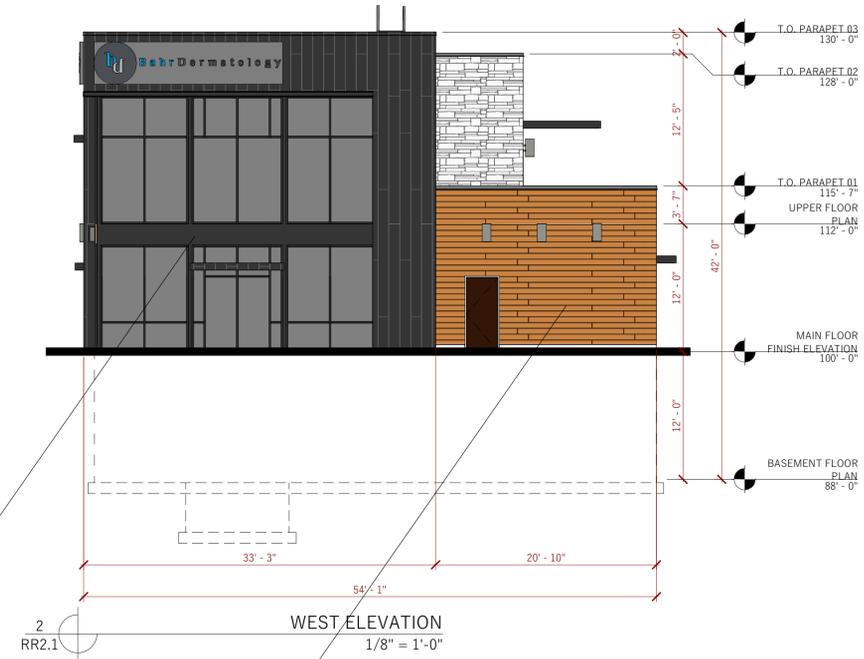
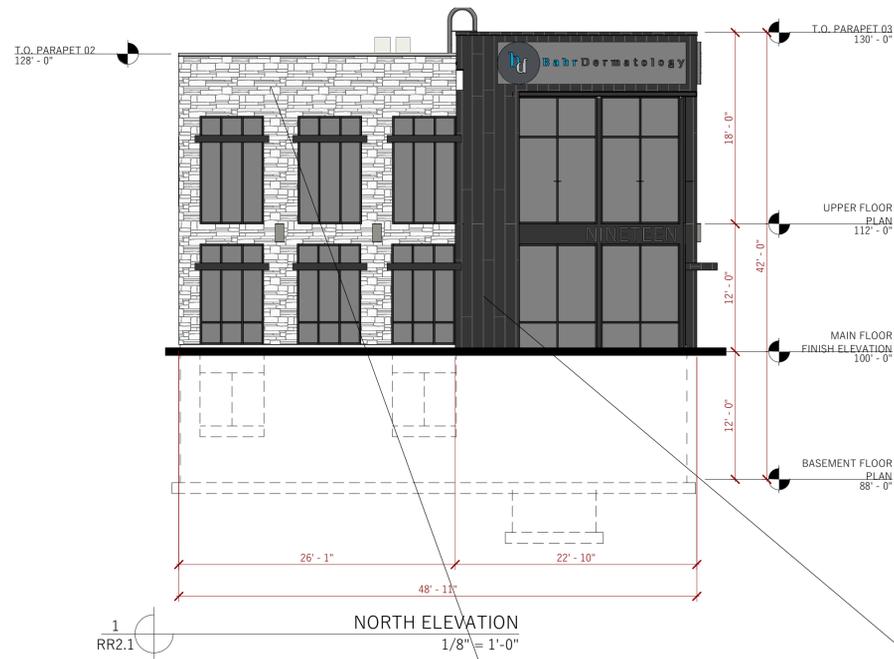
ARRISCRAFT
BISCAYNE - MIDTOWN



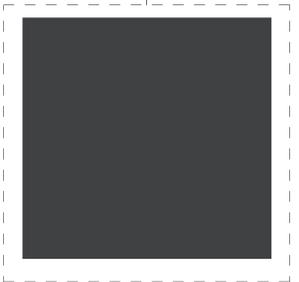
ALLURA
TRADITIONAL LAP - CEDAR



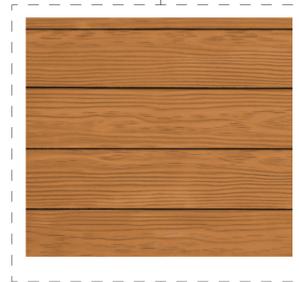
**BAHR DERMATOLOGY
BUILDING**
19 WEST 500 SOUTH
BOUNTIFUL, UT



ARRISCRAFT BISCAYNE - MIDTOWN



FW 120-0 CHARCOAL GRAY



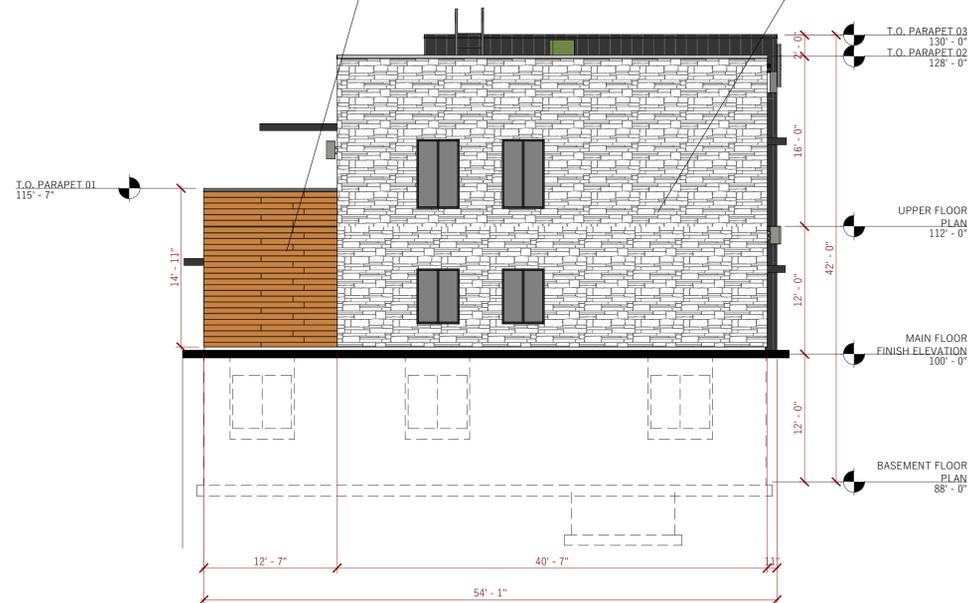
ALLURA TRADITIONAL LAP - CEDAR



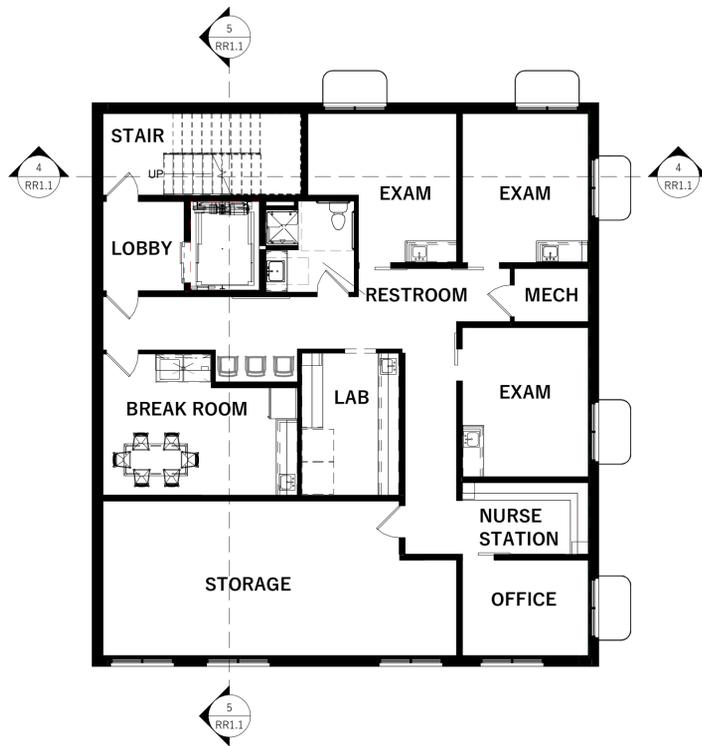
ARRISCRAFT BISCAYNE - MIDTOWN



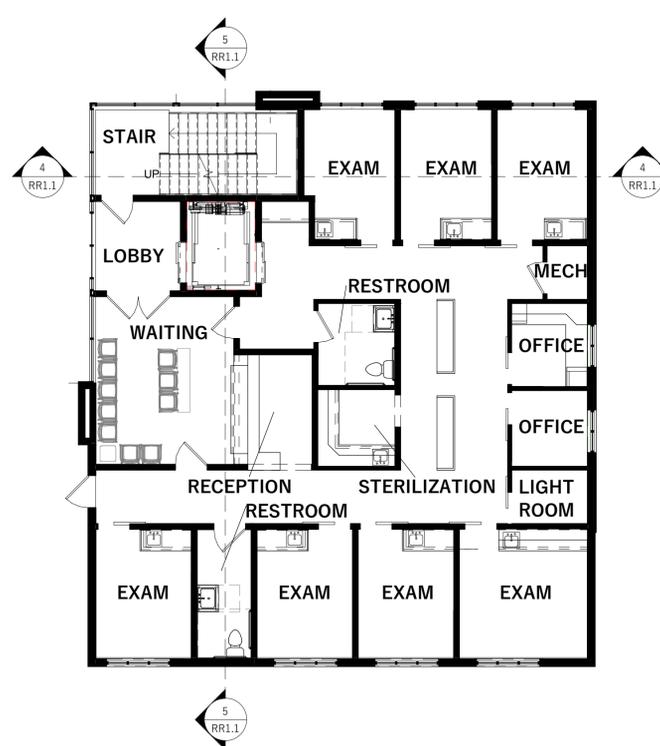
3 SOUTH ELEVATION
1/8" = 1'-0"



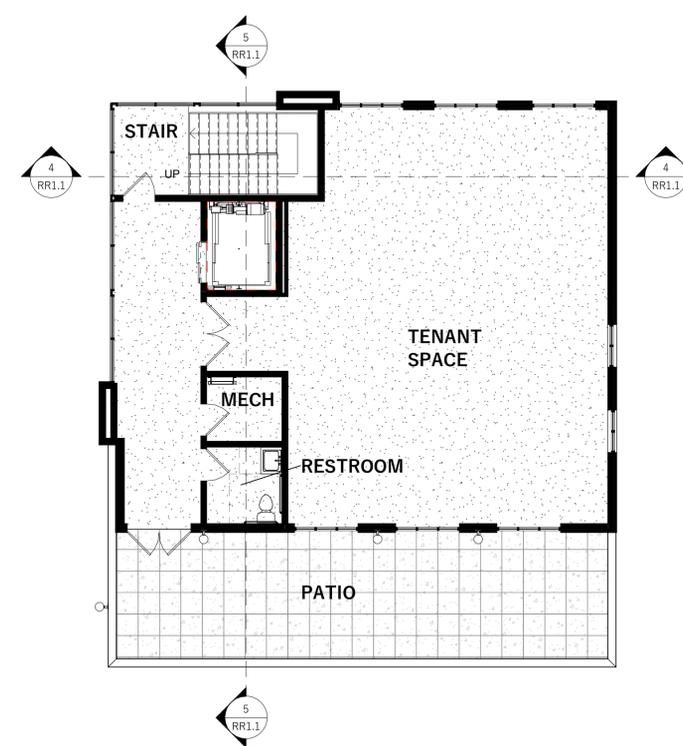
4 EAST ELEVATION
1/8" = 1'-0"



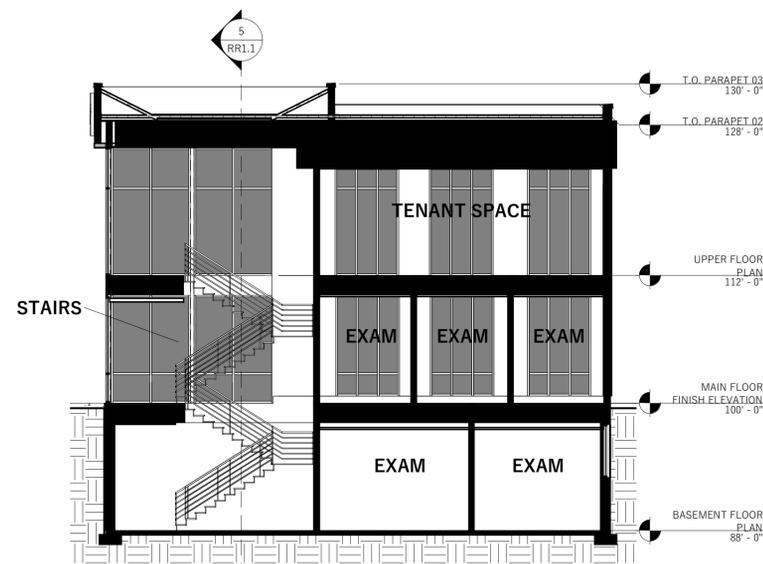
1 BASEMENT FLOOR PLAN
1/8" = 1'-0"



2 MAIN FLOOR
1/8" = 1'-0"



3 UPPER FLOOR PLAN
1/8" = 1'-0"



4 BUILDING SECTION
1/8" = 1'-0"



5 BUILDING SECTION
1/8" = 1'-0"

Planning Commission Staff Report

Subject: Amendment to the Bountiful Land Use Code to Permit Indoor Shooting Ranges in the Commercial Sub-Zones as a Conditional Use
Author: Curtis Poole, City Planner
Date: August 18, 2020



Background

The Applicants, Bryan Green and Kristopher Jeppsen, have submitted a formal request to amend the Land Use Code to permit indoor shooting ranges in the commercial subzones as a Conditional Use Permit. The Applicants are in negotiations to purchase the old Rite Aid site, 535 South Main Street, with the purpose of redeveloping the site into a recreational indoor shooting range. The property is located in the C-G (General Commercial) subzone which currently does not permit indoor or outdoor shooting ranges.

The property is approximately 3.3 acres and consists of the old Rite Aid building and parking areas to the west. The property is bordered by the RM-19 (Multi-Family Residential) Zone to the south, the DN (Downtown) Zone to the north, RM-13 (Multi-Family Residential) Zone to the east and the C-G subzone to the west. There are existing commercial uses attached to the vacant Rite Aid building which would remain and are accessed from the north side of the property.

The Planning Commission reviewed this proposal and held a public hearing at its August 4, 2020 meeting. The Commission voted to forward a positive recommendation of approval to the City Council on a vote of 3-1; however, Code requires any action made by the Planning Commission receive four (4) yes votes. The Commission voted to continue the item for a future meeting where more commissioners would be present with a 4-0 vote.

The Commission discussed adding additional language that indoor shooting ranges would only be allowed on properties greater than three (3) acres and directed Staff to review the current properties in the C-G subzone where and indoor shooting range would be possible. Based upon the analysis there are eight (8) properties in the C-G subzone and four (4) in the C-H subzone larger than three (3) acres. This report is included as an attachment.

Analysis

The Bountiful Land Use Code currently permits indoor shooting ranges as a conditional use permit in the C-H (Heavy Commercial) subzone without any guidance for approval; however, indoor shooting ranges are not permitted in either the C-G or the C-N (Commercial Neighborhood) subzones. The Applicants are proposing to add indoor shooting ranges to the C-G subzone as a conditional use and add a section to the Code defining an indoor shooting range with specified parameters for approval. Outdoor shooting ranges would remain a non-permitted use in all other zones.

It should be noted the sale of guns, ammunition and firearm accessories is currently listed as a permitted use (general retail) in both the C-H and C-G subzones. The C-N subzone lists general retail as a conditional use. Bountiful Armory, a store dedicated to firearms, ammunition and accessories operates almost two blocks to the east of the Rite-Aid property in the C-G subzone.

The Applicants are proposing to purchase the property, upgrade the façade of the building and add landscape improvements to the parking lot. If the Applicants receive approval from the City Council for the text amendment, they will apply for a site plan to be reviewed by the Planning Commission and City Council. A conditional use permit for the indoor gun range would also be reviewed by the Planning Commission.

The Applicants proposal would include a restaurant, gun related retail shop, training and public outreach programs in addition to the indoor shooting range. The Applicants have indicated the indoor shooting range would also be made available to the Bountiful City Police Department and other local law enforcement agencies for specific training purposes on a quarterly basis.

The Planning Commission may consider factors such as proximity to adjacent zones, land uses, compliance with landscaping and parking standards, façade design and other design elements for this project when reviewing the text amendment; however, it should be understood the text amendment would not be limited to this property and would apply to all properties in the same subzone. In addition, the Planning Commission would also review the conditional use to mitigate any potential negative or detrimental impacts with any specified conditions of approval that would be added by the Planning Commission.

A site plan review would determine if the Applicants meet standards of the Code, such as parking and landscaping. Parking standards have not been defined for this type of use in the Code. The parking would be “determined by the Approving Authority based upon recommendation from the Planning Director and/or City Engineer using nearest comparable uses as a guide” (14-18-107, 29).

The adopted 2009 Land Use Master Plan (part of the City’s General Plan) identifies commercial areas which are old and need to be redeveloped. Much of the existing commercial development in Bountiful originally occurred in the 1960’s and 1970’s and is located on old residential lots that fronted onto 500 West, Highway 89, 500 South and 200 West. As a result, the Master Plan indicates many of the commercial developments suffer from functional and physical obsolescence. The Master Plan proposed a goal to identify properties which have substantial challenges and could be redeveloped. For the purpose of this proposal Staff determines the Applicants would simply be adding a use to the subzone that is not permitted.

Commission Options

During its August 4, 2020 meeting, the Planning Commission opened and closed a public hearing, taking several comments from the public. Most of the comments were in favor of the proposed text amendments. The Planning Commission may choose to proceed with a

discussion and motion to forward a recommendation to the City Council, or the Commission may also choose to reopen the public hearing.

The Planning Commission may consider the following recommendations:

1. Forward a positive recommendation to the City Council as presented by Staff or as amended.
2. Forward a negative recommendation to the City Council outlining reasons for the negative recommendation.

Department Review

This proposal has been reviewed by the Planning, Police and Engineering Departments and City Attorney.

Significant Impacts

The text amendment proposed by the Applicants will provide an additional commercial use in the C-G subzone which is not currently allowed.

Recommended Action

Staff recommends the Planning Commission reviews and consider forwarding a positive recommendation of approval for an amendment to the Land Use Code to allow indoor shooting ranges to be permitted as a conditional use in the C-G (General Commercial) subzone along with specified parameters for approval.

Attachments

1. Draft Ordinance with Proposed Land Use Code Text Amendments
2. Applicant's Application
3. Commercial Zone Acreage Analysis
4. Land Use Code Chapter 2, Part 5 Conditional Uses
5. 14-18-107 Parking Spaces Required
6. Submitted Public Comments



BOUNTIFUL

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City DRAFT Ordinance No. 2020-08

An ordinance amending Sections 14-6-103 Permitted, Conditional and Prohibited Uses (Commercial Zone) and adding Section 14-14-127 Indoor Shooting Ranges to the Bountiful City Land Use Code by allowing indoor shooting ranges as a conditional use in the C-G (General Commercial) Zone, adding mitigating criteria for the conditions of approval for indoor shooting ranges.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code.
2. As required by Section 14-2-205 of the Bountiful City Land Use Code this text amendment is found to be in harmony with the objectives and purposes of the Land Use Code.
3. After a public hearing, on August 4, 2020, the Bountiful City Planning Commission recommended in favor of approving this proposed Land Use Code Text Amendment.
4. The Bountiful City Council held a public hearing on this proposed Land Use Code Text Amendment on August 25, 2020.

Be it ordained by the City Council of Bountiful, Utah:

Section 1. Sections 14-6-103 and 14-14-127, shown in Exhibit A, of Bountiful City Land Use Code, Title 14 of Bountiful City Code is hereby amended as shown in Exhibit A.

Section 2. This ordinance shall take effect immediately upon passage.

Adopted by the City Council of Bountiful, Utah, this 25th day of August 2020.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Proposed Land Use Code

14-6-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-6-103

<u>Use</u>	<u>C-H</u>	<u>C-G</u>	<u>C-N</u>
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	N
Bar, Tavern, Drinking Establishment	C	N	N
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Fire Arm/Shooting Range – Indoor	C	N C	N
Fire Arm/Shooting Range – Outdoor	N	N	N
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	C
Grocery Store	P	P	C
Hotels (Interior room access)	P	C	N
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	N
Medical/Dental Office	P	P	C

Use	C-H	C-G	C-N
Millwork, Cabinetry	P	C	C
Motels (Drive-up/external room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	C
Professional Services	P	P	C
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C
Security Services	P	N	N
Self Storage Units or Warehouse w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	C
Tattoo Parlor	C	N	N
Telecommunication Facility not on City Property	C	C	C
Telecommunication Facility on City property	P	P	P
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	C
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N

CHAPTER 14

SUPPLEMENTARY DEVELOPMENT STANDARDS

14-14-101	PURPOSE
14-14-102	LOT STANDARDS
14-14-103	YARD SPACE FOR ONE BUILDING ONLY
14-14-104	FRONT YARD MODIFICATION - DEVELOPED AREAS
14-14-105	COMBINED LOTS - RESTRICTIONS
14-14-106	SPECIAL PROVISIONS FOR EXISTING SINGLE AND TWO-FAMILY RESIDENTIAL DWELLINGS
14-14-107	LOCATION OF TRAILERS, BOATS, RECREATIONAL VEHICLES AND STORAGE CONTAINERS
14-14-108	USE OF MOBILE HOMES, RECREATIONAL VEHICLES, CAMPER TRAILERS AND STORAGE CONTAINERS
14-14-109	ABANDONED, WRECKED, OR JUNKED VEHICLES
14-14-110	TRASH, DEBRIS, WEEDS, AND SIMILAR HAZARDS
14-14-111	REFUSE SITING STANDARDS
14-14-112	HEIGHT LIMITATIONS - EXCEPTIONS
14-14-113	ADDITIONAL HEIGHT ALLOWED
14-14-114	STORAGE OF COMMERCIAL VEHICLES - RESIDENTIAL ZONES
14-14-115	SWIMMING POOLS
14-14-116	SATELLITE TELEVISION ANTENNAS
14-14-117	SEMI-PRIVATE SWIMMING CLUBS AND RECREATION FACILITIES
14-14-118	TELECOMMUNICATIONS TOWER SITES
14-14-119	SIGHT CLEARANCES ON CORNER LOTS
14-14-120	RESERVED
14-14-121	RESERVED
14-14-122	TEMPORARY CLASSROOMS AT PRIVATE SCHOOLS
14-14-123	FILLING, GRADING, AND EXCAVATING
14-14-124	ACCESSORY DWELLING UNIT
14-14-125	PUBLIC UTILITY EASEMENTS ON PRIVATE PROPERTY
14-14-126	PRIVATE POWER PLANTS
14-14-127	INDOOR SHOOTING RANGES

14-14-127 INDOOR SHOOTING RANGES

- A. An indoor shooting range is a target range used for shooting, or for any other use involving the discharge of handguns or rifles, which is open to the general public upon payment of a fee and which is located within the confines of a building.
- B. An indoor shooting range shall be approved as a conditional use in the C-H (Heavy Commercial) and C-G (General Commercial) Zones, and no other zone, by the Planning Commission and shall meet all of the following conditions of approval:
 - 1. Shall only be located on lots with a minimum of three (3) acres.
 - 2. The range shall conform to all federal, state and industry regulations and standards for health, safety, employment, firearm and ammunition storage, ventilation and noise abatement for indoor shooting ranges.

3. Material and construction shall be designed and certified to capture all fired rounds.
 4. No ammunition shall be permitted to be fired that exceeds the certified design specifications of the range.
 5. No alcoholic beverages shall be sold, consumed or permitted on the premises.
 6. A written log of all range users shall be maintained by the range operator.
 7. Minors shall not be permitted on the shooting range unless accompanied by an adult at all times.
 8. On-site supervision and monitoring shall be provided by the range operator in addition to a credentialed qualified range master at all times.
 9. An alarm system, cut wire protected, shall be provided for general security of the premises.
- C. In addition to the above conditions, the indoor shooting range shall provide a minimum of three (3) of the following:
1. A retail component for the sale of firearms, ammunition and other accessories related to firearms. Such facility shall comply with all licensing and operation requirements of the Federal Bureau of Alcohol, Tobacco and Firearms, State Agencies and other regulatory organizations.
 2. Classroom facilities to be used for community education, public forums and seminars on gun safety and use.
 3. Exclusive access to the shooting range by local law enforcement at least quarterly for training purposes.
 4. A restaurant or dining component.
- D. Any indoor shooting range found in violation of the conditions of approval may be subject to a revocation of the conditional use permit.

Commercial Zone Acreage Analysis

C-G Zone	Property	Acreage	Building Size	Status
	Smith's Marketplace	13	167,000	Occupied
	<i>Building would need to be vacated or site redeveloped.</i>			
	Dick's Market	6.5	56,000	Occupied
	<i>Building would need to be vacated or site redeveloped.</i>			
	DownEast/Planet Fitness/Carl's Jr.	6.2	39,000	Occupied
	<i>Building would need to be vacated or site redeveloped.</i>			
	<i>This is three combined parcels.</i>			
	The Square	6	--	Occupied
	<i>Units are individually owned.</i>			
	<i>Multiple units would need to be combined or site redeveloped.</i>			
	Performance Ford	5.4	24,000	Occupied
	<i>Building would need to be vacated or site redeveloped.</i>			
	Lock-It Self-Storage	4.5	--	Occupied
	<i>Use is no longer permitted in the City.</i>			
<i>Property would need to be redeveloped.</i>				
Rite-Aid	3.3	43,000	Vacant	
<i>Subject property.</i>				
Mandarin	3	28,000	Vacant	
<i>Site has been difficult for long-term businesses.</i>				

C-H Zone	Property	Acreage	Building Size	Status
	Air Products Manufacturing	9.5	--	Occupied
	<i>Site would need to be redeveloped.</i>			
	Affinity Auto	4.4	22,000	Occupied
	<i>Building would need to be vacated or site redeveloped.</i>			
	EOS Fitness	4.2	56,000	Occupied
	<i>Building has recently been remodeled.</i>			
Slim Olsen's	4.2	--	Occupied	
<i>Includes station and Sips.</i>				
<i>Site would need to be redeveloped.</i>				



BOUNTIFUL

City of Beautiful Homes and Gardens

014571-0003 Darlene ... 07/16/2020 05:53PM
Permits (nspectio.. - 20411|L040 - 2020
Payment Amount: 750.00
Transaction Amounts: 750.00
CHECK: 004152420

20410

ZONING MAP AND ORDINANCE AMENDMENT APPLICATION

Date of Submittal: 07/16/2020
Property Address(s): 535 So MAIN ST, BOUNTIFUL UT 84010
Applicant Name(s): BRYAN GREEN KRISTOPHER ZEPPSEN
Applicant Address(s): 619 PHEASANT WAY
BOUNTIFUL UT 84010
Applicant Phone #(s): BRYAN: 801-573-2069 KRIS: 801-580-8302

Application is hereby made to the City Council of Bountiful, Utah, to:

- Amend the text of the Land Use Ordinance (Attach proposed changes).
- Amend the Zoning Map by rezoning property from the _____ Zone to the _____ Zone (Attach legal description).

1. Items that shall be included with any Zoning Amendment Application:

- a. Bountiful City Zoning Amendment Application completed in detail and notarized. If more than one property is to be rezoned, the application must be signed and notarized by each property owner or authorized agent(s).
- b. Payment of Filing Fee: Rezones: \$400.00 + \$100.00 per acre (max \$1000.00)
Text Amendments: \$500.00
- c. For rezones, the names and mailing addresses of all property owners within five hundred feet (500') of all exterior boundaries of the subject property. This list is to be taken from the latest tax assessment rolls of Davis County. This list must be typed on self-adhesive mailing labels and submitted with the application.
- d. For rezones, two (2) 24 x 36, and one (1) 11x17 copy or one (1) .PDF file, of the preliminary development plan drawn at 1:10 scale or as required by the City Engineer or City Planner. A development plan shall include:
 - i. A north arrow, the scale of the drawing, and the date of the drawing.
 - ii. Street names and addresses.
 - iii. Property lines with dimensions.
 - iv. All sidewalks, driveways, curbs and gutter, and parking areas.
 - v. All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - vi. Existing buildings and other significant features on the site.
 - vii. Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries.

RECEIVED

Department of Planning and Economic Development
790 South 100 East • Bountiful, Utah 84010
Phone 801.298.6190 • Fax 801.298.6033

JUL 16 2020

BOUNTIFUL CITY
PLANNING DEPT.

bryinbrasil@gmail.com

mogmile@gmail.com

- viii. When required by the City Planner or City Engineer, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.
- e. For text amendments, a .doc or .wpd file of the proposed text amendment and one (1) hard copy.
- f. Typed responses to the following questions:
 - i. List the complete legal description of the property (or submit a separate survey):
 - ii. What is intended to be done on or with the property?
 - iii. Why is the intended zone change necessary at this particular location to provide a service to the community?
 - iv. Explain how the intended zone change will not be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity.
 - v. Explain fully the timetable for development as well as financing available.

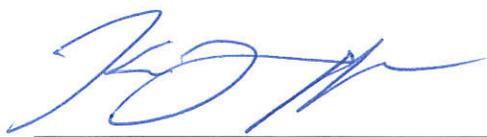
2. Processing Procedure:

- a. The application will first be submitted to the Bountiful Planning Staff for review.
- b. If the application is complete, it will be placed on the first available agenda for consideration by the Planning Commission.
- c. The Planning Commission will discuss the application at its regular meeting and make a recommendation to the City Council. The applicant will be notified of the time and place of this meeting. The applicant or a representative for the applicant must be present at this meeting for the item to be heard by the Planning Commission.
- d. The application will be sent to the City Council along with the Planning Commission's recommendation to have a public hearing set. If an unfavorable recommendation is received from the Planning Commission and there is concurrence by the City Council with that unfavorable recommendation, no public hearing shall be held. If the recommendation from the Planning Commission is favorable, or if the City Council determines a hearing is desirable despite an unfavorable recommendation, the City Council shall set a public hearing date.
- e. The public hearing must be advertised in the local newspaper fourteen (14) days prior to the public hearing date not counting the date of the publication and the date of the hearing. For a rezone, notice will be sent to all the property owners within five hundred feet (500') along with a posting of the property with posters provided by the Planning Department.
- f. At the public hearing, the City Council may accept the recommendation of the Planning Commission, or may elect to make recommendations of its own. The applicant or agent is required to attend the public hearing. Any other interested parties are invited to attend. The City Council may take action at the public hearing or may take the application under advisement to make a decision at a later time.

Applicant Signature


BRYAN GREEN

07/16/20



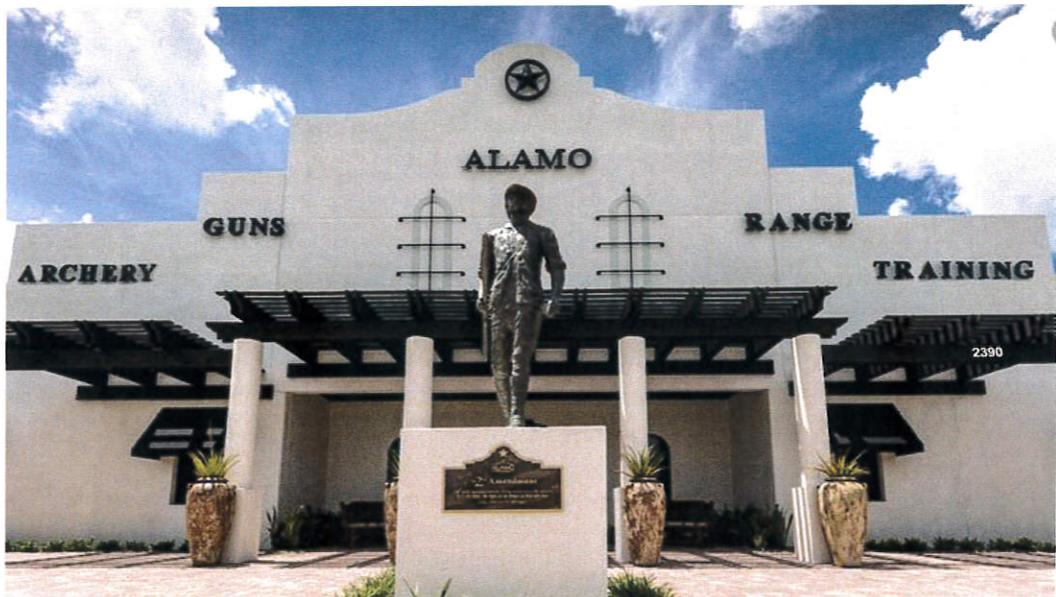
07-16-20

KRIS JEPPISEN

Amendment to Bountiful City Land Use Ordinances:
Ch 6, Commercial Zone (C)

- Address of property in question:
 - 535 S Main St
Bountiful, UT 84010
(old Rite Aid building)
 - Current Zoning: C-G
- Suggested Amendment text of Land Use Ordinances
 - Create New Use in table 14-6-103
 - Indoor Entertainment, Community Education, Firearm Range, and Restaurant
- Suggested Use Condition: C-H (N), C-G (C) - Conditional, C-N (N)
- Definition of "Conditional Use of Indoor Entertainment, Community Education, Firearm Range, and Restaurant" C-G (C):
 - **New Section: 14-3-114: Indoor Entertainment, Community Education, Firearm Range, and Restaurant**
 - Indoor Entertainment, Community Education, Firearm Range, and Restaurant, as defined in the Bountiful City Code, shall be allowed only as a conditional use and only in the General Commercial (C-G) subzone provided that all of the following criteria are met:
 - 1. The business must include indoor entertainment facilities for spectating and participating in shooting sports in a lounge-style configuration. The business must also provide patrons with the ability to utilize individual shooting lanes for personal entertainment, training, or education.
 - 2. The business must contain classroom facilities for training and community education. The business will host free community events such as public forums, training seminars, or other education courses at least once per quarter. These events must be open to the public, and provide value to members of the community. *BY AGREEMENT WITH THE*
 - 3. As a firearm range, the business must include indoor firearm lanes that meet or exceed industry standards for safety, ventilation, and sound abatement. *BUSINESS*
 - 4. The business ~~must~~ *may* operate a retail component for the sale of firearms, ammunition, and other accessories related to the shooting sports industry.
 - 5. The business will provide free access and use of its range facilities to the City Police Department at least twice per year, to accommodate officer training according to department policy and needs. *→*
 - 6. The business will operate a restaurant as a supplement to the indoor entertainment aspect of this conditional use. The business will not offer or allow the sale or consumption of alcohol or other substances (legal or controlled) on the premise.
 - 7. The business must create a clean and professional exterior and interior appearance and maintain a reasonable standard of maintenance.

Exterior Concept Visualizations



Indoor Range



Indoor Firearms Training



Interior Retail



Interior Lounge and Restaurant



Indoor Entertainment: Social Interactive Environment



Classroom Environment



CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 5 - CONDITIONAL USES

14-2-501	PURPOSE OF CONDITIONAL USE PROVISIONS
14-2-502	PERMIT REQUIRED
14-2-503	APPLICATION
14-2-504	FEE
14-2-505	PUBLIC COMMENT AND NOTICE
14-2-506	DETERMINATION
14-2-507	INSPECTION
14-2-508	REVOICATION
14-2-509	TIME LIMIT
14-2-510	RE-APPLICATION AFTER DENIAL OR REVOICATION
14-2-511	CONTINUING EFFECT

14-2-501 PURPOSE OF CONDITIONAL USE PROVISIONS

Certain uses which necessitate special conditions in order to make them compatible with permitted uses within a zone designation, are classified as conditional uses and require approval of a Conditional Use Permit.

14-2-502 PERMIT REQUIRED

A Conditional Use Permit shall be required for any use listed as a conditional use in any zoning designation and/or as set forth elsewhere in this Title. A Conditional Use Permit may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit, or as otherwise provided in the Bountiful City Code.

14-2-503 APPLICATION

- A. Conditional Use Permit application shall be filed with the Planning Department as provided in this Title. Conditional uses shall be heard and decided by the Planning Commission or the Administrative Committee as set forth in this Title.
- B. Applications for Conditional Use Permits shall be accompanied by: maps, drawings, statements, reports, studies, or other documents, as required by the approval body and/or City staff. If applicable, the applicant shall also provide mailing addresses of all of the property owners within three hundred (300) feet of the subject property, per current County records, printed on self-adhesive labels.

14-2-504 FEE

The applications for any Conditional Use Permit shall be accompanied by an appropriate fee set by the City Council.

14-2-505 PUBLIC COMMENT AND NOTICE

- A. Any request for a conditional use permit shall be heard and decided by the Planning Commission unless the item falls within a category designated for Administrative Committee review. When considering the request, the Planning Commission or Administrative Committee shall hold a public hearing to review the request and other concerns, and then take appropriate action upon the request.
- B. The noticing requirement for a Conditional Use Permit heard by the Planning Commission shall be as follows:
 - 1. Sent to all property owners within a three hundred (300) feet radius around the subject property at least fourteen (14) days prior to the meeting.
 - 2. Posted with notification signage on the subject property by the applicant/agent. The signage shall be provided to the applicant/agent by the City and shall be posted by the applicant/agent ten (10) days in advance of the scheduled meeting.
- C. The noticing requirement for a conditional use permit request heard by the Administrative Committee shall be the same as required for any public hearing held by the Administrative Committee, as set forth in 14-2-104.

14-2-506 DETERMINATION

- A. A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.
- C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:
 - 1. The location of the proposed use in relationship to other existing uses in the general vicinity.
 - 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;
 - 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.
- A. The applicant, at his or her cost, shall provide any report and/or study relating to utilities, traffic impact, school impact, soil and water impact, existing conditions, line-of-sight and building massing, and any other information requested by the City in order to render a proper decision.

14-2-507 INSPECTION

Following the issuance of a Conditional Use Permit, the Planning Department shall approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the Planning Commission. Representatives of the Planning Department shall inspect the project to insure that all required improvements meet the conditions of the Conditional Use Permit and this Code before a certificate of occupancy is issued by the Engineering Department and before an application for permanent power for the property may be approved by the Bountiful City Power Department.

14-2-508 REVOCATION

- A. Upon receiving a written complaint alleging a violation or failure to comply with any condition prescribed in a Conditional Use Permit, the Planning Department shall investigate the complaint. If the complaint has merit, and attempts to remedy the complaint fail, the Planning Department:
 - 1. May place the complaint on the agenda of a regularly scheduled meeting of the approving body, provided that the permittee shall have at least fourteen (14) days notice of the meeting.
- B. Permittee shall be given written notice by personal service or by certified mail of the exact nature of the complaint and the date and time of the hearing before the Land Use Authority. An informal hearing may be conducted to determine the current status of the Conditional Use Permit prior to any public hearing, without notification to surrounding owners.
- C. The Land Use Authority, after hearing the evidence presented regarding the complaint, may continue the hearing from time to time, may modify or rescind any condition or requirement of the Conditional Use Permit as it deems necessary, or may take no action and dismiss the complaint.
- D. If, after review at the informal hearing the Land Use Authority finds that evidence of failure to comply with the provisions of the Conditional Use Permit is substantial enough to consider revocation; it shall schedule a formal hearing for purposes of considering revocation of the Conditional Use Permit. The notice for the revocation hearing shall be the same noticing procedure used for considering a new petition.
- E. The Land Use Authority, after hearing final evidence and testimony on the status of the Conditional Use Permit, may revoke the Conditional Use Permit or modify the conditions as deemed necessary.
- F. Any permittee aggrieved by an order may appeal such decision as set forth in 14-2-108.

14-2-509 TIME LIMIT

- A. A temporary Conditional Use Permit for a use which is incidental or directly related to an intended permanent use or is intended to become a permanent use may be issued by the Administrative Committee for a period of six (6) months. This permit may be renewed by the Planning Department for a total of three (3) successive six (6) month periods

allowing a total of two (2) years for the temporary Conditional Use Permit. Where hardship or unusual circumstances exist, the Administrative Committee may extend the temporary permit for one (1) additional year. These extensions shall be granted in two (2) separate six (6) month increments. A temporary Conditional Use Permit shall not be issued for a use which is not incidental to or directly related to an intended permanent use on the property.

1. Mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the Administrative Committee. The Administrative Committee may extend the time period for the temporary structure up to one (1) additional year providing that the Planning Commission and City Council have granted final site plan approval and construction has commenced.
 2. Temporary structures shall be removed from the property upon occupancy of the permanent structure. Any pre-manufactured structure which meets all building code regulations and which is part of the approved site plan, and any construction trailer which is removed at the end of construction, shall be exempt from this regulation.
- B. Bountiful City does not issue temporary Conditional Use Occupancy Permits, and any document purporting to be a temporary conditional use occupancy permit is void.
- C. Unless there is substantial action under a Conditional Use Permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Bountiful City Planning Director may grant a maximum extension of six (6) months, when deemed in the public interest. Substantial action under this section shall mean:
1. For new construction or a remodel, at least twenty five percent (25%) of the proposed construction has been completed
 2. For a use located in an existing or completed structure, at least twenty five percent (25%) of the approved area is continuously occupied and utilized for the conditional use.

14-2-510 RE-APPLICATION AFTER DENIAL OR REVOCATION

It is unlawful to apply or reapply for a Conditional Use Permit within one (1) year of the date of denial or revocation of a Conditional Use Permit regarding any parcel of property or any portion thereof.

14-2-511 CONTINUING EFFECT

- A. A Conditional Use Permit applies to a specific parcel of property, or portion of a parcel of property, and may not be transferred to another parcel of property.
- B. A Conditional Use Permit for the operation of a business does not run with the land unless the approving body specifies otherwise. A Conditional Use Permit for the

construction of improvements to a property will run with the land unless the Planning Commission sets conditions that limit it to a specific individual and/or for a finite period of time. If any aspect of the conditional use becomes a legal nonconforming element due to a later amendment to this Ordinance, the provisions of Part 4 of this Chapter relating to nonconformities shall apply.

14-18-107 PARKING SPACES REQUIRED

A. Except as otherwise provided in this Chapter, the number of off-street parking spaces for various uses will be as follows:

1. Automobile Service and Repair Center. Three (3) exterior parking spaces for each stall, service bay or work station. Such spaces shall be for customer parking only and are not intended for storage or parking of vehicles under repair. Adequate parking for vehicles under repair or impound must be provided in addition to the required customer parking spaces.
2. Banks, Business Offices or Professional Offices Providing Customer Services or Sales (Excluding Medical and Dental Offices). One (1) space for each two hundred (200) square feet of floor area.
3. Bowling Alleys. Four (4) spaces for each alley plus parking space for all accessory uses (i.e., coffee shop, restaurant, bar) as herein defined.
4. Car Wash. Three (3) spaces in approach lane to each hand wash bay, or 6 stacking spaces for each automated wash facility.
5. Churches. One (1) parking space for every four (4) seats for fixed, individual seating; one parking space for each six (6) feet of linear pew; or one (1) parking space for every twenty (20) square feet of floor area where temporary seating can be located.
6. Dwellings, Multiple Family. Parking for multiple family developments shall be based on the following standards:

Bedrooms	Required Spaces	Visitor Spaces
1	1.5/Unit	.25/unit
2	2.0/Unit	.25/unit
3 or more	2.5/ Unit	.25/unit

At least one (1) of the required parking spaces above shall be a designated, covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed throughout the project for convenient access from all units.

7. Dwellings, Single Family. Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage.
8. Funeral Homes, Mortuaries. One (1) parking space for each forty (40) square feet of floor area located in the assembly chapel and viewing room(s).
9. Furniture and Appliance Stores, Hardware Stores or Other Similar Uses Which Require Large Display Areas But Generate Light Traffic Demands. One (1) parking space for each five hundred (500) square feet of floor area.
10. General Business/Retail Not Specifically Described. One (1) parking space for each two hundred (200) square feet of floor area.

11. Handicapped/Disabled Persons Parking. Parking spaces shall be provided in conformance with the following:

Handicap Stall Calculation Table

Number of Spaces in Lot	Minimum # of Spaces for Disabled
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	Two percent (2%) of total plus 1 for each 100 over 1,000 spaces

In addition, one (1) in every eight (8) spaces for the disabled, but not less than one (1) shall be made accessible for vans. See Section 14-18-108 for special space requirements.

All parking spaces for the disabled shall be designated as reserved by a sign showing the symbol of accessibility for the disabled. Spaces designated for accessibility for vans shall have an additional sign reading "Van Accessible" mounted below the symbol sign.

12. Hospitals. One (1) parking space for each four hundred (400) square feet of floor area.
13. Hotels, Motels and Motor Hotels. One (1) parking space for each living or sleeping unit, plus one (1) parking space for every two hundred (200) square feet of assembly, banquet or restaurant area, and one (1) space for each employee on the highest employment shift.
14. Libraries. One (1) parking space for each three hundred (300) square feet of floor area.
15. Manufacturing/Industrial Uses, Research and Testing Laboratories, Bottling Plants. One (1) parking space for every one thousand (1,000) square feet of floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
16. Medical/Dental Clinics. One (1) parking space for each two hundred fifty (250) square feet of floor area or five (5) spaces for each practitioner, whichever is greater.
17. Nursing, Convalescent and Other Similar Type Facilities. One (1) parking space for every three (3) persons the home is licensed or designed to care for, plus .25 stalls guest parking per bed or unit.

18. Offices not Providing Customer Services or Sales on the Premises. One (1) parking space for every three hundred (300) square feet of floor area.
19. Professional Offices for Attorneys, C.P.A.s, Architects, Engineers, etc. One (1) parking space for every three hundred (300) square feet of floor area.
20. Retirement Facility/Assisted Living Center (where occupants do not drive). Off-street parking shall be provided at the rate of .50 parking stalls per living unit or per occupant at maximum occupancy, whichever is greater.
21. Retirement Facility/Independent Living Center (where some occupants may still drive). Off-street parking shall be provided at the rate of one (1) parking stall per living unit, plus .25 stalls guest parking per unit. Common use facility areas will not be used in calculating parking requirements. At least half of the off-street parking stalls must be covered.
22. Restaurants. One (1) parking space for each two and one half (2.5) seats.

From: Dean Collinwood <dean@kmclaw.net>
Date: July 28, 2020 at 3:06:47 PM MDT
To: Randy Lewis <rlewis@bountifulutah.gov>, Kate Bradshaw <kbradshaw@bountifulutah.gov>, Chris Simonsen <csimonsen@bountifulutah.gov>, "mbahr@bountiful.gov" <mbahr@bountiful.gov>, Kendalyn Harris <kharris@bountifulutah.gov>, "rhigginson@bountiful.gov" <rhigginson@bountiful.gov>
Cc: Gary Hill <ghill@bountifulutah.gov>
Subject: INDOOR SHOOTING RANGE

Dear Mr. Mayor and City Council,

It has come to my attention that an indoor shooting range is being proposed for the building formerly owned by RiteAid. My partners and I own the property and building (Sessions Place) which is contiguous with the former RiteAid property. We have easements for parking and ingress and egress--space with share with RiteAid.

Currently, some 9 attorneys and several therapists have their professional offices in our building.

It is my understanding that a land use permit change would be required for a shooting range to be installed there, and this email is to say that I strongly oppose such a change. Immediately to the south and east of the proposed shooting range are residences--a neighborhood of families, and immediately to the northwest is our professional building. This area is **not** the place for a gun range.

As the owner of the adjacent property, I ask that you deny the request for a land use change and leave the space for something for suitable for the area and something consistent with the land use policy already in place.

Thank you,

Dean

--

Dean Collinwood, JD PhD
Attorney at Law
McCONKIE | COLLINWOOD
505 South Main Street
Bountiful, Utah 84010

Email dean@kmclaw.net
Web www.mcconkielawoffices.com
Tel 801-294-2800 **Fax** 801-295-6600

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Friday, August 7, 2020

To the Bountiful City Planning Commission:

As a citizen of Bountiful City, I am writing to voice my favorable position on the proposed text amendment for the Commercial General zone to allow an entertainment/firearm range to be present in the zone, specifically at the old Rite Aid building that has been the proposed location for this business. Below are a few of my reasons for this allowance:

1. This site is centrally located for Bountiful citizens.
2. It is easy access off the freeway for people in other communities to come learn and enjoy this facility.
3. The Rite Aid building is large enough to provide space for the proposed business ideas.
4. The building will be renovated both inside and out making the appearance inviting and nice. This building and parking area have looked derelict for years even when Rite Aid was there.
5. There is plenty of parking space, not only for this proposed business, but also for other businesses located within that block.
6. Allowing for this change will bring a unique business opportunity to Bountiful. We can go to Cabela's in Farmington, Costco, Lowes, Texas Roadhouse (soon the Olive Garden) Deseret Book store, At Home and other commercial locations all located in West Bountiful. Other close by cities, Woods Cross, Centerville, Farmington etc. have built nice commercial areas which bring tax revenues and customers to their cities. Why not get these people to come to Bountiful for a very popular sport. Gun ranges in other further away locations are usually very well attended.
7. Why not facilitate a unique opportunity that is not some type of residential housing sprinkled in with gyms, small food chains, pawn shops or dentist offices? Our city's population is rising because it is a great place to live and raise a family, but let's keep our residents spending some of their money in our city rather than traveling away for all of their entertainment or training.

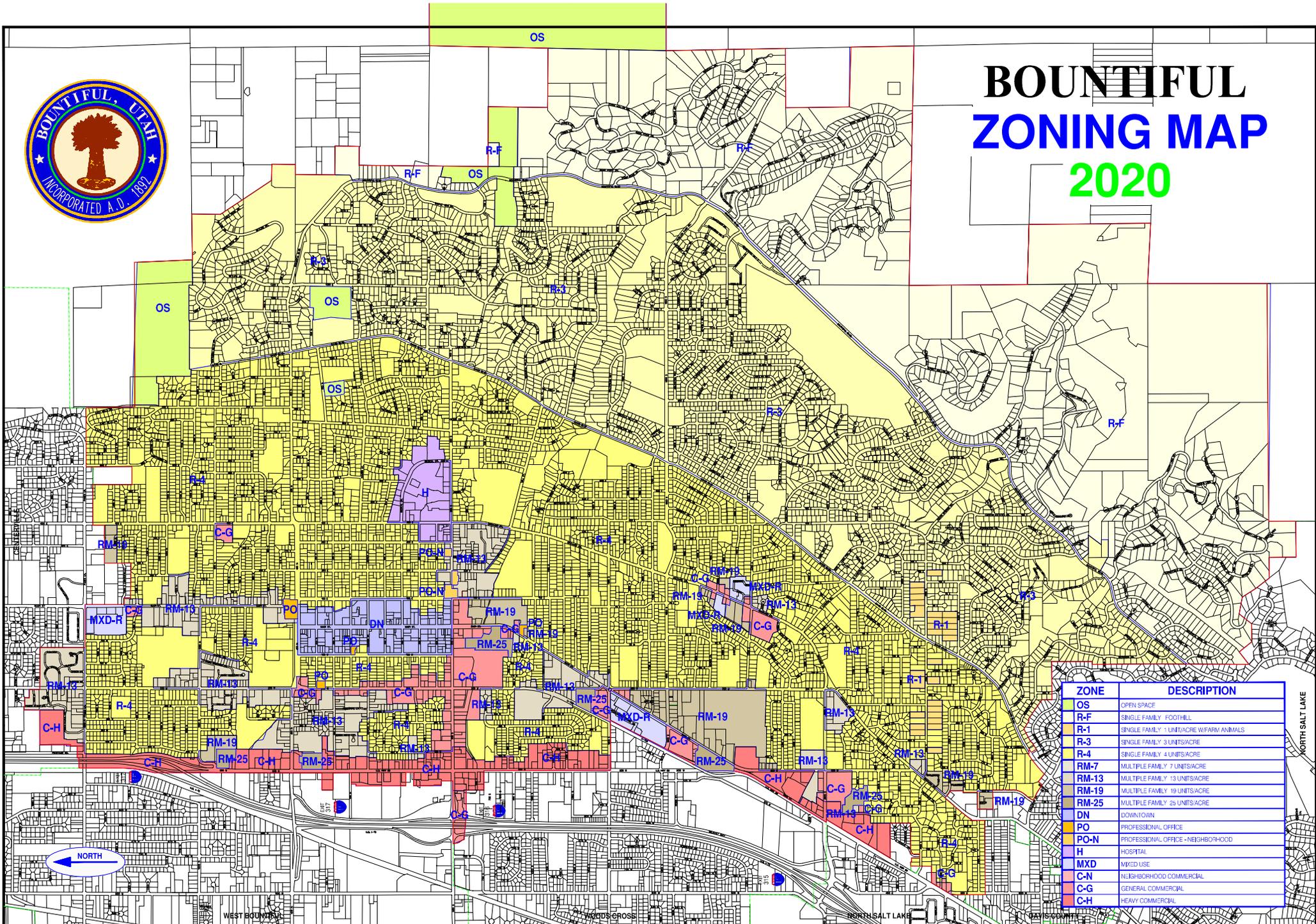
I vote yes on changing this text amendment to provide for this business proposal. It would be a shame to lose this venture on such a small technicality to another nearby city.

Please confirm you have received this email and it has been read by all members of the Planning Commission before the next planning meeting, August 18, 2020.

Sincerely,
Cherie Green



BOUNTIFUL ZONING MAP 2020



ZONE	DESCRIPTION
OS	OPEN SPACE
R-F	SINGLE FAMILY, FOOTHILL
R-1	SINGLE FAMILY, 1 UNITS/ACRE W/FARM ANIMALS
R-3	SINGLE FAMILY, 3 UNITS/ACRE
R-4	SINGLE FAMILY, 4 UNITS/ACRE
RM-7	MULTIPLE FAMILY, 7 UNITS/ACRE
RM-13	MULTIPLE FAMILY, 13 UNITS/ACRE
RM-19	MULTIPLE FAMILY, 19 UNITS/ACRE
RM-25	MULTIPLE FAMILY, 25 UNITS/ACRE
DN	DOWNTOWN
PO	PROFESSIONAL OFFICE
PO-N	PROFESSIONAL OFFICE - NEIGHBORHOOD
H	HOSPITAL
MXD	MIXED USE
C-N	NEIGHBORHOOD COMMERCIAL
C-G	GENERAL COMMERCIAL
C-H	HEAVY COMMERCIAL

