

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 21, 2026
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from June 16, 2026
 - Review
 - Action
3. 1579 North Main Street – Alphagraphics -Final Architectural and Site Plan Review
 - Review
 - Recommendation
4. General Plan Implementation – Phase 1: Land Use Code Cleanup (Work Session)
 - Input
5. Director's Report
6. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, June 16, 2026 - 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Aaron Arbuckle, Lynn Jacobs, Sean Monson Beverly Ward, Alan Bott, and Beth Child
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	Assistant City Attorney	Brad Jeppsen
	Recording Secretary	Rachel Coleman
Excused:	Senior Planner	Amber Corbridge
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Vice Chair Krissy Gilmore

1. Welcome

Chair Lynn Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting Minutes from April 7, 2026

Commissioner Ward made a motion to approve the minutes from April 7, 2026. Commissioner Monson seconded the motion. The motion was unanimously approved by Commissioners Jacobs, Arbuckle, Monson, Ward, Bott, and Child voting “aye.”

3. Preliminary & Final Plat Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South

Francisco Astorga presented the item as outlined in the packet.

Mr. Astorga clarified a typo in the staff report, noting that the Planning Commission previously reviewed the preliminary and final subdivision plat for the property at 460 W 2600 S on **November 18, 2026**, and that the City Council approved the application; however, the plat was never recorded. Prior to resubmitting, the applicant, John Blocker, applied and obtained approval for a Land Use Code Text Amendment to §14-5-116, aligning access requirements with the International Fire Code while maintaining safety standards. The current proposal includes significant revisions, including removal of the previously proposed secondary access, an increase

from twenty (20) to twenty-one (21) units, and a redesigned layout consisting of four 4-unit buildings and one 5-unit building.

Chair Botts said he approved the new proposal.

Mr. Astorga explained that because the current proposal differs in layout from the previously approved plat, the site plan must also undergo review.

Commissioner Monson asked why the newly proposed design does not require a secondary access point. Mr. Astorga responded that this is due to the previously mentioned approved text amendment to the Bountiful Land Use Code, which now aligns with the International Fire Code.

Commissioner Ward referenced page fifty-one (51) of the packet, noting that each unit would be responsible for its own garbage. She asked whether the proposed layout would accommodate collection by garbage and recycling trucks. Mr. Astorga responded that he believed the code requires shared garbage collection for the units.

City Engineer Cheney explained that the municipal code does not specify whether garbage must be collected at each individual unit or at a centralized location. However, he noted that developments with eight (8) or more units are required to use commercial garbage collection services. Mr. Cheney reiterated that the proposed development must comply with this requirement and provide commercial garbage pickup in accordance with the municipal code.

Chair Bott asked Mr. Cheney whether there were any concerns with a commercial vehicle accessing individual units. Mr. Cheney responded that, since the proposed site plan does not identify a centralized pickup location, he anticipated that garbage collection would occur at each individual unit. Chair Bott then referred Mr. Cheney to page fifty-one (51) of the packet, which specifically states that trash will be collected at each individual unit. Mr. Cheney noted that the proposed layout meets emergency vehicle access requirements; therefore, on-site access should be adequate to accommodate a commercial garbage truck.

Commissioner Ward expressed concern that on-street parking could impact access for garbage pickup. Chair Bott stated that the HOA for the proposed PUD would need to determine how garbage truck access would be accommodated. Mr. Cheney explained that the driveways in front of each unit are short, and residents could place their garbage containers within the right-of-way for collection. Mr. Jacobs added that the street serving the townhomes may not be wide enough to accommodate on-street parking.

Chair Bott clarified that commercial pickup does not necessarily require a centralized collection point and reiterated that the site plan indicates trash will be collected at each individual unit. Mr. Cheney again referenced the requirement that developments with eight (8) or more units must use commercial garbage service, which is responsible for pickup as previously discussed. Staff concluded that, since Mr. Cheney, who oversees the city's sanitation services, is comfortable

with the proposed layout and the site plan's provisions for garbage collection, Staff would accept the arrangement as proposed.

Mr. Cheney referenced page forty-seven (47) of the packet and had a question about a rectangular box near the hammer-head turn. Chair Bott clarified that the box was a mailbox. Mr. Cheney said that he didn't believe that the applicant specified on the site plan a place for a community dumpster.

Commissioner Ward had concerns about snow removal referencing notes made by Mr. Cheney on the site plan. Mr. Cheney said that snow removal would not be an issue in the specified area.

Commissioner Ward had questions about the name of the townhomes, North Canyon Towns PUD. She said that the proposed location of the town homes is not near the actual North Canyon.

Mr. Cheney said that the City has duplicates of common names.

Commissioner Jacobs motioned to forward a positive recommendation to City Council to approve the Preliminary and Final Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South subject to the recommendations made by Staff. Commissioner Arbuckle seconded the motion. The motion was unanimously approved with Commissioners Bott, Jacobs, Arbuckle, Ward, Monson and Child voting "aye."

4. Architectural & Site Plan for North Canyon Towns at 460 West 2600 South

No comments or concerns were made about the item.

Sean Monson motioned to forward a positive recommendation to City Council to approve the Architectural & Site Plan at 460 West 2600 South, subject to the recommendations made by Staff. Commissioner Jacobs seconded the motion. The motion was unanimously approved with Commissioners Bott, Jacobs, Arbuckle, Ward, Monson and Child voting "aye."

5. Director's Report

Mr. Astorga acknowledged Commissioner Monson and Commissioner Jacobs for their service on the Planning Commission.

Mr. Astorga said that Commissioner Monson was on the Planning Commission when Mr. Astorga was hired as the Planning Director seven (7) years ago and that he served for three (3) terms, including as Chair for many years. Mr. Astorga said that Commissioner Monson had appointed himself as the "variance grinch."

Mr. Astorga said Commissioner Jacobs is one of the few engineers who really understands that planning is about more than just capacity, it's also about community. He also thanked him for his leadership as Chair, especially during the General Plan meetings.

133

134 Mr. Astorga also acknowledged the family members of Commissioner Monson and
135 Commissioner Jacobs in attendance.

136

137 Mr. Astorga said he has received seven applications for the two upcoming vacant commissioner
138 seats. He added that Mayor Bradshaw will interview the applicants and select the new
139 commissioners, and the appointments will then be confirmed at an upcoming City Council
140 meeting.

141

142 Mr. Astorga said that he may contact Commissioner Monson and Jacobs for one last Planning
143 Commission meeting on July 7, or until the appointments have been filled.

144

145 Mr. Bott thanked Commissioner Monson and Jacobs for their depth of leadership

146

147 Chair Bott adjourned the meeting at 6:54 pm.

148

Planning Commission Staff Report

Subject: Final Architectural and Site Plan Review -
Alphagraphics (1579 North Main Street)
Author: Amber Corbridge, Senior Planner
Date: July 21, 2026



Background

The applicant, Grant Richey, owner of the property located at 1579 North Main Street, is requesting Final Architectural and Site Plan Approval for a new commercial building for *Alphagraphics*, a printing company. The 1.2-acre site is currently vacant (See Figure 1 below) and is located within the Village on Main Development, where business services and offices are permitted.

This proposal includes construction of a new 10,449-square foot, twenty-eight-foot-tall commercial building (see Attached Architectural Plans). The building exterior consists of red brick, dark wood fiber cement, black metal siding, and gray stucco.



Figure 1. Aerial of 1579 North Main Street, July 2026

Analysis

The property is located in the Mixed-Use Residential (MXD-R) Zone. Bountiful Land Use Code Section 14-10-105a lists office and professional services as a permitted use. Additionally, Section 14-10-106 provides that the approved Village on Main Development Plan is an integral part of the zoning regulations governing the property; therefore, the proposed development has been reviewed for compliance with both the MXD Zone and the approved Village on Main Development Plan.

Site Plan Approval Standards

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301 and 14-2-306). The purpose of the architectural and site plan review and approval process includes:

- 1. Implementing the policies and goals established in the Bountiful City General Plan.*
- 2. Compliance with the Land Use Code and Village on Main Development Plan.*
- 3. Promoting the orderly and safe development of land in the City.*
- 4. Promoting the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.*

The proposed plans for a new building and site have been reviewed by Staff for compliance with the above criteria. Staff has reviewed the proposed architectural and site plans and finds the proposal complies with the applicable provisions of the Bountiful Land Use Code, the approved Village on Main Development Plan, and the architectural and site plan review standards. The proposal meets the goals and objectives of the General Plan, where the City encourages the growth of high-quality local businesses through economic development of commercial nodes ([Bountiful by Design, Bountiful City General Plan, pg. 15](#)).

The subject property is designated Neighborhood Center on the Future Land Use Map, where buildings are encouraged to provide convenient pedestrian access and create an active streetscape. The proposed development supports these objectives by providing pedestrian connections to existing public sidewalks and incorporating varied building materials, architectural articulation, fenestration, and building-mounted signage that create an inviting street-facing façade (see Figure 2).



Figure 2. Architectural Plans, Page 7, Attached

Lighting Standards

The proposed Old Town-Style acorn light fixtures along pedestrian walkways and within the parking lot (See Attached Photometric Plan, Sheet E1.0P).

All proposed exterior lighting shall comply with the requirements of Land Use Code Section [14-16-111\(H\)](#) including the requirement that lighting be directed downward by means of a prismatic lens, deflector, or other shielding device to prevent light from projecting onto adjacent properties or public streets. Prior to issuance of a building permit, the applicant shall provide manufacturer specifications demonstrating compliance with these standards.

Additionally, Section 14-10-108(4) limits lighting fixtures within the MXD Zone to a maximum height of twenty (20) feet. Although the proposed fixtures may comply with the maximum height permitted by the Code, Staff recommends that pedestrian-scale lighting be maintained by limiting fixture heights to approximately ten (10) to fifteen (15) feet, consistent with the walkable character and design objectives of the Village on Main Development and the MXD Zone.

Signage Standards

The proposal includes a monument sign at the corner of Main Street and Pages Lane. Pursuant to Section 14-10-108(4) of the Bountiful Land Use Code, signage within the MXD Zone is subject to the monument sign standards of the Downtown (DN) Zone. The proposed monument sign shall comply with the applicable standards of Section 14-19-115(2), including location, size, height, and setback requirements. Any outstanding staff review comments or necessary revisions shall be addressed prior to issuance of a sign permit.

Utilities and Access

The initial construction of the Village on Main (VoM) site included sewer, culinary water and storm drain utilities to serve all of the pad sites. This existing infrastructure is adequate to serve the proposed building. Access points to the overall development from the adjacent public rights of way (1600 N, a City street and Main Street, a UDOT right of way) were also created with the initial development.

Department Review

This staff report was prepared by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

The proposed development is not anticipated to create significant adverse impacts on adjacent properties or the surrounding area. The subject property is currently vacant and is located within the approved Village on Main Development. The proposed use is a permitted use within the MXD-R Zone and is consistent with the approved Village on Main Development Plan. Any remaining staff review comments shall be addressed prior to issuance of a certificate of occupancy.

Recommendation

Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for the commercial business at 1579 North Main Street, and forward a positive recommendation to the City Council subject to:

1. The applicant shall demonstrate compliance with the exterior lighting requirements of Bountiful Land Use Code.
2. The proposed monument sign shall comply with the applicable standards of the Bountiful Land Use Code prior to issuance of a sign permit.
3. The applicant shall comply with all remaining staff review comments.

Attachments

1. Statement of Intent
2. Civil and Site Plans
3. Pedestrian Plan
4. Landscape Plan
5. Architectural Plans
6. Photometric Plan
7. Village on Main Development Plan and Ordinance 2005-6

Statement of Intent

5/14/2026

The proposed project consists of the construction of a new two-story commercial building totaling approximately 13,500 square feet with a maximum building height of approximately 30 feet. The building is intended to serve as a facility for AlphaGraphics and will include a retail component at the ground floor, production areas for printed media, and a larger production area dedicated to fabrication of large-format signage and vehicle wraps.

The subject property is currently an undeveloped lot. The proposed development is intended to complement the surrounding mixed-use context while providing a high-quality commercial building that contributes to the continued development of the area. The site has been planned to integrate with the existing shared access and circulation system serving adjacent commercial businesses and the neighboring multifamily development.

Vehicular access and parking for the development will be provided through the existing shared parking and circulation network. The site contains sufficient parking to satisfy the applicable requirements established by the governing CC&Rs, which are included as part of the submittal package for review. Internal circulation and site access have been designed to provide safe and efficient vehicular and pedestrian movement throughout the development.

The proposed building will utilize steel construction and incorporate a material palette consisting primarily of brick, EIFS, and metal panel systems. The architectural design is intended to create a durable and contemporary commercial appearance that is compatible with surrounding development while providing visual interest through variations in materials and facade articulation.

The site also contains a sight line easement intended to preserve views from the intersection of Pages Lane and Main Street to an adjacent business. The proposed site layout and building placement have been designed with consideration of this easement in order to maintain compliance with the established view corridor requirements.

Site improvements will include landscaping, pedestrian connections, utility infrastructure, drainage improvements, and associated site amenities as required by applicable City standards. Utilities and stormwater systems will be coordinated with the appropriate agencies and designed in accordance with City engineering requirements.

The proposed development has been designed to comply with the applicable zoning regulations and development standards of Bountiful. The applicant respectfully requests review and approval of the enclosed Site Plan application and supporting documents.

BOUNTIFUL
EST. 1947

Reviewed, with comments

Comments saved and posted, yellow background & blue letters

PLAN REVIEW

07/02/2026 11:42:20 AM

AMBER CONSIDER/GE, SENIOR PLANNER

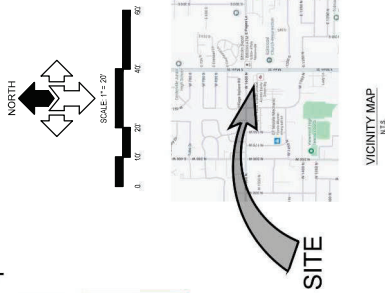
EST. 1947

PLAN REVIEW

07/02/2026

Lloyd Cheney, Bountiful City Engineer

TYPICAL COMMENTS: BLUE TEXT W/ GRAY BACKGROUND



DRAWING INDEX	
SHEET	DESCRIPTION
C010	CIVIL COVER SHEET
C101	GENERAL NOTES, LEGEND AND ABBREVIATIONS
C210	STATIONING PLAN
C301	CIVIL SITE PLAN
C401	ROADWAY AND TRAILWAYS PLAN
C510	STRUCTURAL CONTROL PLAN
C601	SITE UTILITY PLAN
C701	CIVIL 2D DETAILS
C801	CIVIL 3D DETAILS

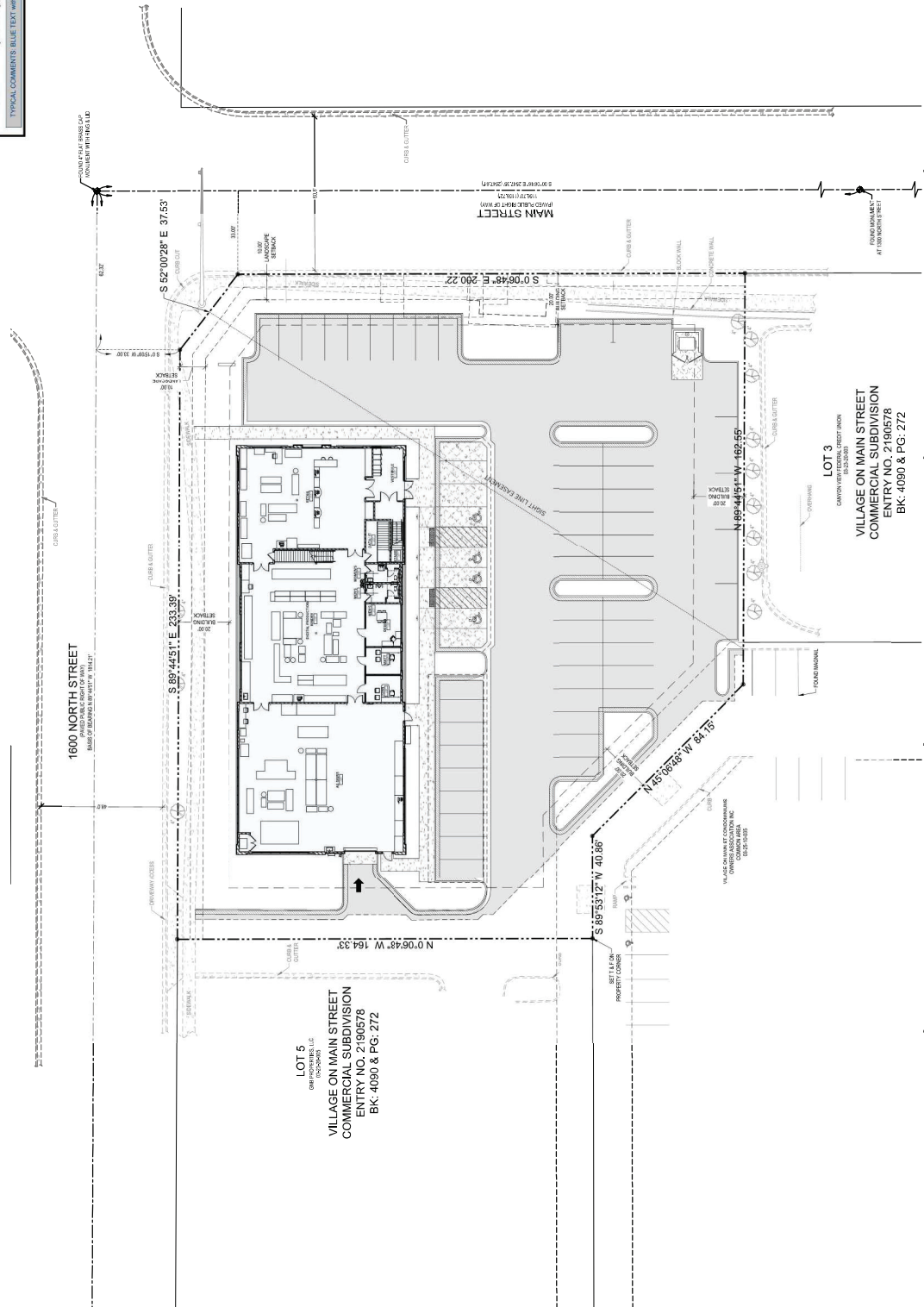
ALL WORK AND MATERIALS FOR WATER MUST CONFORM TO BOUNTY TUL CITY WATER DEPARTMENT STANDARDS AND SPECIFICATIONS	ALL WORK AND MATERIALS FOR SEWER MUST CONFORM TO SOUTHWEST SEWER DISTRICT STANDARDS AND SPECIFICATIONS	ALL WORK AND MATERIALS MUST CONFORM TO APWA STANDARDS AND SPECIFICATIONS
--	--	--

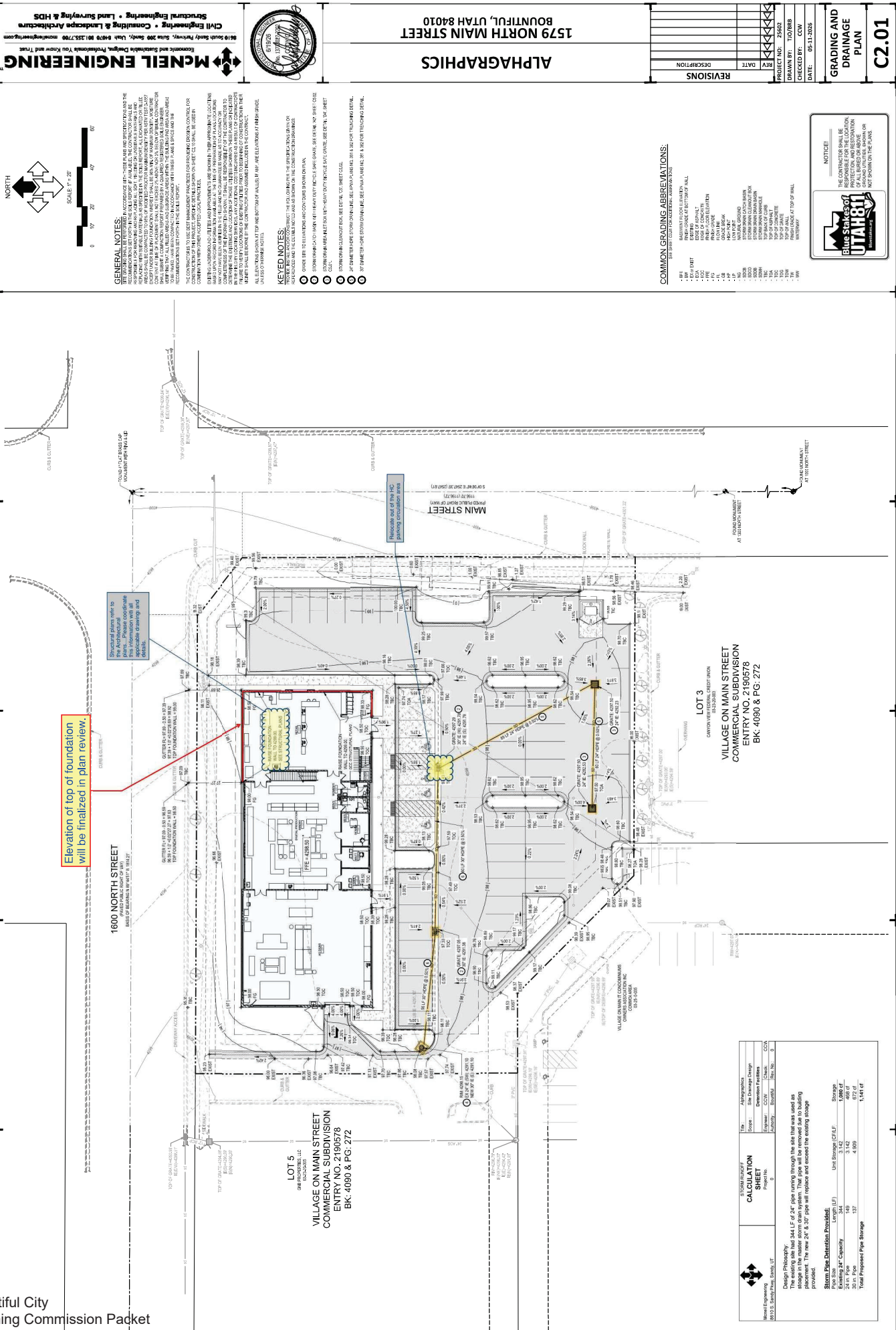
ARCHITECT
JZW ARCHITECTS
AARON ROMNEY
45 E. CENTER ST. SUITE #2
NORTH SALT LAKE, UT 84014
801-936-1343
aaron@jzw-a.com

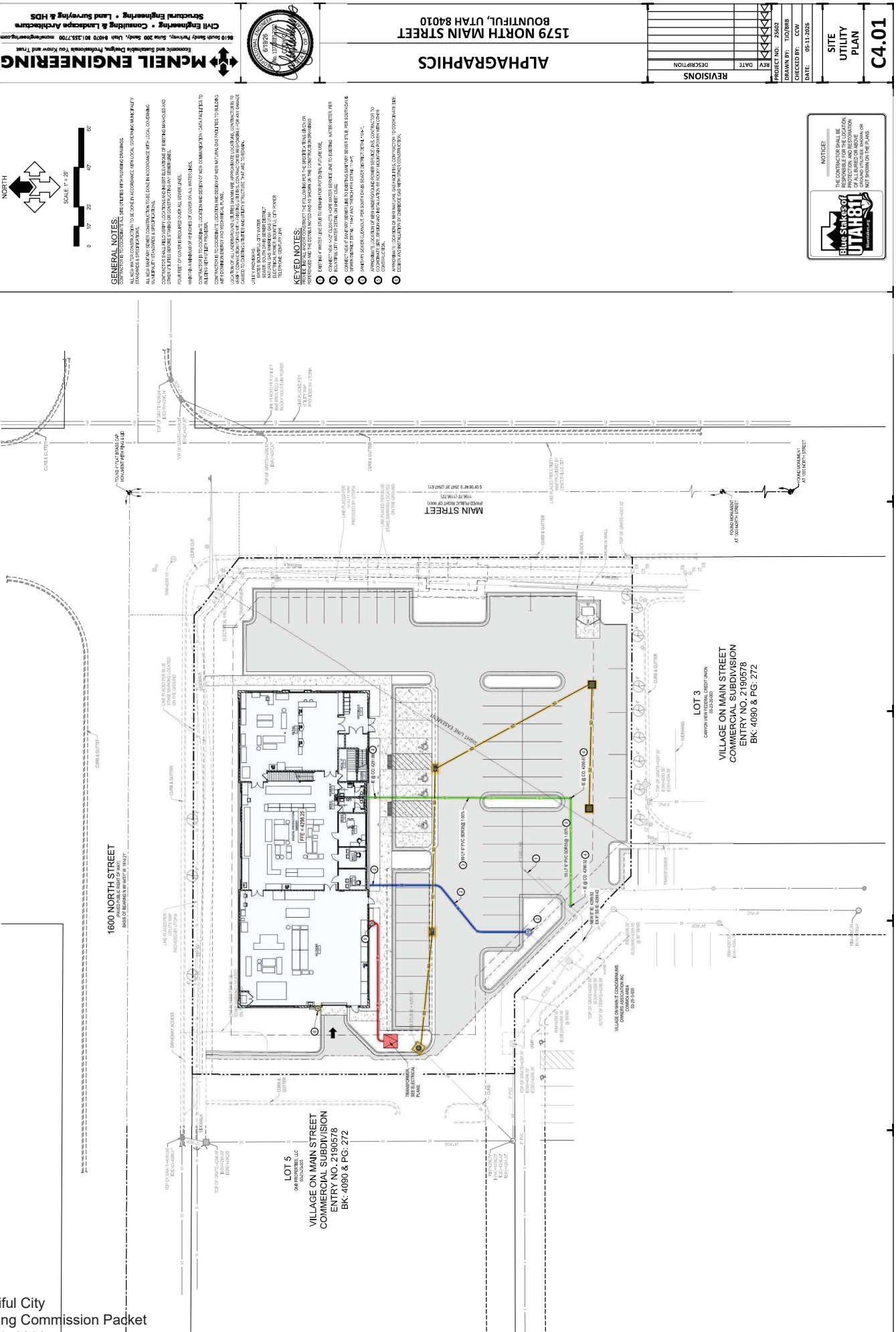
 **MCNEIL ENGINEERING**
Economic and Sustainable Designs, Professionals You Know and Trust

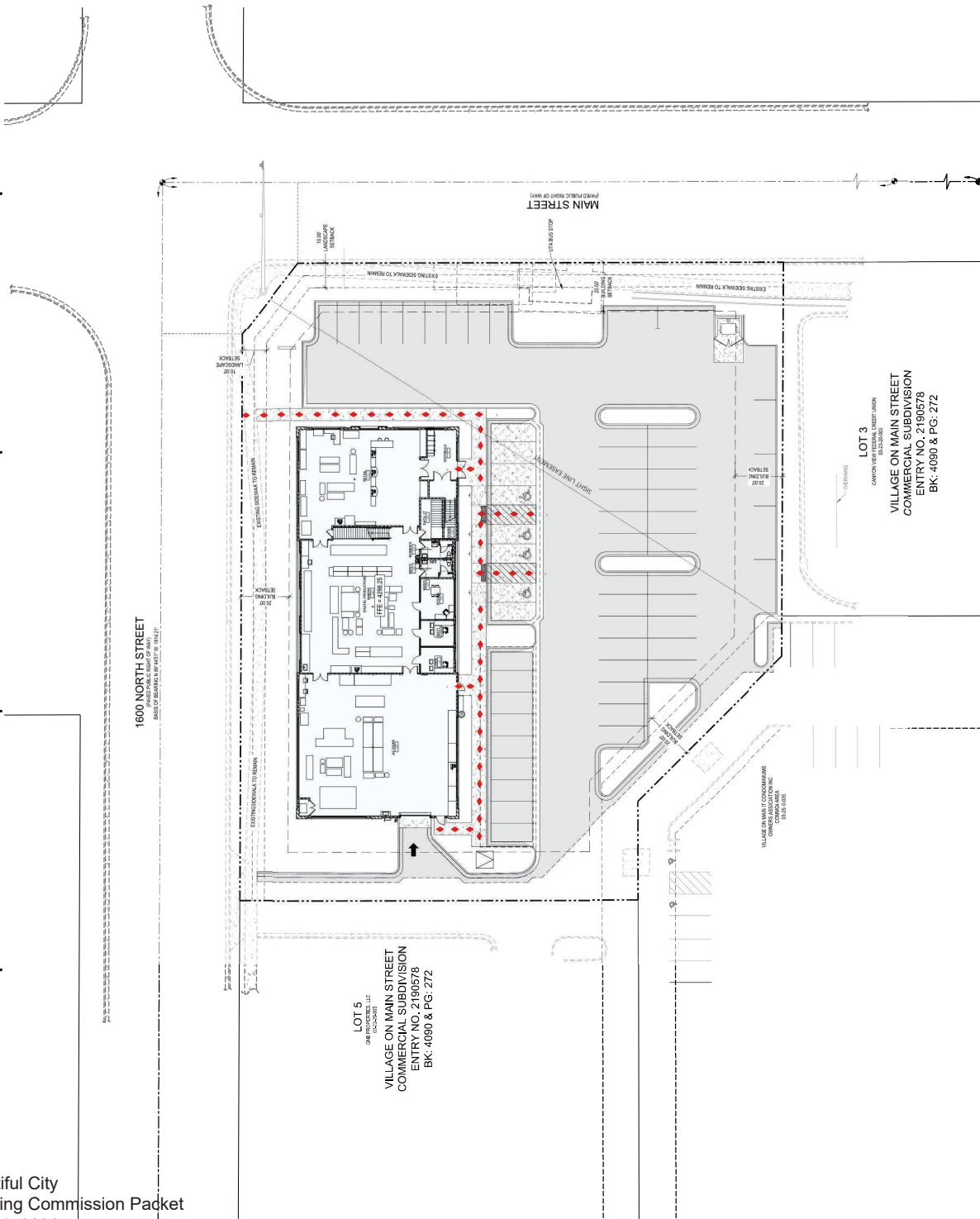
8600 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS







[illegible]

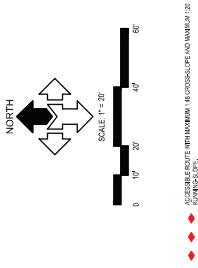
**PEDESTRIAN
CIRCULATION
PLAN**

**1579 NORTH MAIN STREET
BOUNTIFUL, UTAH 84010**

ALPHAGRAPHS



McNEIL ENGINEERING 
Economic and Sustainable Designs, Professionals You Know and Trust
6610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.355.7700 mcnileengineering.com
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



PLAN REVIEW
09/09/2026 6:38:08 PM
AMBER CORRIAGE, SENIOR PLANNER

PLAN REVIEW
07/02/2026
BOUNTIFUL
EST. 1997
Lloyd Cheney, Bountiful City Engineer


BOUNTIFUL
 EST. 1847
 Building Department
 Don Simons, Building Official
 06/30/2026
Reviewed, No Comments



LANDSCAPE SCHEDULE

SYMBOL	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	DETAIL
DECIDUOUS TREES					
	11	CORNAL BURN GOLDEN HAWK TREE	KOELBUTTERFLY-PANICULATA 'CORNAL BURN'	2" CAL.	DLS.01
	4	FRONTIER ELM	ULMUS 'FRONTIER'	2" CAL.	DLS.01
	6	MUSASHINO COLUMNAR ZELKOVA	ZELKOVA SERBAYA 'MUSASHINO'	2" CAL.	DLS.01
	3	EXISTING DECIDUOUS TREE TO REMAIN			
EVERGREEN TREES					
	73	PANCHITO MANZANITA	ARCTOSTAPHYLOS UVA-URSI-PANCHITO	5 GAL.	BLS.01
	12	FEIN BUSH	CHAMPAEDAKIA MELLEOLIUM	5 GAL.	BLS.01
	13	HUGHES CREEPING JASMINE	JUNIPERUS HORIZONTALIS 'HUGHES'	5 GAL.	BLS.01
	9	JADE PARADE SAND CHERRY	PRUNUS PANDORA 'JADE PARADE'	5 GAL.	BLS.01
	7	TIGER EYES SUMAC	RHUS TYPHINAE 'TIGER EYES'	5 GAL.	BLS.01
ORNAMENTAL PALMS					
	28	FORESTIER'S FEATHER REED GRASS	CAULMOGROSTIS X ACUTICORNIA 'MANT FORESTIER'	1 GAL.	ALS.01
	103	ATLAS FEIGUE	FERTICIA MARIU	1 GAL.	ALS.01
	83	SAPPHIRE BLUE CAT GRASS	HELIOTROPICUM SUPERBUM 'SAPPHIRE BLUE'	1 GAL.	ALS.01
	8	MADON GRASS	MECANATHUS SIBENUS 'GRACILIMUS'	3 GAL.	ALS.01
PERENNIALS					
	55	STEPSUNSET SUNSET GLOW PERSTEMON	PENSTEMON PINOULIS 'PINKIES'	1 GAL.	ALS.01
BOULDER					
	53	'BROWNIE CANYON' BOWLS TREES			
CRUSHED ROCK					
	5.748 S.F.	'BROWNIE CANYON' CRUSHED ROCK			
	5.424 S.F.	'BROWNIE CANYON' CRUSHED ROCK			

BOUNTIFUL CITY DATA

CH. & COMMERCIAL	15% MIN.
INDUSTRIAL	50% MAX.
CONCRETE	4.000 S.F. / 750' ± 5
OPEN SPACE (INCLUDING LANDSCAPE & LANDSCAPE)	15% MIN.
HANDSCAPE WITHIN REQUIRED OPEN SPACE	50% MAX.
TREES - PER 100 S.F. OF REQUIRED LANDSCAPE	1000 S.F. ± 10%
SHRUBS (5 GAL. MIN.) - PER 200 S.F. OF REQUIRED LANDSCAPE	4.000 S.F. / 200' ± 20
LAWN	20% MAX.
STREET TREES - PER 40' OF FRONTAGE	2.00' (40' ± 5)
1600 NORTH STREET	30' MIN.
PLANT COVERAGE (INCLUDING TREE CANOPY)	30-50%
CRUSHED ROCK	2" MIN.
LAWN SHALL NOT BE INSTALLED IN PARKSTRIPS	YES
FRONT YARD - 1600 NORTH STREET	220' (16' ± 6)
TREES - 1 PER 30'	NA
SIDE YARD - MAIN STREET	200' (16' ± 6)
TREES - 1 PER 30'	5%
PARKING LOT	2.750 S.F. ± 10%
REQUIRED LANDSCAPE AREA	

REFERENCE NOTES

- 1. L-1, DETAIL 16LS.01

GENERAL NOTE

- 1. AND PLANTING NOTES ON SHEET L-01

REVISIONS

REV	DATE	DESCRIPTION
1		

PROJECT NO. 25602

DRAWN BY: TG

CHECKED BY: SS

DATE: DECEMBER 2023

PROPERTY NO.

LANDSCAPE PLANTING PLAN

L2.01

NOTICE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE COVERAGE.



VALVE NUMBER
gpm VALVE FLOW

EMITTER SCHEDULE

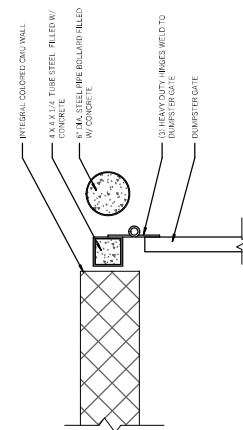
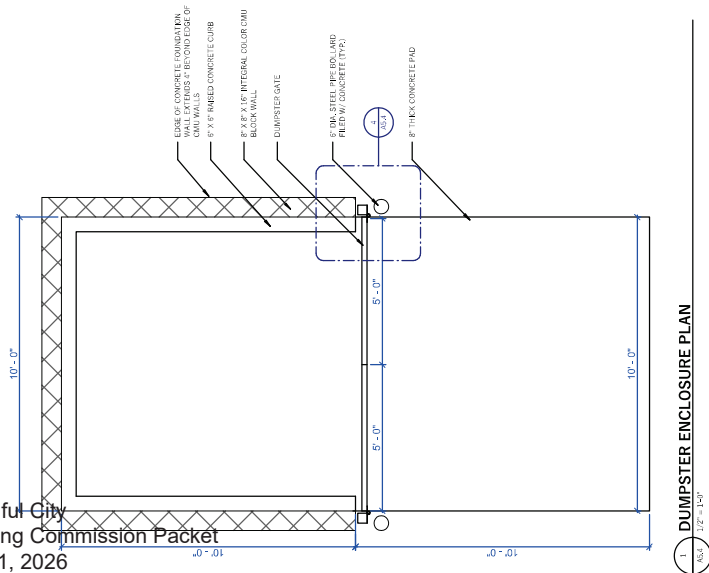
REFER TO IRRIGATION NOTES ON SHEET I.01

NOTICE!

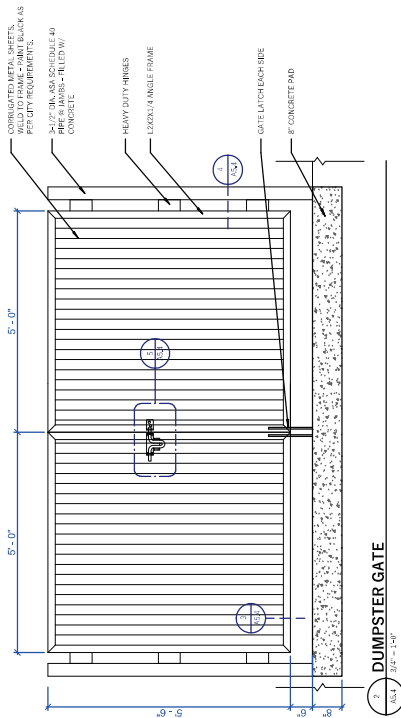
THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION, PROTECTION, AND RESTORATION OF ALL BURIED OR ABOVE GROUND UTILITIES SHOWN OR NOT SHOWN ON THE PLANS.

L3.01

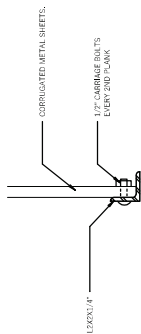
REVISIONS					
REV.	DATE	DESCRIPTION			
					▽
					▽
					▽
					▽
					▽



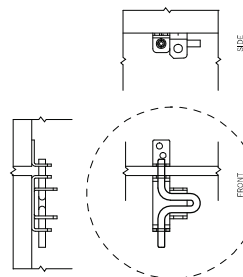
4 DUMPSTER ENCLOSURE DETAIL
 $A_{5,4} = 11/2' = 1'-0"$



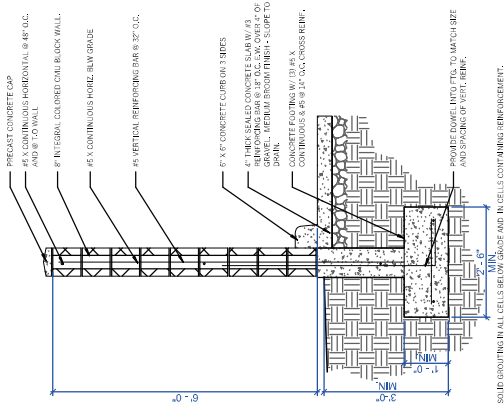
DUMPSTER GATE



3 GATE SECTION
A5.4 $3^{\circ} = 1^{\circ}-0''$



5
A5.4
GATE LATCH DETAIL
1/2" = 1'-0"



6 **DUMPSTER ENCLOSURE WALL SECTION**
A5.4 3/4" = 1'-0"

ISSUED:	REVISIONS:	DESCRIPTION
UNE 22, 2026		

NOT FOR PERMIT
FOR CONSTRUCTION

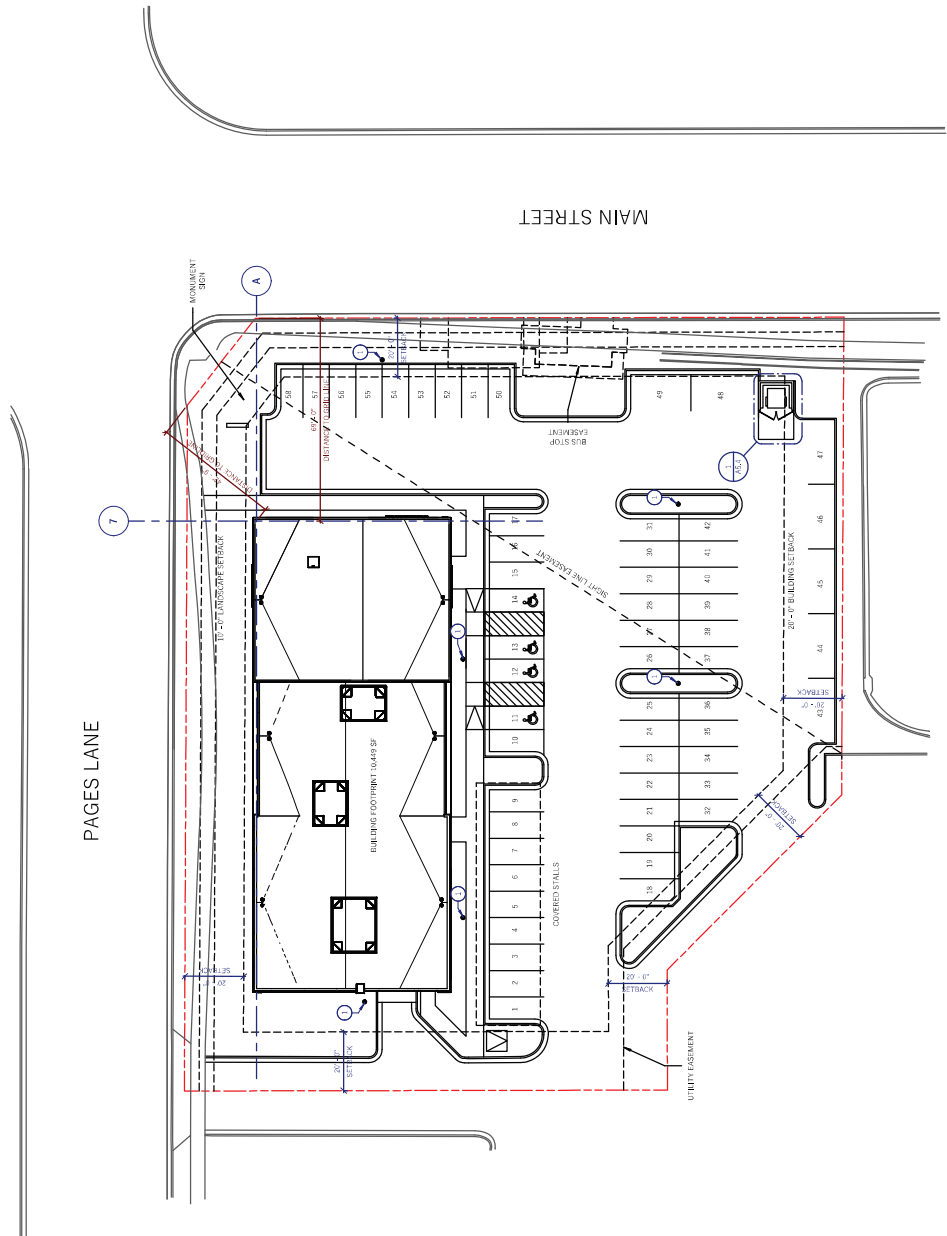
PROJECT NUMBER:
24001

DUMPSTER ENCLOSURE DETAILS

A5.4




BOUNTIFUL
 EST. 1847
 Building Department
 Don Simons, Building Official
 06/30/2026
 Reviewed, No Comments



KEYED NOTES

- 1. OUTDOOR LIGHTING, SEE ELECTRICAL

LINE TYPE LEGEND

- PROPERTY LINE
- SITE SETBACK/EASEMENT LINES
- UTILITY EASEMENTS

SITE PLAN INFORMATION

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW TWO-STORY COMMERCIAL BUILDING TOTALING APPROXIMATELY 13,500 SQUARE FEET. THE PROPOSED USE INCLUDES RETAIL, SERVICE, AND OFFICE SPACE. THE BUILDING WILL BE SITUATED ON THE GROUND FLOOR IS DESIGNED TO ACCOMMODATE CUSTOMER-FACING RETAIL SPACE AND PRODUCTION AREAS, ALONG WITH OFFICES FOR MANAGEMENT AND DESIGN STAFF. THE SECOND FLOOR INCLUDES ADDITIONAL BUSINESS OFFICES. A COVERED BREAK ROOM AND EMPLOYEE BREAK ROOM TO SUPPORT DAILY OPERATIONS.

ZONE: MIXED USE - RESIDENTIAL

BUILDING HEIGHT ALLOWED: 30'

BUILDING HEIGHT PROVIDED: 30'

SETBACKS: 20' ALL SIDES

BUILDING USE: BUSINESS, INDUSTRIAL, RETAIL

OCCUPANCY: BUSINESS

LOT AREA: 54,175 SF

BUILDING FOOTPRINT: 10,449 SF

TOTAL BUILDING AREA: 13,500 SF

PARKING REQUIREMENT: 4 STALLS PER 1000 GROSS SF

- 54 STALLS REQUIRED

- 4 ADA STALLS PROVIDED

- 4 ADA STALLS

- 5 COMPACT STALLS



SITE PLAN, PRESENTATION

1" = 20'-0"

PR1.0

SITE PLAN

ALPHAGRAPHS, BOUNTIFUL

JUNE 22, 2026

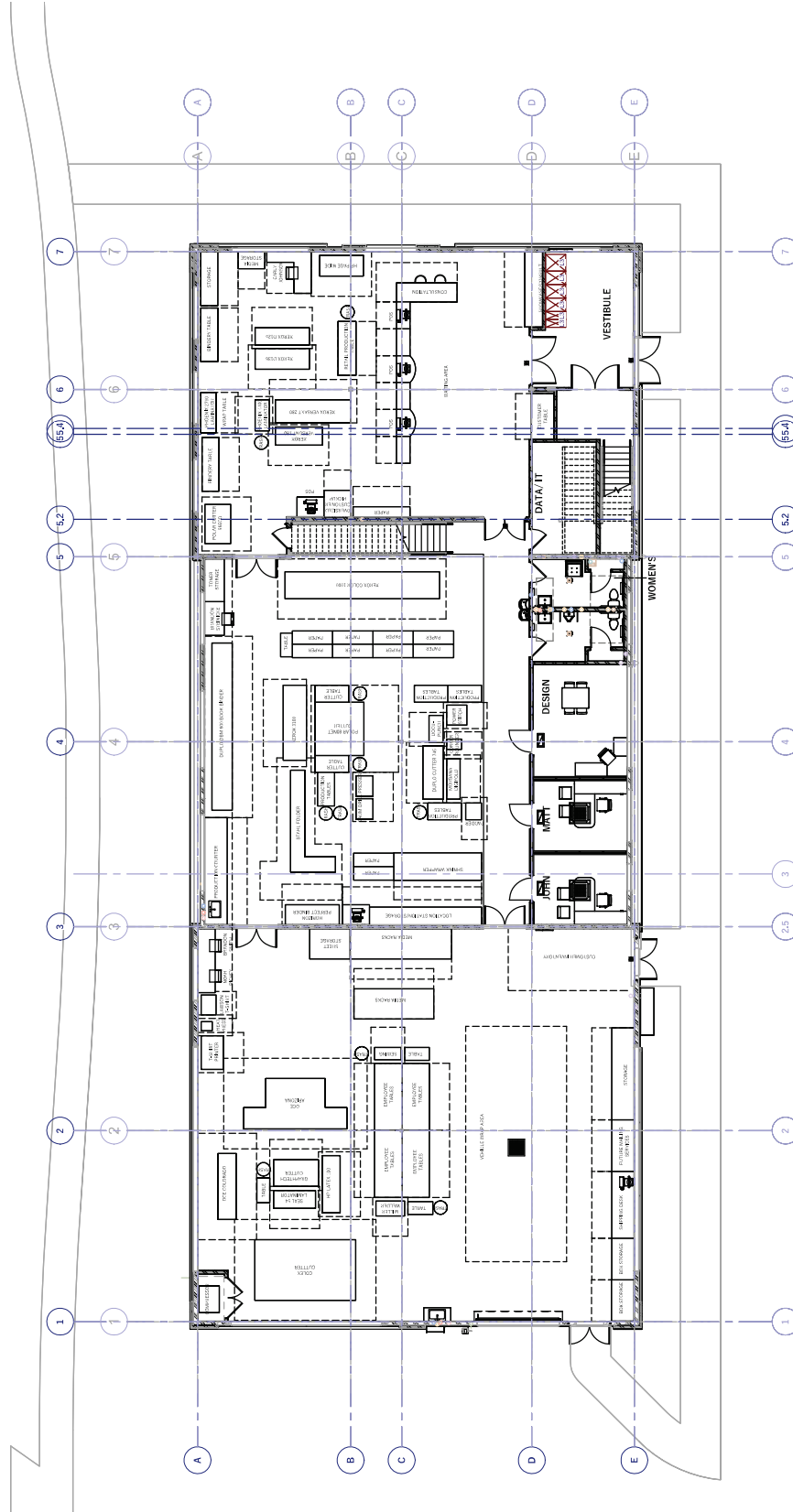
(801) 936-1343

150 N. MAIN STREET STE. 101, HEBER CITY, UT 84032

849 W. HILL FIELD RD. STE. 201, LAYTON, UT 84041

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054



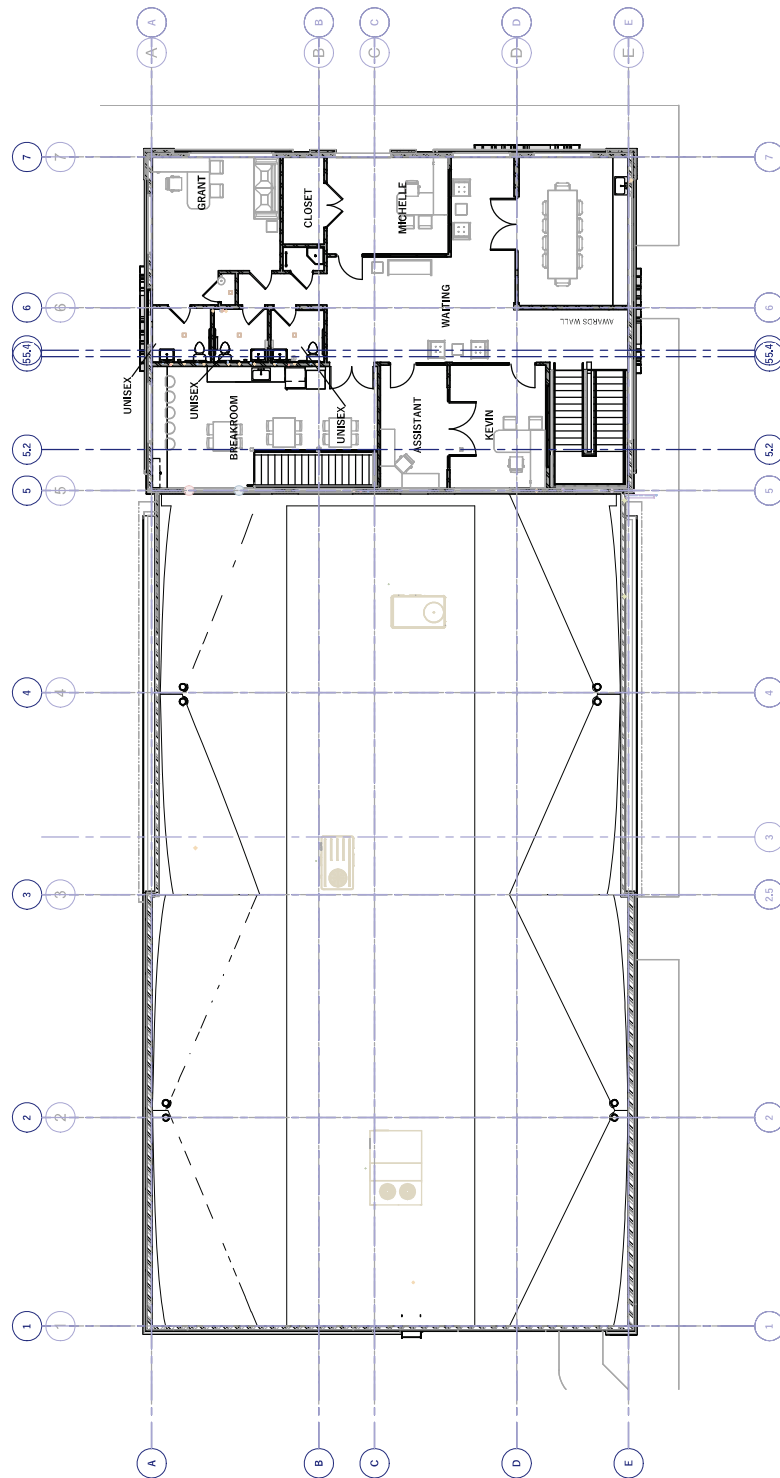


1. MAIN FLOOR PLAN
PR2.0 1/16" = 1'-0"

PR2.0
MAIN FLOOR PLAN
ALPHAGRAPHS, BOUNTIFUL
JUNE 22, 2026



135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

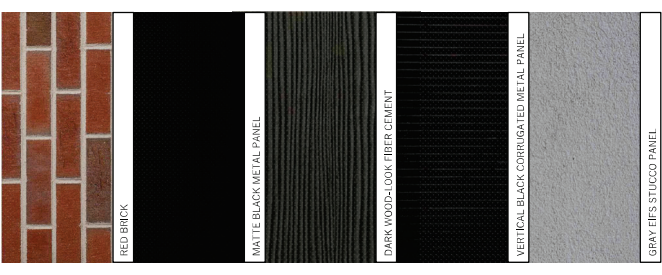


LEVEL 2 (NEW PLAN)
PR2.1 1/16" = 1'-0"

PR2.1
SECOND FLOOR PLAN
ALPHAGRAPHS, BOUNTIFUL
JUNE 22, 2026



135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

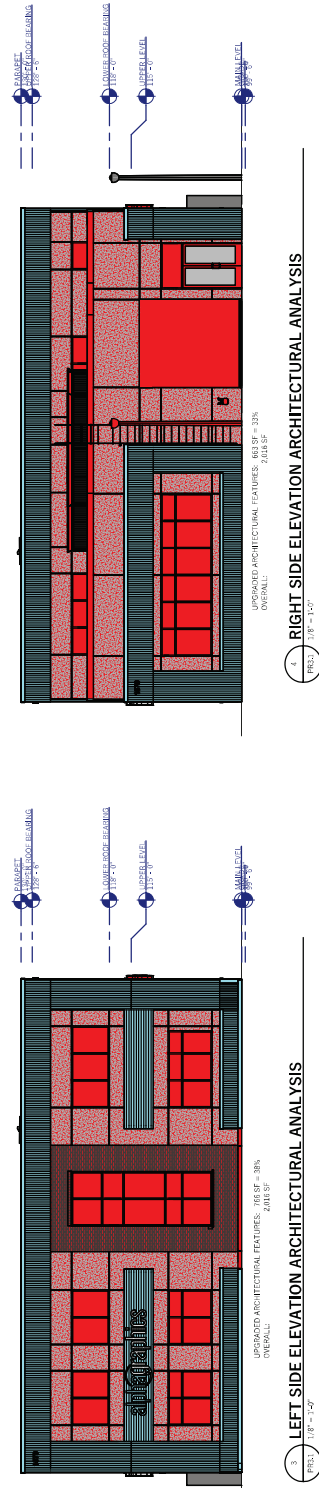
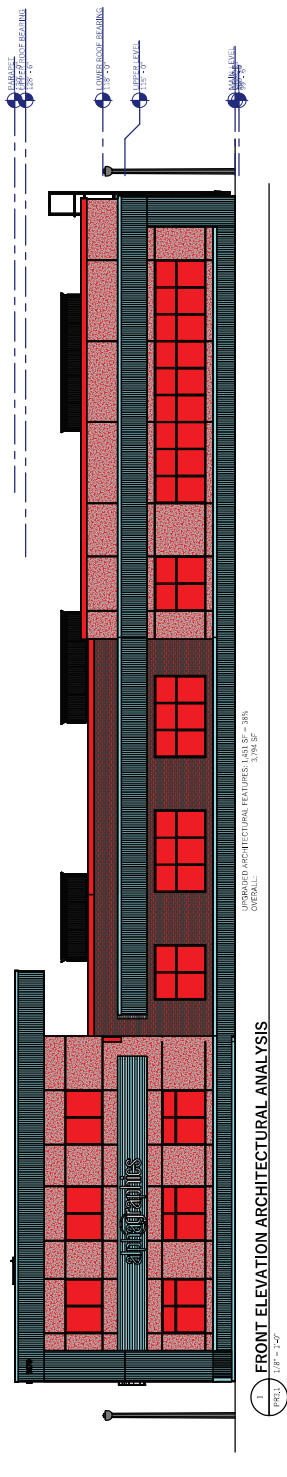
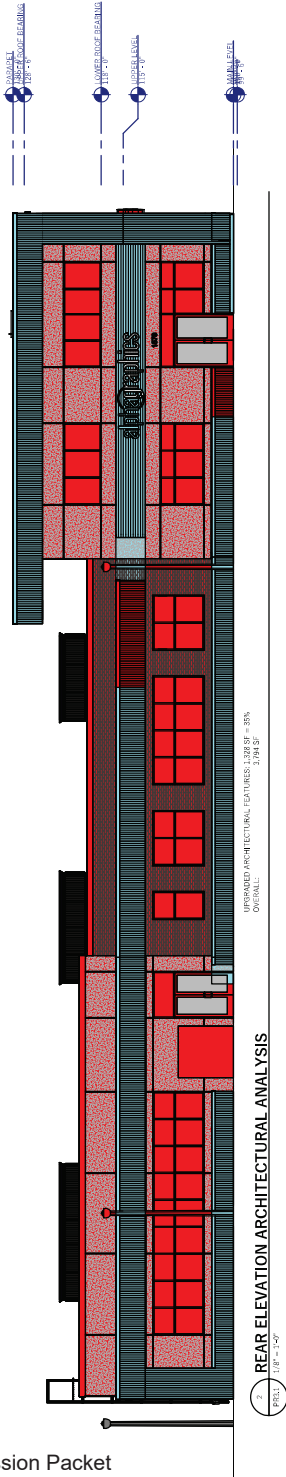


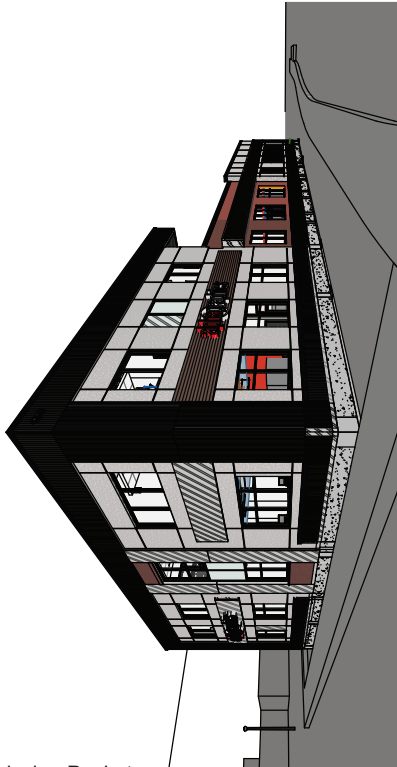
5. EXTERIOR MATERIAL PALETTE
WPSJ 1/8" = 1'-0"



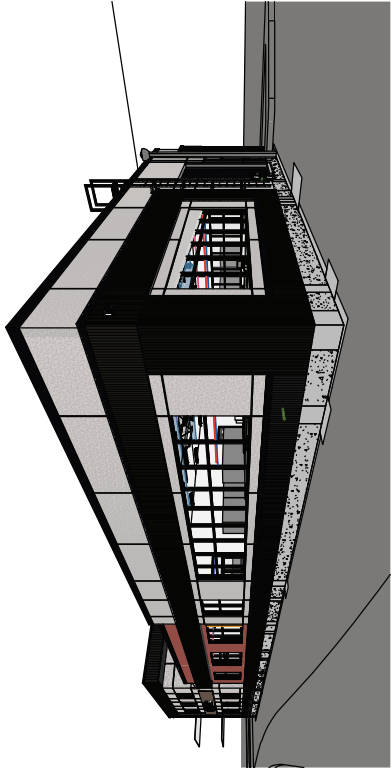
PR3.0
ELEVATIONS
ALPHAGRAPHICS, BOUNTIFUL
JUNE 22, 2026

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041 | 150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032 | (801) 936-1343

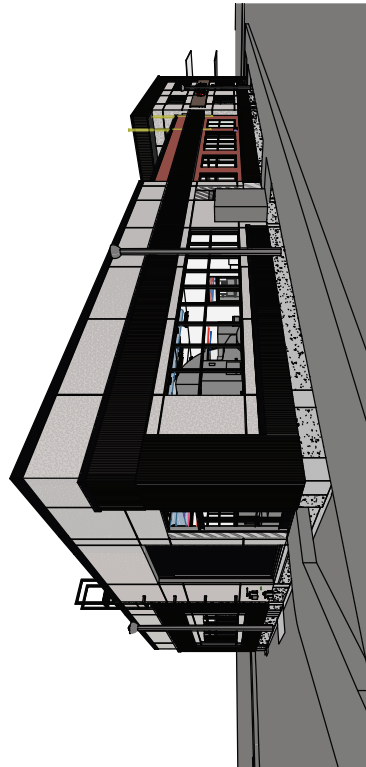




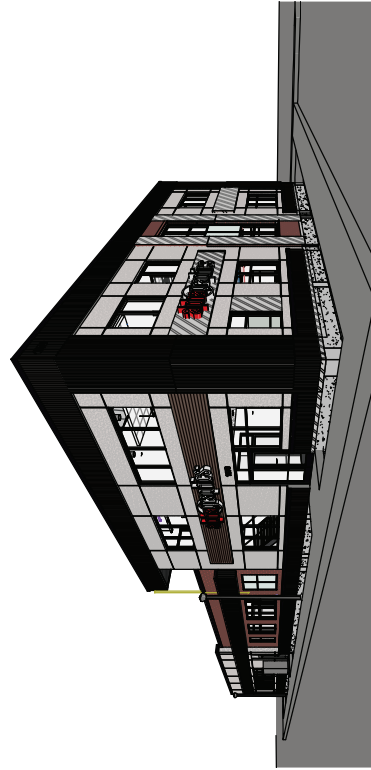
1 NORTH EAST VIEW



2 NORTH WEST VIEW



3 SOUTH WEST VIEW



4 SOUTH EAST VIEW

PR4.0
EXTERIOR VIEWS
ALPHAGRAPHS, BOUNTIFUL

JUNE 22, 2026

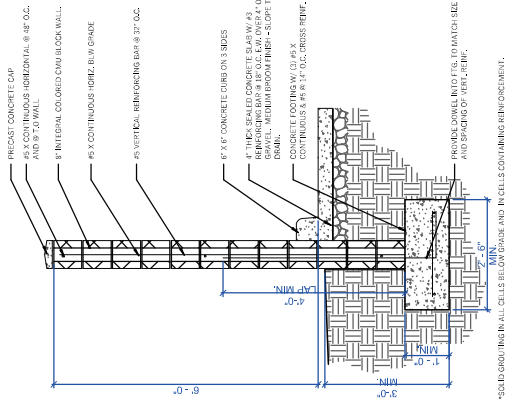
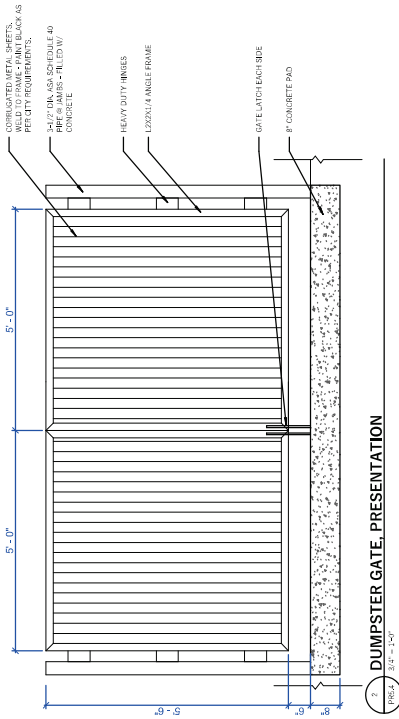
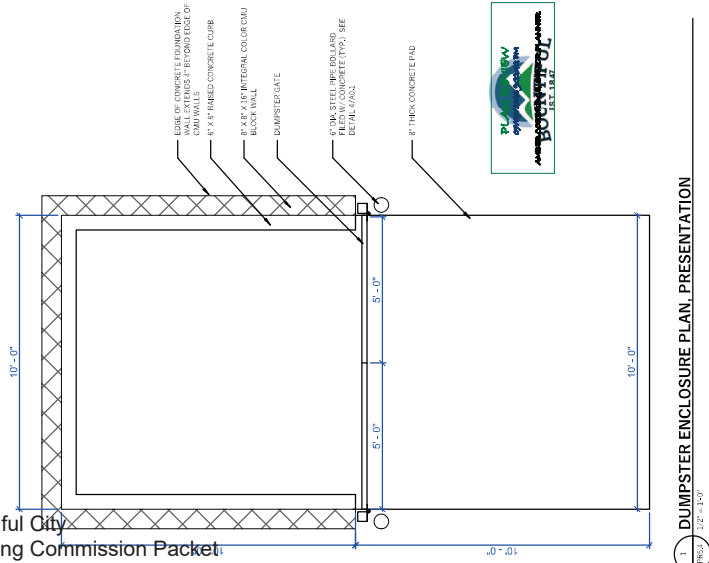


135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054

849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041

150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032

(801) 936-1343



DUMPSTER ENCLOSURE WALL SECTION PRESENTATION
3/4" = 1'-0"

PR5.4
DUMPSTER ENCLOSURE
DETAILS
ALPHAGRAPHS, BOUNTIFUL

JUNE 22, 2026

(801) 936-1343

150 N. MAIN STREET STE. 101 HEBER CITY, UT 84032

849 W. HILL FIELD RD. STE. 201 LAYTON, UT 84041

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054



SCALE: NTS



DOUGLAS OL
EST. 1967
Lloyd Cheney, Bountiful City Engineer



Bountiful City Ordinance No. 2005-6

An Ordinance amending the Bountiful City Zoning Map to re-zone property on the southwest corner of Pages Lane and Main Street from *General Commercial (C-G)* to *Mixed Use – Residential (MXD-R)*

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt zoning ordinances pursuant to Section 10-9-401 of the Utah State Code, and to amend them under Section 10-9-403, and under corresponding sections of the Bountiful City Code.
2. This ordinance has been submitted to, and recommended for approval by, the Bountiful Planning Commission as required by Section 10-9-403(1)(b), and has been properly noticed for a public hearing and a public hearing has been held according to Section 10-9-402(2).
3. This ordinance will promote the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, and aesthetics of the municipality and its present and future inhabitants and businesses.
4. The proposed changes to the Zoning Map meet the criteria set forth in Section 14-2-105 *Amendments to Ordinance and Map*.
5. The proposed changes to the Zoning Map, including the attached development plan and the development criteria set forth in this ordinance, meet the criteria set forth in Section 14-22 *Mixed Use Zone*.
6. This specific lot has been economically dormant for about fifteen years, since the J.C. Penney store closed on the site. During these years the property, though used as a telephone catalog center until recently, has been a visual and commercial impairment to the City. No other development proposal was made for the site since the closing of the store.
7. This development will provide an economic revitalization of the north end of Main Street. It will preserve the limited commercially zoned land within the city limits and bring in actual new businesses to a distressed area of town.
8. This development will establish a large area of mixed residential housing and businesses which does not presently exist within the City.
9. The proposed development will generally improve the mountain view of the residents in the subdivision to the west. The impacts on these residents have been reduced to a reasonable minimum by the arrangement of the site plan.

BE IT ORDAINED BY THE CITY COUNCIL OF BOUNTIFUL, UTAH:

Section 1. The Bountiful City Zoning Map is amended such that the zoning designation for an approximately 12.1 acre parcel of land located on the southwest corner of Main Street and Pages Lane, commonly referred to as the J.C. Penney's property, and more specifically described in the attached legal description, shall change from General Commercial (CG) to Mixed Use – Residential (MXD-R).

Section 2. The zoning granted in this ordinance is based strictly upon the following conditions, which shall apply to this land until such time, if any, that the City Council re-zones this property after notice and hearing as required by law. The following Development Standards apply to this property, and only this property, and supersede any conflicting provisions.

PURPOSE AND OBJECTIVES

The purpose of this ordinance is to provide site specific criteria supplementing the standards of the *Mixed-Use Zone*, Chapter 23 *Design Standards for Non-Single Family Development*, and other City ordinances. These provisions constitute zoning regulations for this parcel of land, and are enforceable by the City in the same manner as other zoning regulations. Any violations of these requirements shall constitute nuisances and/or misdemeanors as provided in the Bountiful Zoning Ordinance.

PERMITTED USES

1. 50% to 75% of the building floor area for the entire project area shall be in residential use only, of which at least 50% of the total residential building floor area shall consist of age restricted units and associated amenities, meeting the standards of the Federal Fair Housing Act, as shown on the attached development plan. The remaining residential area may be unrestricted or age restricted residential units.
2. The remaining floor area, (not to exceed 50% of the entire project floor area, nor to be less than 25% of the entire project floor area), shall be commercial or professional office use.

LOT AREA

Ownership of the premises may be either kept in one name with all areas being rented, or the development may be developed as a condominium. Residential units may be developed as either apartments or condominiums. Commercial or professional offices within the residential buildings may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Free-standing commercial pads outside of the residential buildings shall have a minimum of 20,000 square feet.

LOT FRONTAGE

Each free-standing commercial lot outside of the residential buildings shall have a minimum frontage of 90 feet on Pages Lane or Main Street.

BUILDING HEIGHT

1. Buildings located on pad sites shall not exceed 30 feet in height.
2. The height of a mixed use residential building shall not exceed 45 feet, measured at the peak of a pitched roof, or at the highest point of a flat roof. In addition, a parapet of up to 5 feet in height in may be allowed to screen mechanical devices and for aesthetic purposes.

MINIMUM BUILDING SETBACKS

1. Front Yard: 20 feet
2. Side Yard: 40 feet when adjacent to a single family residential zone, and 20 feet when adjacent to any other zone
3. Rear Yard: 40 feet when adjacent to a single family residential zone, and 20 feet when adjacent to any other zone

PARKING, LOADING AND ACCESS

Parking stalls may be shared between all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with the residential use. The City Council may allow an overall parking reduction of up to 25% based on an approved parking efficiency study.

1. Setback: All parking areas shall be setback at least 10 feet from a public street and/or any exterior project boundary, except for a minimum of 15 feet along the south property line.
2. Age Restricted Units: 1 covered parking stall per unit. Guest parking to be established through shared parking with the commercial/office areas.
3. Unrestricted Units: 1 covered parking stall and 1 uncovered stall for both 1 and 2 bedroom units; an additional uncovered stall for any 3 bedroom or larger units.
4. Commercial/Retail: 4 stalls per 1,000 gross square feet
5. Restaurants: If greater than 1,500 square feet total floor area, 8 stalls per 1,000 gross square feet of floor area, if less than 1,500 square feet, then the same as retail.

6. Medical, dental and professional office, banks: 4 parking stalls per 1,000 gross square feet.

SITE PLAN APPROVAL

A development plan meeting the minimum criteria of the Mixed-Use Zone (MXD) is included as part of this ordinance.

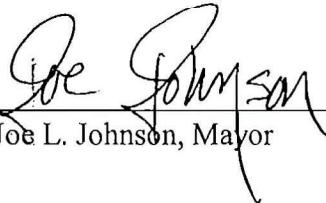
Final site plan review shall be based upon the criteria in this ordinance, the MXD zone text, the approved development plan, and all other applicable aspects of the Bountiful City Code.

Section 3. The attached development plan is the basis for any site plan approval. Any deviation from this plan must meet the standards set forth in 14-22-106. Any significant deviation will require a re-zoning of the property.

Section 4. City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, all fines, penalties and forfeitures imposed, and any liabilities already incurred.

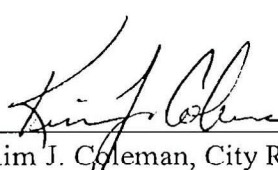
Section 5. This ordinance shall go into effect immediately upon first publication.

Passed by the City Council of Bountiful, Utah, this 12th day of April, 2005.



Joe L. Johnson, Mayor

Attest:



Kim J. Coleman, City Recorder



The seal is circular with a double border. The outer border contains the text "BOUNTIFUL, UTAH" at the top and "INCORPORATED A.D. 1892" at the bottom, separated by two small stars. The inner circle features a stylized tree with a person standing at its base.

PARCEL 1:

Beginning at the intersection of the South line of a sixty-six (66) foot street (Pages Lane) and the West line of a sixty-six (66) foot street (Main Street), said point being also South 352.87 feet and West 1786.05 feet from the East $\frac{1}{4}$ corner of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, and running thence South 0 deg. 01'20" East 880.93 feet; thence North 89 deg. 36'55" West 590.00 feet; thence North 0 deg. 01'20" West 880.93 feet to the South line of said Pages Lane; thence along said South line of Pages Lane South 89 deg. 36'55" East 590.00 feet to the point of beginning.

LESS AND EXCEPTING that portion of subject property conveyed to Utah Department of transportation in that Special Warranty Deed recorded September 21, 2001 as Entry No. 1690630 in Book 2891 at Page 22; more particularly described as follows:

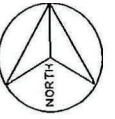
A parcel of land in fee incident to a safety improvement known as Project No. 9999, being part of an entire tract of property, situate in the Northwest $\frac{1}{4}$ Southeast $\frac{1}{4}$ of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian. The boundaries of said parcel of land are described as follows:

Beginning at the Northeast corner of said entire tract, which is the intersection of the South line of Pages Lane and the West line of Main Street (SR-106) and located 107.555 meters (352.87 feet) South and 544.388 meters (1786.05 feet) West from the East Quarter corner of said Section 18, and running thence South 00 deg. 01'20" East (highway bearing South 00 deg. 06'47" East) 7.000 meters (22.97 feet) along the Easterly boundary line of said tract to a point which is 10.058 meters (33.00 feet) perpendicularly distant Westerly from the centerline of said project at Engineer Station 1 + 763.005; thence North 51 deg. 53'38" West (highway bearing North 52 deg. 00'49" West) 11.441 meters (37.54 feet) to the Northerly boundary line of said entire tract; thence South 89 deg. 36'55" East (highway bearing South 89 deg. 45'09" East) 9.000 meters (29.53 feet) to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation.

PARCEL 2:

A part of the Southeast Quarter of Section 18, Township 2 North, Range 1 East, Salt Lake Base and Meridian, U.S. Survey:

Beginning at a point on the East line of BOUNTIFUL SHADOWS NO. 2, Bountiful City, Davis County, Utah; said point being 365.71 feet South, 2374.93 feet North 89 deg. 44'51" West and 126.84 feet South 0 deg. 06'48" East from the Northeast Corner of said Quarter Section; running thence South 0 deg. 06'48" East 736.09 feet to the East Boundary of said Subdivision; thence three (3) courses along said boundary as follows: North 8 deg. 58'28" West 129.61 feet, North 0 deg. 06'48" West 480.00 feet and North 8 deg. 45'58" East 129.59 feet to the point of beginning.



SITE DEVELOPMENT PLAN

MAIN STREET

PAD SITES

PAD SITES

RETAIL W/ RESIDENTIAL ABOVE

RETAIL W/ RESIDENTIAL ABOVE

LEASING OFFICE

RETAIL W/ RESIDENTIAL ABOVE

RETAIL W/ RESIDENTIAL ABOVE

PAD SITES

Planning Commission Staff Report



Subject: General Plan Implementation – Phase 1: Land Use Code Cleanup (Use Classifications, Defined Uses, and Parking Standards)
Author: Francisco Astorga, AICP, Planning Director
Date: July 21, 2026

Background

The Bountiful by Design General Plan establishes a long-term vision for the City's future growth and development. Following adoption of the General Plan, staff has begun implementing the Plan through a series of focused updates to the Bountiful Land Use Code. Rather than undertaking a comprehensive rewrite of the Land Use Code, staff intends to complete this effort in manageable phases. This approach allows the City to systematically improve the Code while providing opportunities for Planning Commission and City Council input throughout the process.

This work session represents the first phase of that effort and focuses on reviewing land use classifications, defined uses, and parking standards.

Analysis

Over time, the Land Use Code has been amended incrementally, resulting in inconsistencies between listed uses, defined terms, parking classifications, etc. In several instances, uses are listed but not defined, defined but not listed, or assigned parking standards that do not clearly correspond with the City's current land use classifications. Staff has also identified opportunities to consolidate similar uses, update terminology, remove unnecessary distinctions, and improve the overall organization and administration of the Code.

The attached review tables summarize staff's preliminary findings by comparing the City's existing residential and commercial use tables with the definitions contained in Chapter 3 and the parking classifications and ratios contained in Chapter 18. The tables also identify preliminary observations, inconsistencies, and potential areas for future code amendments.

To keep this initial phase of the project manageable, the review is limited to the City's residential (R-1, R-3, R-4, R-F, RM-7, RM-13, RM-19, and RM-25) and commercial (C-H, C-G, and C-N) zoning districts. The Downtown (DN), Professional Office (PO), Hospital (H), and Mixed-Use Development (MXD-X) are not included in the attached tables; however staff is planning on also taking care of those in the future.

The purpose of this work session is to obtain the Planning Commission's feedback on the overall approach and methodology before staff prepares draft ordinance amendments for future public hearings.

Department Review

This staff report and the attached review tables were prepared by the Planning Department. Additional departmental and legal review will be completed as future ordinance amendments are developed.

Significant Impacts

This work session does not propose amendments to the Land Use Code. No changes to permitted or conditional uses, development standards, or parking requirements are being considered at this time. The purpose of this work session is to obtain Planning Commission feedback on the proposed framework for reviewing and organizing the City's land use classifications, use definitions, and parking standards before staff prepares formal ordinance amendments for future public hearings.

Recommendation

Staff requests that the Planning Commission review the attached review tables and provide feedback regarding the proposed approach to organizing and updating the City's land use classifications, defined uses, and parking standards. This item is presented for discussion only. No formal action is requested.

Attachments

1. Residential Use, Definition, and Parking Review Matrix (*Residential zoning districts only*)
2. Commercial Use, Definition, and Parking Review Matrix (*Commercial zoning districts only*)

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
Detached Accessory Dwelling Unit	C	C	C	✓	Found in §14-14-124 (C)10.	In addition to the parking required for the principal unit at the time of construction, one (1) off-street parking space shall be provided for an accessory dwelling unit.
Internal Accessory Dwelling Unit	P	P P	P	✓	Same as Above.	Same as Above.
Assisted Living Center (Less than Two Acres)	=	- -	N	✓	Same as Below.	Same as Below.
Assisted Living Facility Center (Two Acres or More) Verify state licensing terminology.	-	- -	C	✓	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.
Chickens and Related Structures-Keeping of Chickens	P	N N	-	X	N/A	Accessory activity.
Churches, Synagogues, and Temples Place of Worship	P	P P	P	✓	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

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (§14-3-102)	Parking Ratio Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
						floor area where temporary seating can be located.
Coops, Barns, Stalls, Pens, and Any Other Animal Housing	P	P P	-	X	N/A	Accessory structure/activity.
Denominational and Private School Private/Charter School	C	C C	C	Private School X Trade or Vocational School ✓	24. Schools.	One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
Keeping of Domesticated Farm Animals	P	N	-	X	N/A	Accessory activity.
Funeral Homes or Mortuary Funeral Home, Mortuary (More than 3 acres)	C	C	-	✓	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).
Home Occupation, Temporary, and Seasonal Uses	P/C	P/C	P/C	✓	N/A	Accessory use.
Keeping of Household Pets	P	P	P	✓	N/A	Accessory activity.

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
Independent Living Facility Center (Two Acres or More) <i>Verify state licensing terminology.</i>	-	-	C	✓	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.
Library	C	C	C	X	14. Libraries.	One (1) parking space for each three hundred (300) square feet of floor area.
Multi-Family Residential Dwelling	N	N	P	✓	6. Dwellings, Multiple Family.	(Dependent on Number of Bedrooms)
Municipal Governmental Facility	P	P	P	X	None Listed.	
Preschool, Group Instruction, or Daycare with Eight (8) or Less Children <i>Verify state licensing terminology.</i>	P	P	P	Preschool ✓ Group Instruction X Daycare X	24. Schools and Not Listed.	One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
Preschool, Group Instruction, or Daycare	C	C	C	(same)	(same)	(same)

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
with Nine (9) to Twelve (12) Children <i>Verify state licensing terminology.</i>						
Private Recreational Facility	C	C	C	X	None Listed.	
Public or Private Assembly/Event Space (More than 3 acres)	C	C	-	✓	26. Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly.	One (1) parking space for each four (4) seats of maximum of seating capacity.
Public or Private Cemetery	C	C	C	X	None Listed.	
Public or Private Utility Facility	C	C	C	X	None Listed.	
Public Recreational Facility	P	P	P	X	None Listed.	Consider consolidating with Private Recreational Facility.
Public Schools	P	P	P	X	24. Schools.	One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4)

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
Residence Residential Facility for Persons with Disability <i>Verify current state licensing terminology.</i>	P	P	P	✓	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.
Residential Accessory Structure	P	P	P	✓	N/A	Accessory structure.
Residential Facility for Elderly Persons <i>Verify current state licensing terminology.</i>	P	P	P	✓	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.
Schools for the Disabled School for Persons with Disabilities <i>Verify current state licensing terminology.</i>	C	C	C	X	24. Schools.	One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
	P	P	P			
Single or Two-Family Dwelling – Existing Remove <i>qualifier and separate</i>	P	P	P	✓	7. Dwellings, Single Family Two-Family Dwelling: None Listed.	SFD: Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage. Two-Family Dwelling: Nonelisted
Single-Family Dwelling – New Remove <i>qualifier</i>	P	P	C	✓	Same as Above.	Same as Above
Telecommunications Facility Not on City Property Verify <i>applicable state and federal requirements.</i>	C	C	C	X	N/A	N/A
Telecommunications Facility on City Property Verify <i>applicable state and federal requirements.</i>	P	P	P	X	N/A	N/A
Two-Family Dwelling – New	N	N	P	✓	None Listed.	None Listed

Listed Use	Zone P = Permitted C = Conditional N = Not Permitted			Definition Found in Chapter 3 (\$14-3-102)	Parking Ratio Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	R-1	R-3 R-4 R-F	RM			
	P	P	P	X	N/A	Infrastructure rather than a use. Is it necessary?
Remove <i>qualifier</i> .						
Utility Lines and Rights-of-Way						

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted					
	C-H	C-G	C-N			
Assisted Living Center Facility <i>Verify applicable state and federal requirements</i>	N	N	N	✓	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.
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N	X	None Listed.	
ATV and Snowmobile Sales with Outside Display	P	N	N	X	None Listed.	
Bail Bonds Agency	C	N	N	X	None Listed.	
Banks, Credit Unions Bank/Credit Union	P	P	N	X	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.
Bar, Tavern, Drinking Establishment Bar/Tavern	C	N	N	X	27. Taverns, Private Clubs, Lodges, Fraternal Organizations and All Other Similar Dining and/or Drinking Establishments.	As determined by Conditional Use Permit procedure by the Planning Commission, but not less than one (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100)

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
						square feet of floor area when the number of seats is unknown.
Beauty Salon Services , Permanent Makeup and Cosmetics		P	P	P	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Bottling, Canning, Food Production (Consolidate "Bottling" and "Canning" into "Food Production.")		P	C	N	None Listed.	
Building/Construction Materials and Supplies Building Supply Store w/ Outside Storage		C	C	N	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.
Building/Construction Materials and Supplies Building Supply Store w/o Outside Storage		P	C	N	Same as Above.	Same as Above
Check Cashing, Title Loans		P	C	N	?2. Banks, Business Offices or Professional Offices Providing Customer Services	? One (1) space for each two hundred (200) square feet of floor area.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
					or Sales (Excluding Medical and Dental Offices).	
Construction Services w/ Outside Storage	C	C	N	N	None Listed.	
Construction Services w/o Outside Storage	P	P	C	N	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.
Convenience Stores	P	P	C	C	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Dry Cleaner, Laundry Service	P	P	C	C	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Fast Food Restaurant w/ or w/o Drive-up	P	P	C	N	22. Restaurants. 23. Restaurants, Fast Food.	One (1) parking space for each two and one half (2.5) seats. One (1) parking space for each two (2) seats or one (1) parking space for each one hundred (100) square feet of floor area when the number of seats is unknown.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G C-N			
Feed Lots, Animal Rendering, Animal Raising	N	N	N	X	None Listed.	
Fire Arm/Shooting Range – Indoor	C	C	N	X	None Listed.	
Fire Arm/Shooting Range – Outdoor	N	N	N	X	None Listed.	
Food Preparation, Bakery	P	P	C	X	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Funeral Parlor, Cemeteries, and Crematory Services Funeral Home; Cemetery; Crematory	P	C	N	Funeral Home/Mortuary ✓ Cemetery X Crematory X	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).
Gasoline Sales Station	P	P	C	X	None Listed.	
General Retail w/ Outside Storage	C	C	N	X	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
General Retail w/o Outside Storage	P	P	C	X	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Grocery Store	P	P	C	X	10. General Business/Retail Not Specifically Described.	10. General Business/Retail Not Specifically Described.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
Hotels (Interior Room Access)		P	C	N	✓	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.
Industrial Manufacturing		N	N	N	X	One (1) parking space for everyone thousand (1,000) square feet of floor area, or one (1) space for each person employed on the highest employment shift, whichever is greater.
Kennels, Animal Boarding		N	N	N	✓	Not necessary.
Laundromat (Self-operated)		P	P	C	X	Not necessary.
Mail Order/Online Distribution Office w/ Onsite Indoor Storage		P	C	N	X	One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G C-N			
						the highest employment shift, whichever is greater.
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage		C	N	X	Same as Above.	Same as Above.
Medical/Dental Laboratory		P	C	Clinic, dental or medical ✓	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.
Medical/Dental Office		P	P	Same as Above Medical/Dental Office X	Same as Above	Same as Above
Millwork, Cabinetry		P	C	X	? 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.
Motels (Drive-up/Exterior Room Access)		N	N	✓	?	Not needed.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
Motorized Recreation	C		N	N	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.
Municipal Government Facility	P		P	P	None Listed.	
Non-motorized Recreation, Pool, Gymnasium – Public or Private ??	P		P	C	None Listed.	
Pawnshop, Secondhand Merchandise	C		N	N	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Personal Services	P		P	C	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
Professional Services	P	P	P	C	X	One (1) parking space for every three hundred (300) square feet of floor area.
Public/Private Assembly Assembly/Event Space	P	P	P	C	?? 26. Sports Arenas, Auditoriums, Theaters or Other Similar Places of Public Assembly. ??	One (1) parking space for each four (4) seats of maximum of seating capacity.
Residential	N	N	N	N	N/A	N/A
Restaurant	P	P	P	C	X	One (1) parking space for each two and one half (2.5) seats.
Security Services	P	P	N	N	X	One (1) parking space for each two hundred (200) square feet of floor area One (1) parking space for every three hundred (300) square feet of floor area.
Self Storage Units or Warehouse w/o Office	N	N	N	N	X	One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
						the highest employment shift, whichever is greater.
Sexually Oriented Business, Escort Service		C	N	N	N/A	N/A
Small Engine/Appliance Repair		P	P	N	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Tailor, Seamstress, Shoe Repair		P	P	C	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Tattoo Parlor/Body Art Establishment		C	C	N	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Telecommunication Facility not on City Property		C	C	C	N/A	N/A
Telecommunication Facility on City Property		P	P	P	N/A	N/A
Thrift Store		P	C	C	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.

Listed Use	Zone			Definition Found in Chapter 3 (\$14-3-102)	Parking Category Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G			
Tutoring, Dance, Preschool, Daycare	P	P	C	Tutoring X Dance X Preschool ✓ Daycare X	10. General Business/Retail Not Specifically Described. 24. Schools.	One (1) parking space for each two hundred (200) square feet of floor area. One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.
	P	P	N	Vehicle Parts ✓ X	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.
	P	N	N	Automobile Repair ✓ Automobile Repair Garage ✓ Garage, Repair ✓	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

Listed Use	Zone			Definition Found in Chapter 3 (\$14-3-102)	Parking Category Found in Chapter 18 (\$14-18-107(A))	Parking Ratio Found in Chapter 18 (\$14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
						vehicles under repair or impound must be provided in addition to the required customer parking spaces.
Vehicle Sales		P	N	N	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.
Vehicle Salvage/Wrecking		N	N	N	None Listed.	
Vehicle Service and Wash		P	C	N	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.

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted					
	C-H	C-G	C-N			
Vehicle Storage – Indoor	P	P	C	? Garage, Private ✓ Commercial Storage Facility ✓ ?	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Vehicle Storage – Outdoor	C	N	N	? Lot, Storage ✓ Parking Lot ✓ ?	10. General Business/Retail Not Specifically Described.	One (1) parking space for each two hundred (200) square feet of floor area.
Warehouse w/ Office	P	N	N	X	28. Wholesale Establishments and Warehouses.	One (1) parking space for every one thousand (1,000) square feet of gross floor area or one (1) space for each person employed on the highest employment shift, whichever is greater.
Welding, Autobody, Machine Shop, Fiberglass, Painting – Indoor	P	N	N	Automobile Body or Fender Shop ✓	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
Welding, Autobody, Machine Shop, Fiberglass, Painting – Outdoor	C	N	N	Automobile or Truck Paint Shop ✓		

Listed Use	Zone			Definition Found in Chapter 3 (§14-3-102)	Parking Category Found in Chapter 18 (§14-18-107(A))	Parking Ratio Found in Chapter 18 (§14-18-107(A))
	P = Permitted C = Conditional N = Not Permitted	C-H	C-G	C-N		
				Garage, Repair ✓ ?		highest employment shift, whichever is greater.