



Bountiful City
Planning Commission Agenda
Tuesday, June 18, 2024
6:30 p.m.

NOTICE IS HEREBY GIVEN that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from May 21, 2024
 - Review
 - Action
3. Conditional Use Permit for a Tattoo Parlor at 1455 South 500 West, Suite #F
Assistant Planner Jonah David Hadlock
 - Review
 - Action
4. Planning Director's report, update, and miscellaneous items
5. Adjourn

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, May 21, 2024 – 6:30 p.m.**
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5 Official notice of the Planning Commission Meeting was given by posting an agenda at City
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.
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8 **City Council Chambers**
9 795 South Main Street, Bountiful, Utah 84010
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11 Present: Planning Commission Chair Lynn Jacobs, Jim Clark, Alan Bott,
12 Beverly Ward, and Richard Higginson
13
14 Senior Planner Amber Corbridge
15 City Engineer Lloyd Cheney
16 City Attorney Bradley Jeppson
17 Recording Secretary Sam Harris
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19 Excused: Planning Commission Sean Monson, and Krissy Gilmore
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21 Planning Director Francisco Astorga
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24 **1. Welcome**
25

26 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.
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28 **2. Consideration to approve meeting minutes from May 07, 2024**
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30 Commissioner Clark motioned to approve the minutes from May 07, 2024, and Commissioner
31 Bott seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Bott,
32 Ward, and Higginson voting “aye.”
33

34 **3. Preliminary/Final Architectural and Site Plan Amendment for a Change of Use:**
35 **Community Care Center at 175 West 500 South**
36

37 Senior Planner Corbridge presented the item as outlined in the packet.
38

39 Jacobs questioned if they have to go through UDOT for the Access. Senior Planner Corbridge
40 and City Engineer Cheney both confirmed that it is not required.
41

42 Commissioner Higginson motioned to forward a positive recommendation to approve the
43 Preliminary/Final Architectural and Site Plan Amendment for a Change of Use, to the City
44 Council. Commissioner Bott seconded the motion. The motion was approved with
45 Commissioners Jacobs, Clark, Bott, Ward, and Higginson voting “aye.”
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1 **4. Planning Director's Report/Update**

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3 Senior Planner gave an update on behalf of Planning Director Astorga.

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5 Senior Planner Corbridge mentioned to the Commission that there may or may not be a Planning
6 Commission Meeting held on June 4, 2024.

7
8 **5. Adjourn**

9
10 Chair Jacobs adjourned the meeting at 6:35 p.m.

DRAFT

Planning Commission Staff Report



Subject: Conditional Use Permit for a Tattoo Parlor
at 1455 South 500 West Suite F
Author: Jonah David Hadlock, Assistant Planner
Date: June 18, 2024

Background

The applicant, Robert Reese with Desert Ink Studios submitted a Conditional Use Permit (CUP) application for a proposed tattoo parlor located at 1455 South 500 West Suite F. The property is in the Heavy Commercial Zone (C-H) which allows for tattoo parlors as a conditional use. The proposed tattoo parlor would remain small and simple, by having 2-3 tattoo artists (including the owners) and eventually expand to 4-5 artists within the first 3-6 months, plus one front counter staff member. The business would operate from 10 AM to 6 PM, Monday through Saturday, and eventually change to Tuesday through Saturday. The applicant stated that he will keep a clean and professional aesthetic and will operate by appointment only to reduce the impact of vehicular traffic and to physically exclude unwanted clientele.

Originally, the building at 1455 South 500 West was approved and constructed in 2001 for professional and personal services, and retail uses. At the time, the site and structure met building and development codes. For example, 21 parking stalls were provided on the north and south sides of the building, as shown in the site plan below. No proposed changes are being made to the exterior of the building or site currently (See Attached Photographs of Existing Site and Structure).



Site Plan for 1455 South 500 West, Suite F

Analysis

The Planning Commission shall consider how the proposed use 1) relates to the surrounding uses, 2) impacts the existing surrounding developments, and 3) 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 (see Code 14-2-506.C).

Collectively, all suites in the building have consistently been used for health-oriented and client-based uses, such as medical clinics, physical therapy practices, counseling services, barbershop services, and prosthetics sales. The applicant states that the proposed use of a tattoo parlor complements the other existing uses in the same building as it also blends “client-based, customer service type businesses” related to professional and personal care. The tattoo parlor is a type of personal service and would fit in the surrounding uses.

The other suites in the same building all relate to personal services, of which tattooing falls under.

Other buildings in the area are related to automobile shops and other industrial uses such as a gas station. No buffering is needed because the building is already onsite, the use is conditional in the zone, the landscaping is sufficiently installed, parking is sufficient, and the owners are willing to mitigate any potential impacts. The applicant will need to work with the owner to finalize building permit review and inspections for the interior remodel of the space and wall separate between Suite D and F.

Impacts

There are minimal impacts of this proposed use on the property and surrounding uses, as it is occupying an existing suite which was originally designed for professional and personal services. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this proposed use.

Recommendation

Staff recommends the Planning Commission review the proposal, hold a public hearing, and approve the requested Conditional Use Permit for a tattoo parlor at 1455 South 500 West Suite subject to:

1. Apply for and obtain necessary building permits for new signage.
2. Complete the Building permit and inspection process regarding the remodel permit application.
3. Comply with any additional comments made by Staff or the Planning Commission.

Attachments

1. Statement of Intent
2. Use and Impact Explanations
3. Site Plan
4. Floor Plan
5. Photographs of Existing Site and Structure

“Desert Ink Studios: Where your body becomes a canvas of originality. Our expert artists specialize in crafting bespoke custom tattoos and bringing your unique vision to life. Whether you have an intricate vision, or no vision at all; our experienced artists blend creativity with precision, ensuring that each piece is a masterpiece. whether you seek to commemorate, express your individuality, or embrace the beauty of body art; our studio is your sanctuary for artistic self-expression.”

Desert Ink Studios is a custom, high-end, niche and appointment-based tattoo studio. We attract individuals that value safe, high quality, and custom tattoo work. Our clientele are looking for a tattoo studio that stands above the rest regarding cleanliness and professionalism. We take pride in being a relaxed, welcoming studio that holds the highest of industry standards. Desert Ink Studios has the atmosphere of a tranquil desert landscape. Imagine a relaxing atmosphere with water features, stone and glass countertops, desert flowers, blue agave, and cacti, landscape paintings. We plan to really capture the beauty of the desert elements and bring it to life in our studio. We're very community and family-oriented and it's important to us that our space is welcoming and safe for everyone.

We plan on remaining somewhat small and keeping things simple to keep the quality of our service at the highest level. We will have 2-3 tattoo artists (including owners) upon opening the studio and plan to expand to 4-5 within the first 3-6 months. We'll also have a front of house studio associate. All artists and front of house staff will be W2 employees. Our operating hours are 10am-6pm, Monday- Saturday. Eventually, our plan is to be open 5 days a week, which would be Tuesday- Saturday.

We are NOT your stereotypical tattoo shop: My wife Diana and I are the owners and primary artists of Desert Ink Studios. Diana and I were both raised in Davis County (Fruit Heights) and have lived our entire lives here. We have a 14-year-old boy, and a 2-year-old little girl. When it comes to the idea around tattoo shops, and how they can bring an undesirable presence to the community. Diana and I agree that some tattoo shops do in fact attract..... well, let's just say it like it is.... riffraff. The type of people that you see with tattoos on their neck or face, and some people may even group them up as non-tax-paying criminals. Again, I understand this idea because it does exist in some places, and with a certain type of business owner that just does not care about their community. Bottom line is that we are not this type of business or people. My wife and I are in love with the craft that we do, and we are the opposite of riffraff. We do not appreciate the type of stigma that people of this nature that I have described have created for our unique approach to our service. I have been an artist for 5 years, and quite frankly, you'd never even know we are a tattoo studio. We are undoubtedly "upscale", and we charge accordingly for our service. We simply do not attract the type of clientele that I have described, and they just don't even try with us. Our price is usually too steep for them, and we wouldn't agree to do distasteful tattoos anyhow. The very professional

client base that we attract specifically seeks us out for tasteful, top-notch, safe tattoos. Our client base mostly consists of people such as nurses, police, doctors, military, government workers of all kinds, tech industry, entrepreneurs of all types. We are an appointment only studio that has very few clients on any given day because our service is something that is very personalized and we take the time to let our clients feel safe, welcome, and that we are creating a lasting piece of art for them. We do not cater to walk-in appointments, and that would never fit our approach anyhow. Our studio will NOT have any kind of neon sign in the window, no cliché tattoo work hanging on the walls, no distasteful or loud music being played. Being community-minded and having a clear and open line of communication with our neighbors is at the forefront of our desires as business owners. Opening our own studio, being respectable business owners is Diana and I's dream. This is so incredibly important to us and our family, and we have overcome so much/ worked so incredibly hard to get here.

Thank you. Sincerely, Robert and Diana Reese



How does the proposed project fit with the surrounding properties and uses?

Our proposed project does in fact fit well with the surrounding properties and uses. To start, much of the time when a tattoo studio is zoned into “Commercial Heavy,” the shop is immediately surrounded by industrial businesses, auto parts, etc. However, the Cornerstone building that Desert Ink will be in entirely occupies other personal care services, which is what a tattoo studio is. In our building specifically there is a barber shop, prosthetic eye service, a pain management health group, and a private chiropractor. Desert Ink Studios is a community and family minded business. So, when it comes to hours of operation, we will only be open Tuesday through Saturday from 10am-6pm. We are an appointment-based business and there will not be promoting any kind of walk-in traffic. The custom style of tattooing that we offer requires consultations and off-hour draw times, so the walk-in type of service that may be associated with more of an urban style tattoo shop sits in stark contrast to how we operate. We believe that Desert Ink Studios fits quite well with the unique parking situation (plenty on the north side of the building, few on our south side) because I do not foresee us needing any more than 4-6 parking spaces for any given time. The vibe that our studio offers, the overall welcoming and calming atmosphere of a serene desert oasis is something that we intend to capture with our signage and company logo. In other words, there is nothing about our signage, anything outside the studio, or inside the studio that would ever be considered distasteful. And certainly, no neon tattoo signs in our windows. Also relating to the atmosphere that we are trying to create, there will not be any kind of loud music or distasteful music being played in the studio.

In the immediate properties surrounding the cornerstone building, and across the street; there are businesses such as a paint store, a design/ furniture store, auto parts store, a 7-eleven. Again, Desert Ink Studios fits well among these surrounding businesses.

In what ways does the project NOT fit with the surrounding properties and uses?

Given the stereotype surrounding the tattoo culture, we can easily understand why some people might view this as a bad fit. The project would not fit if we planned to use flashy neon signs and were open for quick, walk-in appointments, like a typical tattoo shop you might see in South Salt Lake for example. This would attract an array of people that would be coming and going frequently. We are relieved that this is not at all the type of shop we are going to be. At first glance, one might not even realize that our studio is a tattoo shop. This is because of our name, Desert Ink Studios, along with the style and aesthetic our shop has is very appealing and welcoming.

The availability of parking on our side of the building could be a downside or not a great fit. This could potentially be a little confusing to customers that we haven't had the chance to notify them about our parking arrangement on the other side of the building. There are plenty of spaces available, but proper notification and signage will undoubtedly be a great idea.

The neighboring suite is a prosthetic eye business. Even though a tattoo studio and prosthetic eye business are both services that help individuals with their appearance (provide a service), they are drastically different from each other and technically, they don't fit together. Even so and once again, our aesthetic would help in the businesses being next to each other.

Our project may not fit in the sense that it's not exactly obvious to passerby vehicles because of its location. It's behind a corner unit, not as easily seen when vehicles are stopped at the intersection. Marketing will be of great use to help with this. In our experience, it's ideal for any kind of personal services, or services at all for that matter, to be easily seen when passing by. Quality marketing is already in our budget and is very important to us, so we're confident people will easily find our studio.

What will you do to mitigate the potential conflicts with surrounding properties and uses?

When we say that we are “a community and family-minded business,” the proper steps to take to mitigate and avoid potential conflicts with the surrounding properties, businesses, community are at the forefront of our thoughts and are extremely important to us. Communication and Community Involvement are at the top of this list because we believe they are the gateway to the rest of our practices, and what we truly believe in.

1. **Communication with Neighbors:** Establish open lines of communication with neighboring businesses and residents. Address any concerns they may have and be proactive in finding solutions to potential conflicts.
2. **Community Involvement:** Participate in community events and initiatives to foster positive relationships with neighbors and demonstrate a commitment to being a responsible member of the community.
3. **Noise Control:** The style of our studio will never allow loud music, or other noise. Having this be well known to Artists, staff, customers will be something that is exercised.
4. **Parking and Traffic Management:** Provide adequate parking for clients and staff to minimize congestion in the area. Encourage clients to use designated parking spaces and avoid blocking driveways or causing disruptions to traffic flow.
5. **Exterior Appearance:** Maintain a clean and aesthetically pleasing exterior to the studio. This can help integrate the studio into the surrounding neighborhood and reduce complaints about visual blight.
6. **Security Measures:** Implement security measures to ensure the safety of clients, staff, and neighboring properties. This can include surveillance cameras, alarm systems, and well-lit entrances and exits.
7. **Waste Management:** Properly dispose of hazardous waste, such as needles and ink containers, in accordance with regulations. This helps prevent environmental contamination and eliminates health risks to nearby properties.
8. **Legal Compliance:** Stay informed about any changes to local laws and regulations that may affect the operation of the studio. This includes staying up to date on health and safety standards, licensing requirements, and any other relevant regulations.

By taking these steps, our studio can proactively address potential conflicts with surrounding properties and uses, thereby minimizing the likelihood of disputes and maintaining a positive relationship with the community.





