

**Bountiful City
Planning Commission Minutes
October 16, 2018
6:30 P.M.**

Present: Acting Chair – Tom Smith; Planning Commission Members – Jesse Bell, and Sharon Spratley; City Council Representation – Richard Higginson; City Planner – Chad Wilkinson; City Engineer – Lloyd Cheney; City Attorney – Clint Drake; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Member – Jim Clark

1. Welcome and Introductions.

Acting Chair Tom Smith opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for October 2, 2018.

Jesse Belle made a motion to approve the minutes for October 2, 2018 as written. Sharon Spratley seconded the motion. Voting passed 4-0 with Commission members Bell, Higginson, Spratley and Smith voting aye.

3. Consider final plat approval for Bristol Village a 19 multi-family townhome development at 1940 S 200 West, Taylor Spendlove representing Brighton Homes Development Utah LLC, applicant.

Patrick Scott was present. Lloyd Cheney presented the staff report.

Brighton Homes is requesting final plat approval for a 19 unit “townhome” style condominium development on two existing single family properties located at 1940 S 200 W. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. While this is simply a townhome style condo development, the term PUD is used in the proposed name to avoid financing issues in the future.

The final plat approval has been requested now that the foundations for each of the buildings has been completed and a survey of the building pad locations has been performed for preparation of the final plat. All of the site plan issues including parking, landscaping, utilities, grading and drainage have been previously addressed in the prior preliminary approval process.

Staff recommends that the Planning Commission forward to the City Council a recommendation of final PUD plat approval for the Bristol Village PUD located at 1940 S 200 West with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.
3. Pay the required fees.

Commission members discussed the importance of the sidewalk leading to the rear units should be included in the final plan as discussed in the previous meeting for this subject.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of approval for final plat approval for Bristol Village a 19 unit multi-family townhome development at 1940 South 200 West with the three conditions outlined by staff.

Jesse Bell seconded the motion. Voting passed 4-0 with Commission members Bell, Higginson, Smith, and Spratley voting aye.

4. **PUBLIC HEARING – Consider approval of a Conditional Use Permit for Quick Quack car wash in the General Commercial (C-G) zone located at 2566 S 500 West, Joseph Earnest, applicant.**
5. **Consider preliminary and final site plan approval for Quick Quack located at 2566 S 500 West, Joseph Earnest, applicant.**

Joseph Earnest was present. Chad Wilkinson presented the staff report.

The applicant, Quick QQ Utah LLC, requests Conditional Use Permit and preliminary and final site plan approval for the construction of a new Carwash facility at 2566 S 500 West. The property is located within the C-G (General Commercial) zone and the use is allowed subject to approval of a conditional use permit and site plan. The application includes the construction of an approximately 3,800 square foot building with an automated carwash and offices and around 20 vacuum stations along 2600 South. The property is bordered by commercial development (the Square at 2600) on the south, multi-family residential on the north, existing nursing/ assisted living center to the east, and a restaurant use to the west.

The proposed development is located on a 1.17 acre property consisting of two parcels. Prior to construction of the proposed carwash, the parcels will need to be consolidated. Access to the project will be via two driveways; one on 500 West and one located on 2600 South. The applicant will be required to close and properly abandon the existing approaches on both streets. The proposed driveway on 2600 South has been aligned with driveway for the Square to the south. The driveway on 500 West has been moved to the north of the property to minimize conflicts with the intersection of 500 West and 2600 South. The driveway on 500 West will need to be reduced to the maximum width of 35 feet allowed by Code. Provision will also need to be made for restriction of this driveway to right-in/right-out only. This may include signage, striping or construction of concrete structures or a combination of these measures to direct vehicles to right turns. The parking standards for carwashes are based on providing adequate queue length for cars waiting to enter the automated carwash. The Code requires at least 6 spaces of stacking space for the facility and the proposed plan demonstrates compliance with this standard.

The applicant has requested that the review body consider reduced setbacks along the north property line as authorized in section 14-6-105 of the Land Use Ordinance. The applicant requests a reduction from the required 20 foot setback to a setback of 10 feet. The purpose of the 20 foot setback requirement is to provide a zoning buffer between commercial and residential development. In the case of the development to the north, the property borders on a series of carports serving the apartment development. In this case the 10 foot landscape buffer will provide adequate zone buffering since the residential structures on the lot are located almost 100 feet from the proposed carwash. In addition the carwash portion of the building is located more than 20 feet from the property line. The property is long and narrow and some sort of relief needs to be considered in order to allow a reasonable development of the lot. Another reason to consider the reduced setback is the landscaping proposed. The plan far exceeds the minimum 15 percent of landscape area and provides trees and shrubs meeting

the minimum standards of the Code. The structures will still be required to meet applicable building and fire construction standards. It is recommended that the requested reduction in side yard setback be granted. The applicant proposes building materials consisting of stucco and block with trim elements. The carwash structure includes a number of windows. The vacuum stations and supporting equipment building meet the required 20 foot setback. Color renderings of the building and vacuum stations are attached to this report.

A sign shown at the intersection of 2600 South and 500 West will need to be moved outside of the vision clearance area. Signs for the site will be reviewed and approved under separate permit.

Storm water will be collected on site and conveyed to a sump on the west side of the property in an underground facility. Water and sewer will be provided from existing lines in 500 West and 2600 South. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

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

Staff recommends that the Planning Commission approve the conditional use permit and forward to the City Council a recommendation of approval for the preliminary and final site plan for the proposed carwash subject to the following six conditions:

1. Complete any and all redline corrections including but not limited to the following:
 - a. Revise the width of the driveway on 500 West to the maximum 35 foot allowed width
 - b. Show how the driveway on 500 West shall be limited to right-in/right-out only to the satisfaction of the City Engineer.
 - c. Relocate the sign at the intersection of 2600 South and 500 West outside of the vision clearance area.
 - d. Revise site grading for overflow drainage to 2600 South.
 - e. Any modifications required by conditions of the Planning Commission and City Council.
2. Prior to issuance of building permit, consolidate the two parcels.
3. All damaged curb and gutter and sidewalk along 2600 S. and 500 W. shall be replaced.
4. The setback along the north property line shall be reduced to 10 feet as authorized by Section 14-6-105 of the Land Use Ordinance.
5. Replace the existing drive approaches which are to be abandoned on 2600 S. and 500 W. with standard curb and gutter and sidewalk.
6. **Note:** Approval of signage is **not** included as part of the conditional use permit and site plan. A separate sign permit is required. The following comments are provided on the proposed signage for information purposes only:
 - a. The proposed monument sign exceeds the maximum height of 6 feet. The sign height will need to be reduced.
 - b. The building dimensions shown on the wall sign submittal are incorrect and will need to be corrected prior to sign permit submittal in order to allow for calculation of maximum sign area.

The Commission members discussed the concern of the noise from the tunnels for the apartments to the north.

Mr. Cheney discussed the grading needed for the drainage of this property. The grading will change to be able to use the public right of way.

Mr. Earnest stated that he agreed with all of the conditions outlined by staff.

Acting Chair Smith opened the **Public Hearing** at 7:01 p.m.

Monty Nafsoosi, owner of the Summer Gardens Fun Run Apartments was concerned about the elevation, the signage for the apartments on the west and the noise. He is requesting a wall on the south side of his property. Mr. Smith explained the plans for the rear elevation. Mr. Wilkinson explained that the code would allow the sign to be a pole sign if desired.

Vicky, resident of Bountiful, was concerned about the senior citizens opinion of this project.

Mr. Earnest stated that customers do not have to move from their cars except that the vacuuming is self-serve. The car wash service is 3 minutes from pay to finish.

Gary Davis resides at 2844 S 500 West. Mr. Davis was concerned about the extra water dripping off of the cars onto the sidewalk during the winter which could cause icing on the sidewalk. He also spoke about extra parking from Nielsen's customers.

Mr. Earnest stated that there will be employees on site to care for salting and cleanup.

Acting Chair Smith closed the **Public Hearing** at 7:13 p.m.

Staff and Commission members discussed the fencing and noise concerns.

Sharon Spratley made a motion to approve the Conditional Use Permit for Quick Quack car wash in the General Commercial (C-G) zone with the six conditions outlined by staff and an additional condition of a "minimum six-foot masonry screening wall located along the north property line extending from at least 4 east of the west end of the building to the west property line. The wall shall be constructed prior to occupancy of the carwash use. The remainder of the property shall be screened in accordance with section 14-16-111 E."

Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Higginson, Smith and Spratley voting aye.

Sharon Spratley made a motion to approve the preliminary and final site plan approval for Quick Quack Car Wash located at 2566 S 500 West with the six conditions outlined by staff.

Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Higginson, Smith and Spratley voting aye.

6. Study Session – Driveway Standards

Chad Wilkinson presented the staff report.

The City Council has requested that changes to parking standards be explored.

Every lot has constraints such as Zoning, Lot Width, Size, Shape, Slope. Because of size of lot and setback, a large lot would equal a larger home.

Driveway spacing and maximum number standards serve a purpose.

- Preserve open space
- Less impact on storm drain system
- Provide room for on street parking
- Predictable pattern of access to the public street system

Some properties may not accommodate storage of all the belongings of a property owner.

Mr. Wilkinson explained some of the possible options for additional parking.

Jesse Bell spoke about the safety concerns of having more driveways. He likes how the code is written now but understands the demand for extra parking with the latest code change on the Accessory Dwelling Unit code and feels it is best to take care of this now. He is okay with accepting a code change to allow driveways not leading to a garage.

Tom Smith stated that these discussed driveways would be worth looking into.

Sharon Spratley spoke about how important appearance in the neighborhoods is and the properties that have trailers that are taking up valuable vehicle parking spaces. She doesn't believe that we should adjust the driveway standards because of concerns from just one property owner.

Richard Higginson stated that he likes the standards and the options are reasonable and should be explored without paving the entire front yard.

Mr. Wilkinson stated that there is value in clarifying the standards.

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

1. Next Planning Commission meeting will be November 6, 2018.
2. APA training meeting will be held in SLC on Nov 3, 2018.

Acting Chair Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:57 p.m.



Chad Wilkinson, Bountiful City Planner