



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, February 16, 2021
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah, 84010**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the minutes for February 2, 2021
3. Take 5 - Conditional Use Permit for a vehicle service business located at 293 West 500 South, Charles Openshaw, owner – *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Conditional Use Permit review and tentative possible approval in written form
4. Take 5 - Consider forwarding a recommendation to the City Council located at 293 West 500 South, Charles Openshaw, owner – *City Planner Curtis Poole*
 - a. Review: Amended Site Plan
 - b. Action: Consider forwarding a recommendation to the City Council
5. Consider approval of a Conditional Use Permit for an Accessory Structure over 10% of lot size located at 17 East 1400 South, Kirk Tomas, owner – *City Planner Curtis Poole*
 - a. Conditional Use Permit in written form
6. Planning Director’s report, review of pending applications and miscellaneous business.

Francisco Astorga, Planning Director

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
February 2, 2021

Present:	Commission Chair	Sean Monson
	Commission Members	Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon Spratley, and Councilwoman Kendalyn Harris
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
	Recording Secretary	Darlene Baetz
Excused:	Commission Members	Sam Bawden

1. Welcome and Introductions.

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

2. Approval of the minutes for January 5, 2021.

MOTION: Commissioner Spratley made a motion to approve the minutes for January 5, 2021. Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (5-0).

Commissioner Bell arrived at 6:34 p.m.

3. Consider approval of a Conditional Use Permit for an Accessory Structure over 10% of lot size located at 17 East 1400 South, Kirk Tomas, owner

Kirk Tomas was present. City Planner Curtis Poole presented the item.

City Planner Poole stated the applicants submitted the Conditional Use Permit application for a building footprint greater than ten percent (10%) after the City initiated the Land Use Code changes regarding accessory structures. The applicant proposes to build a new detached garage behind the home. The total of all accessory structures is approximately 1,763 square feet which is under the 15% of the maximum allowed. The proposed landscaping for this project is 46% which will meet the required total 40% landscaping and the 50% landscaping in each of the front, side, and rear yard. The structure will have a height of the sidewall of 11 feet and the pitch of the roof will be less than 15 feet. The land use code permits the heights of the sidewall to be no more than 15 feet and the height should not be more than 20 feet, which is measured to the average roof line height.

City Planner Poole indicated that the Planning Commission has additional criteria and conditions available to them that can be considered when reviewing accessory structures that require a Conditional Use Permit.

The proposed garage is to be pushed back in the yard behind the house, which does not show much of the building from the street. There are eighteen properties on the street that have detached garages with many of these that have similar street facing façades. There was not one component such as height, color, or brick that was similar in all these garages. Staff reviewed this item and recommended

1 approval with the three (3) conditions outlined in the published staff report.
2

3 City Planner Poole on behalf of the Planning Department, recommended that the Planning
4 Commission approve the Conditional Use Permit.
5

6 Mr. Tomas was concerned about condition #2 and presented to the Commissioners photographs of
7 neighboring garages. He felt that the brick recommended by staff would not be in keeping with the
8 home façade. He stated that he asked several times during this approval process and was assured that
9 the structure could be made from metal. Mr. Tomas noted that the roof will be metal and there are
10 several accessory structures on the street that have used the same medium. He stated that he chose
11 this type of material due to the cost.
12

13 City Attorney Clint Drake stated there had been a strong push from homebuilders and developers to
14 mandate by state code to not require certain materials as a permitted use.
15

16 Planning Director Francisco Astorga discussed the Bountiful City code does not have a requirement
17 for materials for single-family dwellings or detached structures. In response to Mr. Tomas' concerned
18 about his interaction with the Planning Department staff, he stated the Planning Department works
19 on items until the last minute to mitigate any issues that may arise.
20

21 Chair Monson felt that the recently amended accessory structure code should have addressed the
22 acceptable building façade materials.
23

24 City Engineer Lloyd Cheney indicated that he would like to double check the utility easement for the
25 placement of the building so the project would not be returned to the Planning Commission for
26 reapproval. To accommodate the proposed building on a utility easement, could be accomplished
27 thru an easement release process or to adjust the setbacks. He noted that there are a number of
28 different looks for metal products that don't have the feel of metal.
29

30 City Attorney Drake stated the Planning Commission has the final say for this item and can accept
31 all the conditions or can choose to accept some or new ones.
32

33 Chair Monson opened the public hearing at 7:02 p.m.
34

35 Darlene Tomas who resides at 17 East 1400 South felt that the siding does match the house and did
36 not feel that the garage would have a negative impact in the neighborhood.
37

38 Chair Monson closed the public hearing at 7:04 p.m.
39

40 Commissioner Spratley felt this is one instance could set a precedence and could be broader than just
41 this item.
42

43 Commissioner Jacobs felt that if the City is asking for a specific medium that it needs to be very
44 specific for the applicants. He felt that this project is reasonable looking compared to other structures
45 in the neighborhood.
46

47 Chair Monson stated the Planning Commission spent a great deal of time addressing the amended
48 ordinance but felt that the code needs to be specific with the types of material required on the

1 accessory structure. He felt that this could be an ongoing issue that the City will need to address.
2

3 Councilwoman Harris noted that the City needs to give the applicants direction and perhaps readdress
4 the materials for the future projects. She felt that the Commission should not punish the applicants
5 for an area of the code that needs to be readdressed.
6

7 MOTION: Commissioner Jacobs made a motion to approve the Conditional Use Permit for 17 East
8 1400 South for an accessory structure with a building footprint greater than ten percent (10%) and to
9 not exceed fifteen percent (15%). His motion included removing condition of approval no. 2
10 recommended by Staff outlined in the published Staff Report and adding a condition of approval
11 which indicates that any issues concerning public utility easements along the west property line be
12 resolved with City Staff. Commissioner Bell seconded the motion.
13

14 VOTE: The motion passed 4-2 with Commissioners Bell, Clark, Harris and Jacobs voting aye and
15 Commissioners Monson and Spratley voting nay.
16

17 **CONDITIONS OF APPROVAL:**

- 18 1. Complete all redline corrections.
- 19 2. Install a six foot (6') tall solid fence on the west side of the property to mitigate potentially
20 negative views from the adjacent property; or increase the west side yard setback to six feet (6')
21 and install landscape buffering which would include tall shrubs or trees along the west side of
22 the proposed accessory structure to mitigate potentially negative views from the adjoining
23 property.
- 24 3. Any issues concerning public utility easements along the west property line be resolved with
25 City Staff.
26

27 Planning Director Astorga indicated that he did not feel that a work session would be needed to make
28 a change to the Accessory Structure code but proposed an alternative which would consider proposing
29 to include a sentence in the next Omnibus Land Use Code Amendments to read that "All accessory
30 structures, whether a Conditional Use Permit is needed, shall match the house or shall have materials
31 consistent with residential housing".
32

33 **4. C-A-L Ranch - Consider approval of a Conditional Use Permit for general retail store with**
34 **outside storage, located at 535 S Main St, Scott Woodrow representing C-A-L Ranch, applicant.**
35

36 Scott Woodrow was present. City Planner Curtis Poole presented the item.
37

38 City Planner Poole noted the City has been approached many times for proposed projects at this site,
39 but this is the first proposal that would keep this site as is. The applicant is proposing a general retail
40 store with outside storage that requires a Conditional Use Permit in this zone. The yard area will be
41 surrounded by a rod iron fence with a black screen material to eliminate the view from the public.
42 The proposed project will have a propane station refilling small canisters and will have a green house
43 on a temporary basis for a few months out of the year. The propane station will need approval from
44 State Fire Marshal. The applicant is proposing to update and increase landscaping around the
45 property. A completed landscape plan will be approved at the building permit process. There will
46 be an increase in the number of parking stalls. The yard area will include extra landscaping and have
47 rod iron fencing with brick pillars around the property.
48

1 Commissioner Jacobs disclosed that he has several friends in this neighborhood but felt it would not
2 harm his judgement for this item.

3
4 Chair Monson opened and closed the public hearing at 7:24 p.m. as no one made any comments.

5
6 Scott Woodrow noted that there will be security fencing around the yard and is working with the State
7 Fire Marshal to get the final approval for the location of the propane refilling station. He stated the
8 business will include clothing, sporting good, tools, gardening, fencing, chicken supplies, and will
9 add in items that best suit the area. The property will be kept primarily the same, with several updates
10 to the signage, restriping the parking lot and landscaping. The pedestrian passageway will be
11 refreshed and will remain open; and will be room for the pedestrians during the 90 days that the green
12 house is up. The trees and landscaping will be cleaned up and will remain if possible.

13
14 City Engineer Lloyd Cheney noted there is a very large fiber optic line on the west side of the property
15 which would not allow large trees to be placed in this area.

16
17 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit for general
18 retail with outside storage located at 535 South Main St. Councilwoman Harris seconded the motion.

19
20 VOTE: The motion passed unanimously (6-0).

21
22 **CONDITIONS OF APPROVAL:**

- 23 1. Complete all redline corrections.
24 2. Receive approval from the State Fire Marshall on the placement of the propane tank and ensure
25 the placement of the outside storage area, the "Yard," not be placed on any utility easements.
26 3. Replace any visible asphalt showing outside the Yard fence on the west, south and east, with
27 landscaping.
28 4. Submit detailed landscape plan to be approved by Staff with building permit application for
29 internal remodel.

30
31 MOTION: Commissioner Jacobs made a motion to approve the Conditional Use Permit in written
32 form for general retail with outside storage located at 535 South Main St. Councilwoman Clark
33 seconded the motion.

34
35 VOTE: The motion passed unanimously (6-0).

36
37 **5. Planning Director's report, review of pending applications and miscellaneous business.**

- 38
39 1. The Trails Development Implementation Plan will be presented to the City Council on February
40 9.
41 2. UTA has changed the Bus Rapid Transit route going to Farmington Station Park instead of the
42 Woods Cross Fronrunner station and will eliminate the stop at 350 West 500 South in Bountiful.
43 Bountiful City is excited for this change. UTA technical recommendation is to go to the
44 University of Utah.
45 3. The Farmers Market will be run by the Planning Department this year. The City did not want to
46 see this to end and is asking for volunteers.
47 4. The Barbacoa Grill site will be demolished with a proposed quick oil change business.
48 5. The Omnibus Land Use Code Text Amendments will take place in March.

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6. The Marie Callender’s site has an applicant who is proposing to demolish the building and will be proposing a mixed-use building with commercial on the ground floor and residential on the upper floors.
7. The Planning Department would like to tidy up used outlined in the Mixed-Use Zone to be consistent with uses allowed in the Commercial Zone.
8. The City Council had a recent Work Session about updating the General Plan. The City Council is supportive of taking care of this in the near future.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:12 p.m.

Sean Monson
Planning Commission Chair

Planning Commission Staff Report



Subject: Amended Site Plan and Conditional Use Permit
Review for a Vehicle Service Business
Author: Curtis Poole, City Planner
Address: 273 West 500 South
Date: February 16, 2021

Background

The Applicant, Charlie Openshaw on behalf of CJO Holdings, LLC, requests a conditional use review for a vehicle service business, an express oil change, located at 273 West 500 South. The proposed use will be located within the 5th South Plaza, which is located within the C-G (General Commercial) subzone. 5th South Plaza does not include the Chase Bank property or the Panda Express property. The subject property is surrounded by other commercial uses in the C-G subzone. The new business would be located adjacent to the Panda Express building and across 500 South from the Sinclair convenience store.

The Applicant previously applied for an amended site plan review in 2016. That proposal also showed demolition of the Barbacoa building and replacing it with a 4,000 square foot office building. The Applicant requested a reduction in parking from 201 to 112 stalls. That site plan was reviewed by the Planning Commission and the City Council in December 2016. The approved the site plan and reduction in parking. No further action was taken by the Applicant on that approval. Site plan approvals expire within one (1) year of the final decision.

Analysis

The Applicant proposes to demolish the existing vacant Barbacoa Grill and replace it with a smaller 1,400 square foot building closer to 500 South. Plans submitted show a redesigned parking and new landscaping added.

Plans indicate the new Take 5 Oil Change building would be built closer to 500 South which would allow the Applicant to realign the parking stalls. Currently the site has 109 angled parking stalls and four (4) access points: three (3) from 500 South and one (1) from 200 West. Plans show one (1) of the access points from 500 South to be removed and replaced with curb, gutter and sidewalk. The Applicant is responsible for seeking approvals from UDOT as this portion of 500 South is a UDOT facility.

Plans indicate the new parking stalls with 90-degree angles with twenty-four-foot (24') drive aisles. By placing the new building closer to 500 South the Applicant can accommodate an additional five (5) stalls and make the ADA parking stalls compliant to current standards. The parking for this site does not include the Panda Express building or the Chase Bank property on the corner of 500 South and 200 West. There are no cross-parking agreements between these properties.

The Applicant requests a reduction in the City required parking of 210 stalls and has submitted an updated parking study from Hales Engineering. It should be noted the parking study showed the Applicant would be providing 112 parking stalls; however, with the proposed site redesign, the Applicant was able to accommodate an additional two (2) stalls. The study indicates a peak parking demand of ninety-one (91) vehicles. It further concludes the total parking in the area, including the Panda Express and Chase Bank, is sufficient because of different demands for each use. The peak for all sites was observed at 130 stalls with 201 total stalls available. The study does indicate that the adjacent properties should not be included in parking counts for 5th South Plaza, only indicating that observed parking trends show that patrons do not stay within the property lines of these sites. Staff finds that by realigning the parking it would improve the parking congestion currently experienced and meet parking demands; however, the parking study is based upon current uses and any change in uses to 5th South Plaza in the future may require an additional parking analysis prior to approval.

Renderings show a single-story building with stucco façade and stone accents. A tower parapet is located on the northeast corner of the building which breaks up the horizontal view from 500 South. Pedestrian entrance to the building would be from the west with vehicle stack-lanes extending from the south of the building. The architectural features and design meet the standards of the Code.

Removing an access to 500 South would enable the Applicant to accommodate additional landscaping along 500 South improving the views along this busy corridor. The Applicant proposes to add street trees in front of and ornamental/shade trees around the new Take 5 Oil Change building. Additional trees would be placed as a buffer between 5th South Plaza and the Panda Express property. Staff suggests that the Applicant add additional shrubs or plant material to this landscape buffer to mitigate the potential heat island caused by the rock mulch. Although the approved current landscaping does not meet the current standards of the Code, the additional landscape increases the percentage of landscaping and decreases the level of nonconformity.

Bountiful City Light and Power requests to formalize an easement to help run power to the new Take 5 Oil Change building. Plans show the dumpster would be kept inside an enclosure and the building materials for the enclosure should match the proposed building. The proposal also shows the dumpster enclosure would be screened with landscaping.

The use proposed by the Applicant, an express oil change business, is an allowed use. Take 5 Oil Change is a pull-through express oil change business where customers remain in their cars through the process. The proposed plans indicate three (3) vehicle bays with sufficient vehicle stacking lanes behind the bays. The Code requires three (3) stacking spaces for each “service or device.”

Conditional uses may be evaluated on three (3) components per City Land Use Code:

1. the location of the use in relationship to other uses in the general vicinity
2. the effects of the proposed use or accompanying improvements
3. the appropriate buffering of uses and buildings, parking, building material and landscaping “which are in harmony with the area.”

The purpose of the conditional use review is to ensure mitigation of potential negative impacts from the proposed use.

The proposed use does not detract from other commercial and office uses in the vicinity as the Applicant's proposal includes removing a vacant building and make improvements to the site. There are other similar uses consisting of vehicle service businesses in the near vicinity and a mix of retail, restaurant and office use. Increasing the landscaping to 5th South Plaza helps buffer any potential unsightly views from the street and adjacent properties.

Department Review

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

Significant Impacts

This proposed use is located in an area with urban levels of infrastructure already in place. Redevelopment of properties along the 500 South corridor is critical to the economic stability of Bountiful as it represents a significant portion of the City's commercial inventory.

Recommendation

Conditional Use: Staff recommends that the Planning Commission review the request, hold a public hearing and approve the conditional use request for a vehicle services use with the following conditions:

1. Prior to applying for a building permit the Applicant shall:
 - a. Show plans to add one (1) street tree between the two (2) proposed drive accesses on 500 South.
 - b. Add shrubs or additional plant material to the landscape buffer between 5th South Plaza and the Panda Express property.

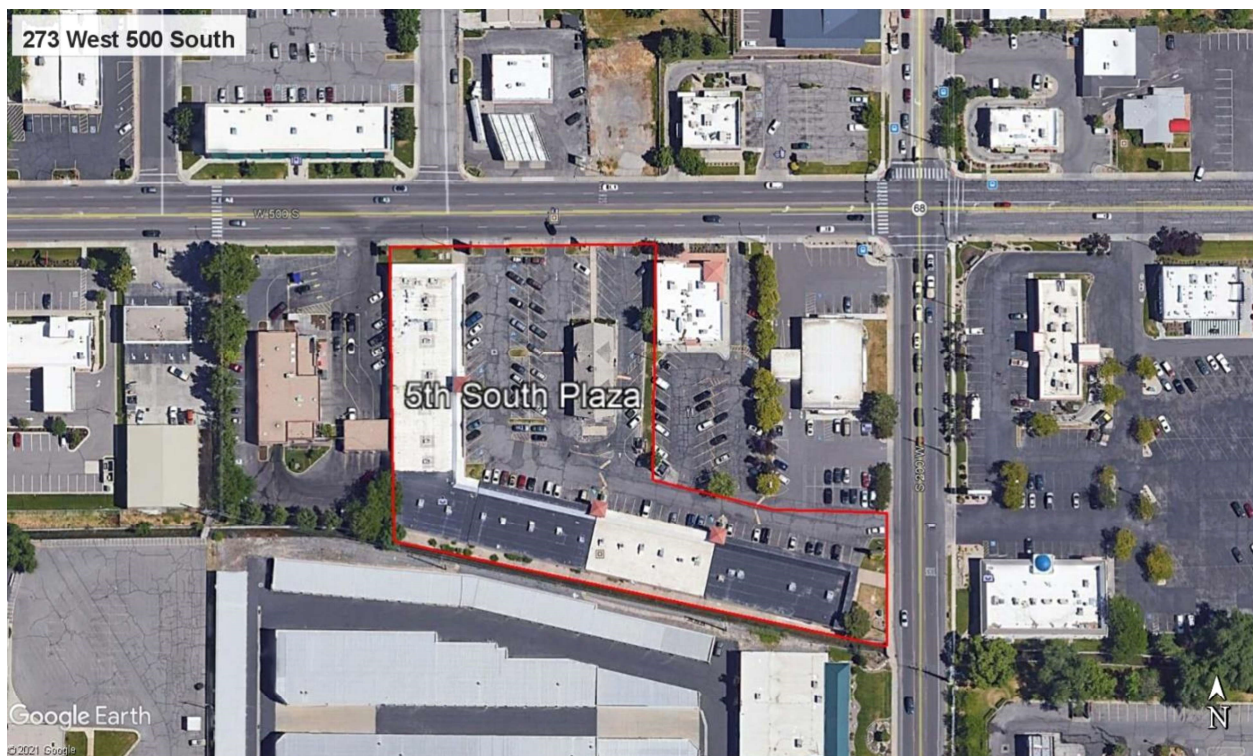
Site Plan and Parking Reduction: Staff recommends that the Planning Commission review the amended site plan and forward a positive recommendation to the City Council for the amended site plan, including the parking reduction, with the following conditions:

1. Complete all redline correction.
2. Coordinate final easement location with Bountiful Light and Power.
3. Dumpster enclosure shall match the building material of the proposed Take 5 Oil Change building.
4. Receive construction permits and approvals from UDOT prior to applying for a building permit.
5. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
6. Sign a Public Improvement Development Agreement.

Attachments

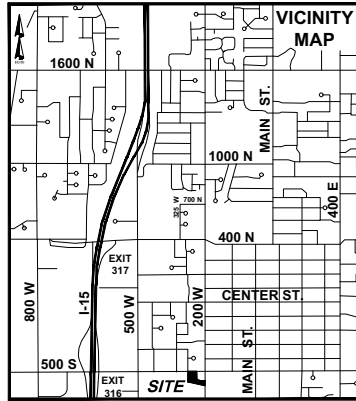
1. Aerial photo
2. Site Plan
3. Utility and Demo Plan
4. Landscape Plan
5. Building Elevations
6. Architectural Rendering
7. Parking Study
8. 5th South Unit Legend

Aerial Photo



5TH SOUTH PLAZA - TAKE 5 OIL CHANGE

Located in the Northeast Corner of Block K,
North Mill Creek Plat, Bountiful Townsite Survey,
273 W. 500 S., Bountiful City, Davis County, Utah



FLOOD PLAIN NOTES: Property is located within two (2) flood zone designations:

1. Mill Creek is located on the south portion of the property in an improved channel to contain said creek with its improvements and is in a zone designation of Zone AE (No Base Flood Elevations determined) with the following explanation: Special Flood Hazard Areas (SFHAs) Subject to Inundation by the 1% Annual Chance Flood. The 1% annual chance flood (100-year) also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Area of Special Flood Hazard include Zones A, AE, A1-A30, AR, AR1, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.
2. The existing buildings and parking lot of the property which is located North of Mill Creek is in an area having a zone designation of Zone X (Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% chance flood.)

Both designations are shown on FEMA FIRIM map Number 460110030E, with a date identification of June 18, 2007, with the Community Panel Number 394 of 575, in Davis County, Utah. Additional information was determined an designation on the Bountiful Interactive Website (<https://bountiful.mcgro.com>) with Layer Special Flood Hazard Area (SFHA) Preliminary 2018 and the flood hazard information that was derived directly from the authoritative NFHL web services provided by FEMA (<https://msc.fema.gov/>). This map was updated on 12/16/2020.

TABULATION TABLE			
	SQ. FT.	AC.	PERCENT
TOTAL AREA	115,118.71	2.64	100.0
BUILDING (EXISTING)	38,991.24	0.90	33.5
BUILDING (REMOVED)	2,872.18	0.07	
BUILDING (NEW)	1,423.00	0.03	
BUILDING TOTAL	37,542.06	0.86	32.5
IMPERVIOUS (EXISTING)	62,957.79	1.45	54.5
IMPERVIOUS (REMOVED)	16,185.08	0.37	
IMPERVIOUS (NEW)	15,210.10	0.35	
IMPERVIOUS TOTAL	61,982.81	1.42	54.0
LANDSCAPE (EXISTING)	7,706.73	0.18	7.5
LANDSCAPE (REMOVED)	2,155.86	0.05	
LANDSCAPE (NEW)	4,580.02	0.11	
LANDSCAPE TOTAL	10,130.89	0.23	9.0
MILL CREEK AREA	5,462.95	0.13	4.5
PARKING STALLS (EXISTING)	109 (8 ADA)		
PARKING STALLS (REMOVED)	70 (6 ADA)		
PARKING STALLS (NEW)	75 (6 ADA)		
PARKING STALLS TOTAL	114 (6 ADA)		

BOUNDARY DESCRIPTION:

BEGINNING ON THE SOUTH LINE OF 500 SOUTH STREET, SAID POINT BEING SOUTH 89°41'20" WEST 232.64 FEET ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET FROM THE NORTHEAST CORNER OF LOT 2, BLOCK "K", NORTH MILL CREEK PLAT, BOUNTIFUL TOWN SITE SURVEY, IN THE CITY OF BOUNTIFUL, SAID NORTHEAST CORNER BEING SOUTH 89°41'20" WEST 33.00 FEET AND SOUTH 0°03'06" WEST 33.00 FEET FROM A BOUNTIFUL CITY SURVEY MONUMENT IN THE INTERSECTION OF 500 SOUTH STREET AND 200 WEST STREET, AND RUNNING: THENCE SOUTH 0°18'40" EAST 235.38 FEET; THENCE SOUTH 77°31'22" EAST 117.83 FEET; THENCE SOUTH 88°47'34" EAST 111.99 FEET TO THE WEST LINE OF 200 WEST STREET; THENCE SOUTH 0°59'20" WEST 146.80 FEET ALONG THE WEST LINE OF 200 WEST STREET TO THE CENTER LINE OF MILL CREEK; THENCE NORTH 77°30'40" WEST 495.01 FEET ALONG THE CENTER LINE OF SAID MILL CREEK; THENCE NORTH 0°18'40" WEST 301.53 FEET TO THE SOUTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°41'20" EAST 259.05 FEET ALONG THE SOUTH LINE OF SAID 500 SOUTH STREET TO THE POINT OF BEGINNING.

AREA = 115,119 SQ.FT. / 2.64 ACRES

SITE INFORMATION:
Serial Number: 30035092
Address: 273 W. 500 S., Bountiful, Utah

OWNER / DEVELOPER:
Openshaw Properties/CJO Holdings, LLC
Walter "Charlie" Openshaw
2230 North University Parkway, Suite 6C
Provo, UT 84604
801-367-1444
charlesopenshaw@gmail.com

SURVEYOR, ENGINEER, PLANNER:
A.L.M. & Associates, Inc.
2230 North University Parkway, Suite 6D
Provo, UT 84604
(801) 374-6262 (801) 374-0085 FAX
MGreenwood@ALMonline.com

ARCHITECT:
Childrey Robinson Associates
1212 Kinnikinnick Avenue
Charlotte, North Carolina 28204
704-370-6000
www.ChildreyRobinson.com

ZONING INFORMATION:
Zone - C-G (General Commercial)

SHEET INDEX:
C1.0 COVER SHEET
C2.0 SITE PLAN
C3.0 UTILITY PLAN
C4.0 GRADING AND DRAINAGE PLAN
C5.0 DEMO PLAN
C6.0 SWPPP
C6.1 SWPPP DETAILS

SITE PLAN SYMBOL LEGEND

	STORM DRAIN LINE
	SANITARY SEWER LINE
	SEWER LATERAL
	WATER LINE
	WATER LATERAL
	ELECTRICAL LINE
	GAS LINE
	EXISTING FEATURES
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	PUBLIC UTILITY EAS. LINE
	SETBACK LINE
	IRRIGATION CONTROL VALVE
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SEWER MANHOLE
	CURB INLET BOX
	SD MANHOLE OR SUMP
	SD CATCH BASIN BOX
	LIGHT POLE
	EXISTING TREE
	BACK OF WALK
	EXISTING GROUND
	EDGE OF PAVEMENT/ASPHALT
	FINISH FLOOR ELEVATION
	FINISH GRADE
	FACE OF CURB
	INVERT OR FLOW LINE OF PIPE
	LINEAR FEET
	LP OF GUTTER
	MANHOLE
	REINFORCED CONCRETE PIPE
	STORM DRAIN
	SQUARE FOOTAGE
	SANITARY SEWER
	TOP OF ASPHALT
	TOP BACK OF CURB
	TOP OF CONCRETE

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1-800-662-4111
www.bluestakes.org
Dig Safely. Call before you dig.

- GENERAL NOTES:**
1. APPLICATION FOR INSPECTION BY THE CITY OF BOUNTIFUL ENGINEERING DEPT. SHALL BE MADE BY THE CONTRACTOR AT LEAST 48 HOURS BEFORE THE INSPECTION SERVICES WILL BE REQUIRED.
 2. THE CONTRACTOR SHALL TAKE ALL NECESSARY AND PROPER PRECAUTIONS TO PROTECT ADJACENT PROPERTIES FROM ANY AND ALL DAMAGE THAT MAY OCCUR FROM STORM WATER RUNOFF AND/OR EROSION OF DEBRIS RESULTING FROM ANY AND ALL WORK IN CONNECTION WITH CONSTRUCTION.
 3. PRIOR TO FINAL ACCEPTANCE, BOND RELEASES, AND A CERTIFICATE OF OCCUPANCY, A CERTIFIED LEGIBLE AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF BOUNTIFUL. AS-BUILT MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS. IN THE ABSENCE OF CHANGES A COPY OF THE APPROVED DRAWINGS WILL BE REQUIRED STATING "INSTALLED AS PER DRAWINGS" AND CERTIFIED AS SUCH BY THE DEVELOPER'S ENGINEER.
 4. EXISTING UTILITIES ARE LOCATED ON THE PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE PROTECTION OF UTILITIES AND THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN ON THE PLANS OR NOT IN THE LOCATION SHOWN ON THE PLANS. THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND.
 5. ALL GRADING SHALL CONFORM TO THE SOILS REPORT:
ENGINEER:
DATE:
JOB NUMBER:
 6. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT AND PROJECT SPECIFICATIONS.
 7. PROTECTION AND REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES NOT DELINEATED ON THE CONTRACT DRAWINGS SHALL BE THE CONTRACTORS RESPONSIBILITY. REPLACEMENT OF SURVEY MONUMENTS OR PROPERTY STAKES SHALL BE DONE TO Davis County STANDARDS.
 8. AFFECTED UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 9. MODIFICATIONS TO EXISTING UTILITIES SHALL CONFORM TO THE OWNERS UTILITY STANDARDS AND SPECIFICATIONS.
 10. THE CONTRACTOR SHALL TAKE REASONABLE MEASURES TO PROTECT EXISTING IMPROVEMENTS FROM DAMAGE AND ALL SUCH IMPROVEMENTS DAMAGED BY THE CONTRACTORS OPERATION SHALL BE REPAIRED OR RECONSTRUCTED TO THE ENGINEERS SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
 11. ALL OFFSITE AND ONSITE WATER AND SEWER FACILITIES UP TO WITHIN 5 FEET OF BUILDINGS SHALL BE CONSTRUCTED TO PUBLIC WORKS AND ENGINEERING STANDARDS.
 12. CONTRACTOR TO FOLLOW BOUNTIFUL CITY NOISE ORDINANCE STANDARDS.
 13. CONTRACTOR IS RESPONSIBLE FOR ALL OSHA REQUIREMENTS ON THE PROJECT SITE.
 14. ALL BOUNDARY CORNERS AND LOT CORNERS SHALL BE MARKED WITH SURVEY MARKERS AS SHOWN IN THE STANDARD PLANS.
 15. CONTRACTOR TO CONTACT BLUE STAKES FOR MARKING OF EXISTING UTILITIES PRIOR TO PERFORMING ANY EXCAVATION.
 17. BOUNTIFUL CITY STANDARD SPECIFICATIONS AND PLANS TO BE USED IN CONJUNCTION WITH AFWA MANUAL OF STANDARD SPECIFICATIONS AND PLANS. BOUNTIFUL CITY STANDARD SPECIFICATIONS AND PLANS SUPERSEDES ALL OTHER SPECIFICATIONS AND PLANS.
 18. THE FIRE PROTECTION ITEMS (FIRE HYDRANTS, WATER MAINS, ACCESS ROADS, ETC.) SHOWN ON THIS SITE PLAN ARE PRELIMINARY ONLY. PLAN REVIEWS BY THE CITY OF BOUNTIFUL FIRE PREVENTION BUREAU SHALL COMPLETED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE PLAN REVIEWS BY THE CITY OF BOUNTIFUL FIRE PREVENTION BUREAU MAY IDENTIFY ADDITIONAL FIRE PROTECTION REQUIREMENTS WANTED BY THE INTERNATIONAL FIRE CODE. FIRE HYDRANT FOOT VALVES SHALL BE INSTALLED AT THE CONNECTION POINT WITH THE SANITARY WATER LINES.
 19. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM INWHICH INCLUDES A BACK-FLOW PREVENTER DEVICE TO THE MAIN DRAIN. BACK-FLOW DEVICES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH BOUNTIFUL CODE. WATER METER SIZES SHALL BE DETERMINED BY THE CITY OF BOUNTIFUL BUILDING DIVISION AT THE TIME OF BUILDING PERMIT APPROVAL OR WHEN THERE IS A REQUEST TO CHANGE THE WATER METER SIZE. WATER METERS SHALL BE LOCATED AT THE BACK OF SIDEWALK OR CURB IN AN AREA THAT IS ACCESSIBLE FOR READING AND SERVICING. WATER METERS SHALL NOT BE LOCATED WITHIN AREAS ENCLOSED WITH FENCES OR WITHIN TEN FEET (10') OF ANY EXISTING OR PROPOSED STRUCTURE.
 20. IF REQUIRED BY BOUNTIFUL CITY CODE OR BY THE APPLICANT'S PERMIT FOR INDUSTRIAL WASTEWATER DISCHARGE, A SAMPLING MANHOLE AND FAT AND OIL SEPARATOR/GRABBER TRAP SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BOUNTIFUL STANDARDS AND SPECIFICATIONS.
 21. ALL SIGNAGE SHALL COMPLY WITH THE REQUIREMENTS OF THE BOUNTIFUL CITY CODE.

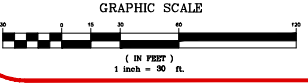


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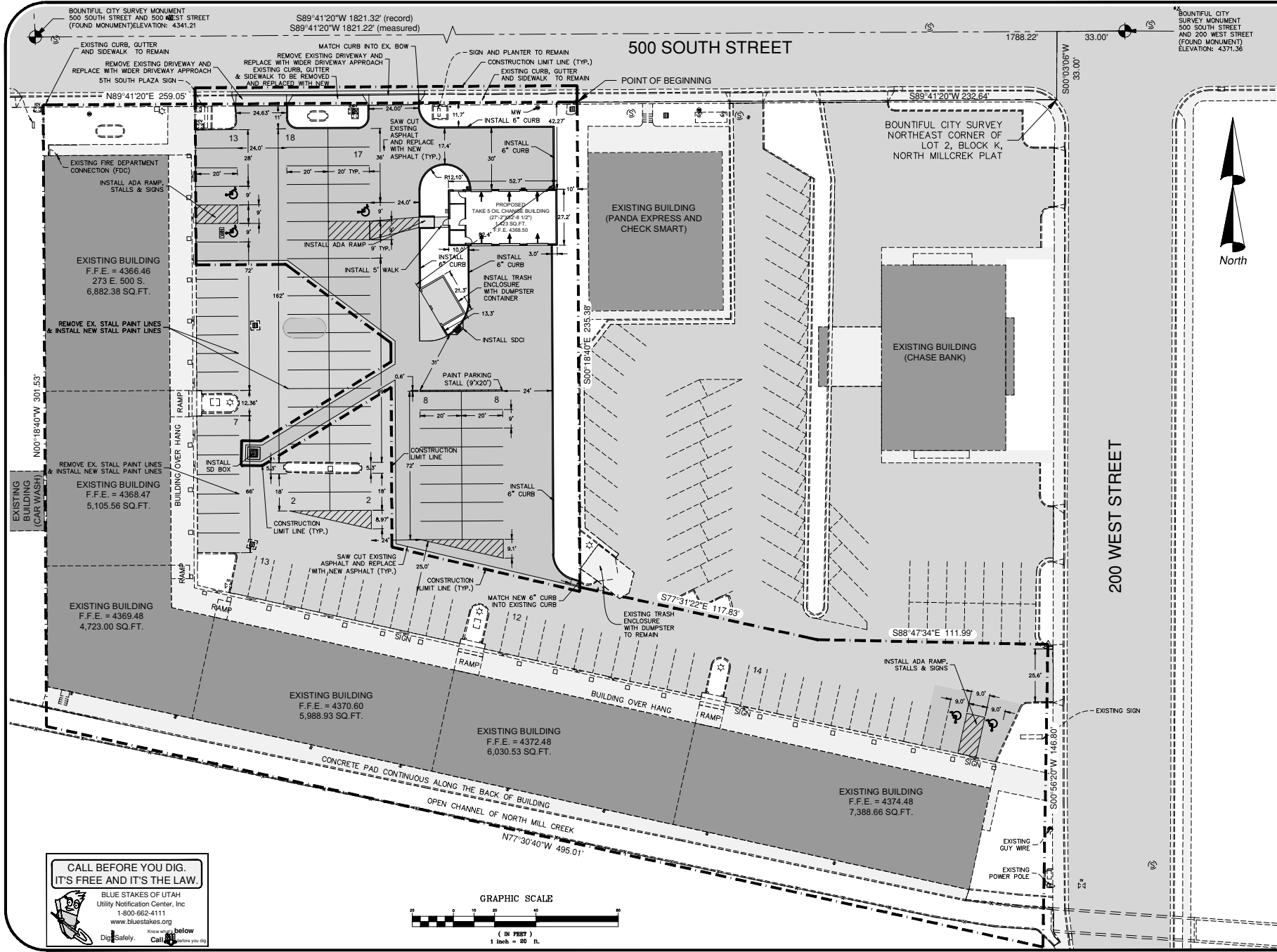
5TH SOUTH PLAZA - TAKE 5 OIL CHANGE
OPENSHAW PROPERTIES/CJO HOLDING, LLC
COVER SHEET

No.	Revision	Date

C1.0
OF SHEETS
Proj # 559 - 1771



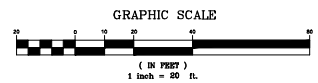
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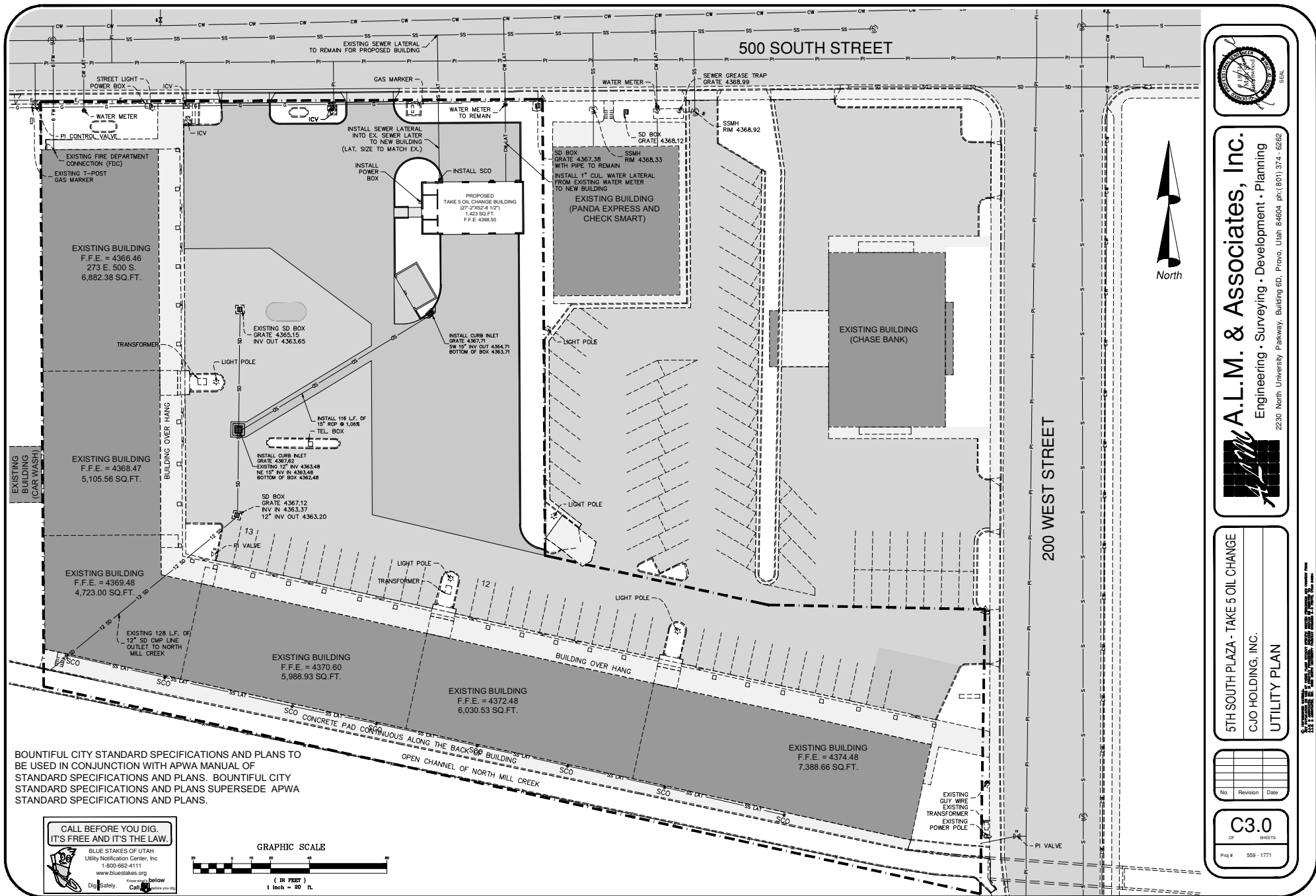


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CJO HOLDING, INC.
SITE PLAN

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5TH SOUTH PLAZA - TAKE 5 OIL CHANGE
 CJO HOLDING, INC.
 UTILITY PLAN

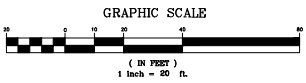
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 Proj # 559-1771

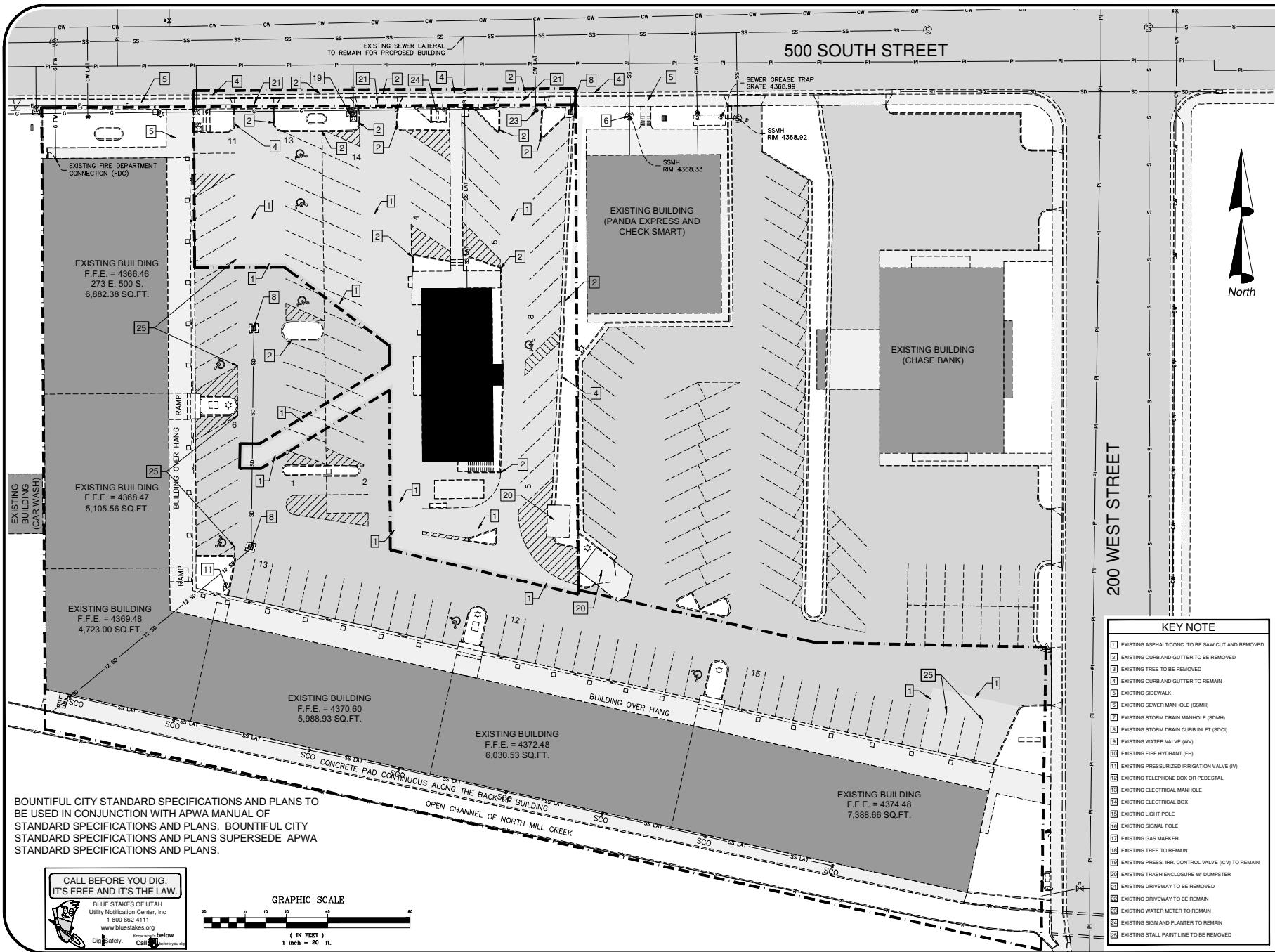
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5TH SOUTH PLAZA - TAKE 5 OIL CHANGE
 CJO HOLDING, INC.
 DEMO PLAN

No.	Revision	Date

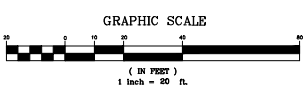
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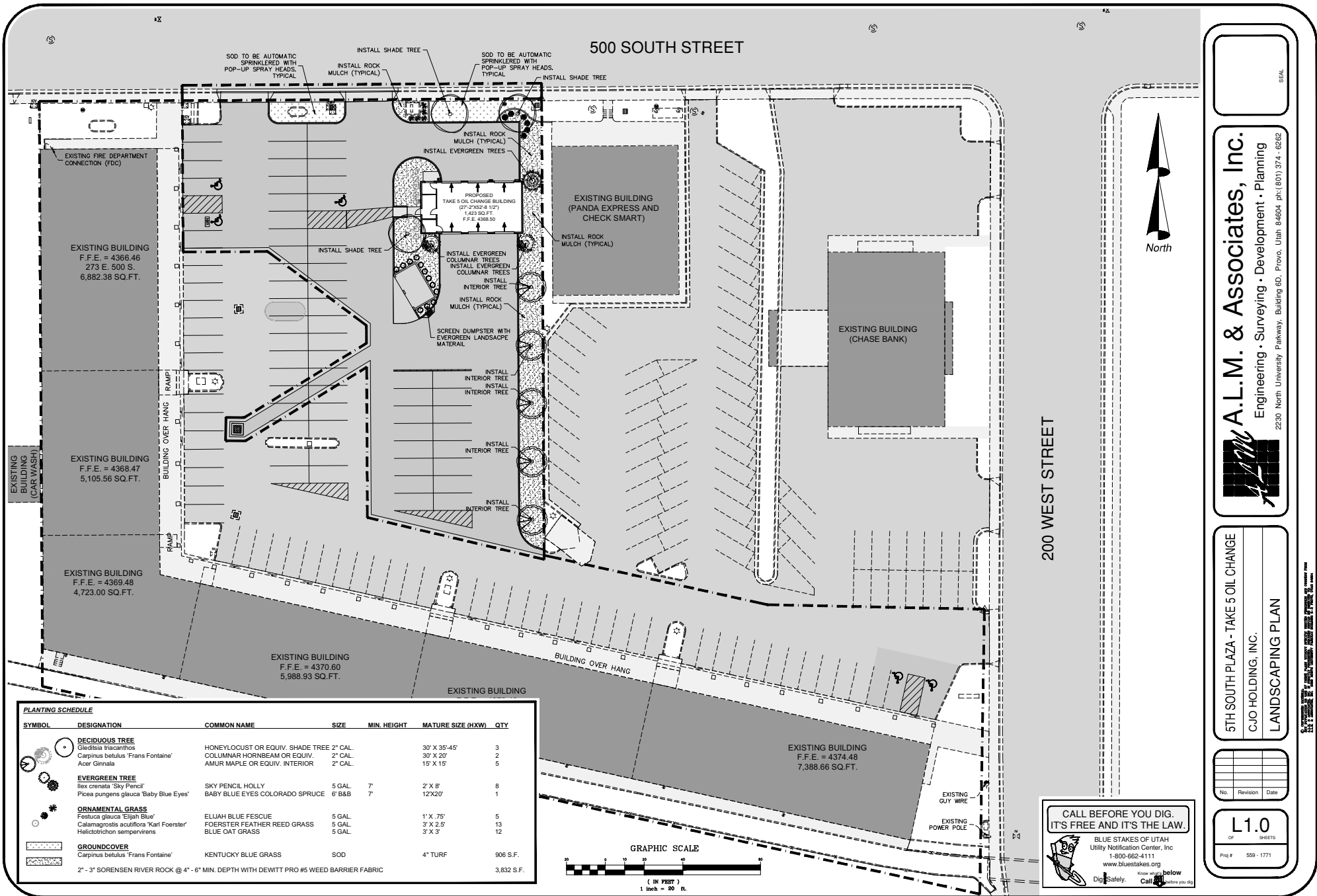
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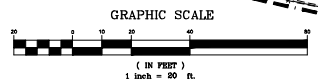


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PLANTING SCHEDULE

SYMBOL	DESIGNATION	COMMON NAME	SIZE	MIN. HEIGHT	MATURE SIZE (HxW)	QTY
	DECIDUOUS TREE					
	Olefinia toscanensis	HONEYLOCUST OR EQUIV. SHADE TREE	2" CAL.		30' X 35'-45'	3
	Carpinus betulus 'Frans Fontaine'	COLUMNAR HORNBEAM OR EQUIV.	2" CAL.		30' X 20'	2
	EVERGREEN TREE					
	Acer Ginnala	AMUR MAPLE OR EQUIV. INTERIOR	2" CAL.		15' X 15'	5
	Ilex crenata 'Sky Pencil'	SKY PENCIL HOLLY	5 GAL.	7'	2' X 8'	8
	ORNAMENTAL GRASS					
	Festuca glauca 'Elijah Blue'	ELIJAH BLUE FESCUE	5 GAL.		1' X .75'	5
	Calamagrostis acutiflora 'Karl Foerster'	FOERSTER FEATHER REED GRASS	5 GAL.		3' X 2.5'	13
	GROUNDCOVER					
	Helictotrichon sempervirens	BLUE OAT GRASS	5 GAL.		3' X 3'	12
	Carpinus betulus 'Frans Fontaine'	KENTUCKY BLUE GRASS	SOD	4" TURF		906 S.F.
		2" - 3" SORENSON RIVER ROCK @ 4" - 6" MIN. DEPTH WITH DEWITT PRO #5 WEED BARRIER FABRIC				3,832 S.F.



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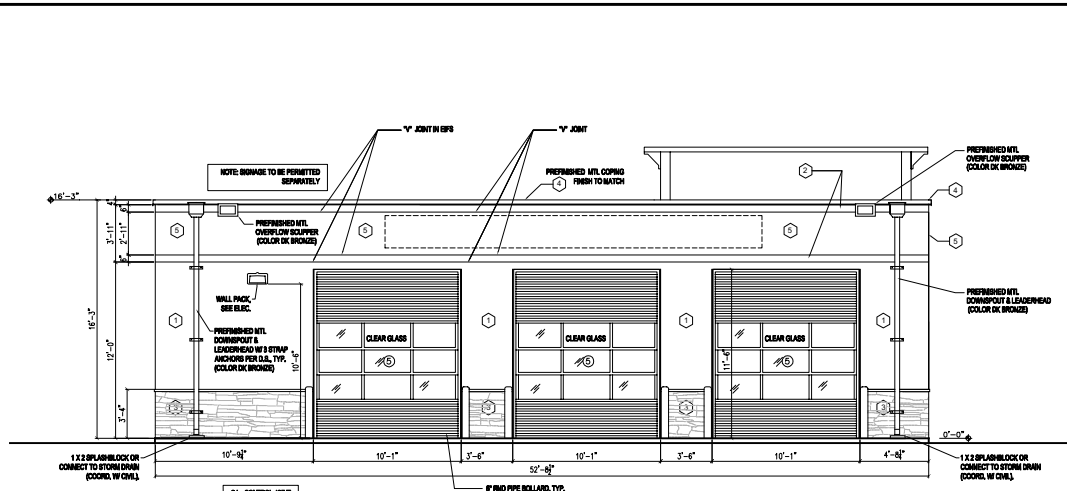
5TH SOUTH PLAZA - TAKE 5 OIL CHANGE
C/O HOLDING, INC.
LANDSCAPING PLAN

No.	Revision	Date

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OF SHEETS
Proj # 559-1771

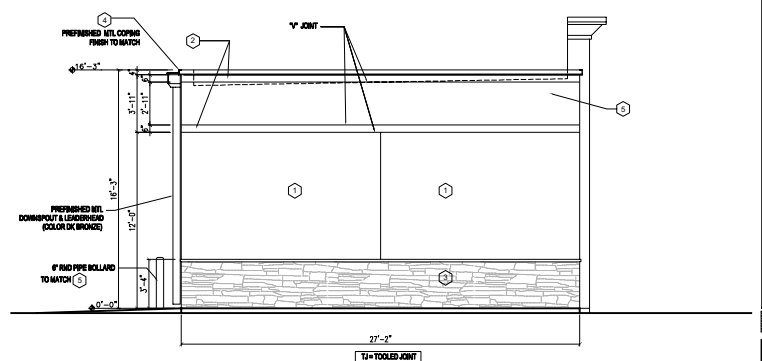
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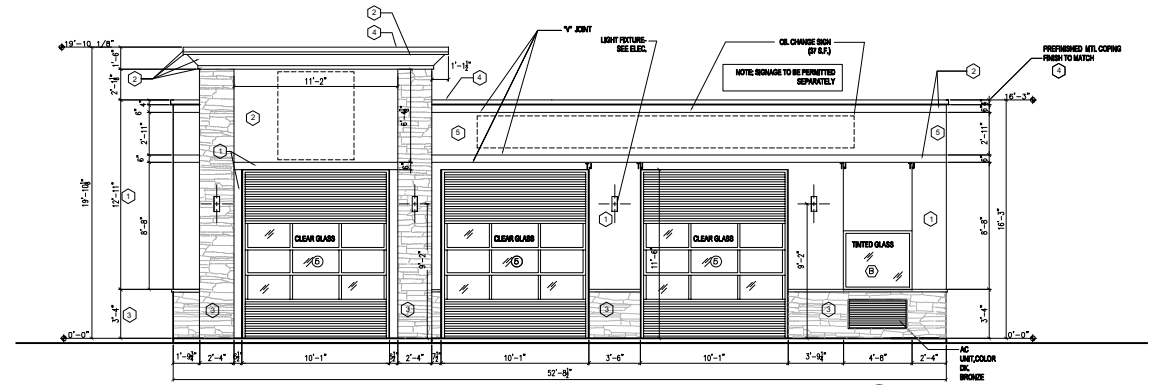
1 NORTH ELEVATION
 1/4"=1'-0"

CATEGORY	AREA	PERCENTAGE OF WALL AREA
OVERALL	(SQ) 491	100 %
WINDOWS AND DOORS	346	SUBTRACTED FROM OVERALL
STONE	77	17 %
STUCCO	419	85 %
CORNICE	0	0 %



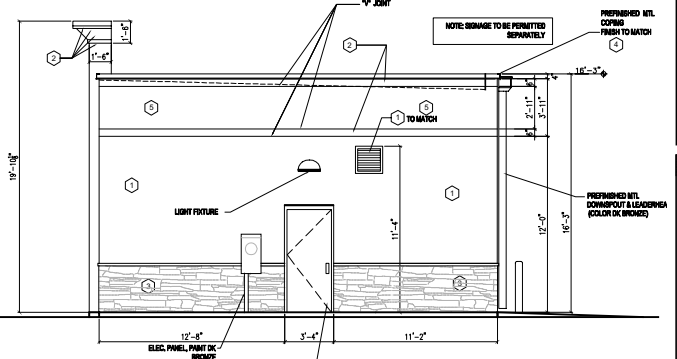
3 WEST ELEVATION
 1/4"=1'-0"

CATEGORY	AREA	PERCENTAGE OF WALL AREA
OVERALL	(SQ) 432	100 %
WINDOWS AND DOORS	0	SUBTRACTED FROM OVERALL
STONE	91	21 %
STUCCO	342	79 %
CORNICE	0	0 %



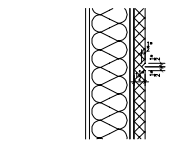
2 SOUTH ELEVATION
 1/4"=1'-0"

CATEGORY	AREA	PERCENTAGE OF WALL AREA
OVERALL	(SQ) 530	100 %
WINDOWS AND DOORS	387	SUBTRACTED FROM OVERALL
STONE	182	35 %
STUCCO	349	65 %
CORNICE	0	0 %



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

CATEGORY	AREA	PERCENTAGE OF WALL AREA
OVERALL	(SQ) 408	100 %
WINDOWS AND DOORS	24	SUBTRACTED FROM OVERALL
STONE	79	19 %
STUCCO	329	81 %
CORNICE	0	0 %



5 V-JOINT DETAIL
 1/2"=1'-0"

EXTERIOR FINISH SCHEDULE				
NO.	AREA	COATS	COLOR	FINISH
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #789A, STONEBRAR	FINISH TO MATCH STO "MEDIUM SAND" OR DRYWIT "SANDPERLE FINE"
2	STUCCO ACCENT BAND AND FACE STUCCO CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #787B, COTTAGE CREAM	FINISH TO MATCH STO "FINE SAND" OR DRYWIT "SANDBLAST"
3	STONE VENEER WANSKOT	-----	ELDORADO STONE CLIFFSTONE "MANZANTIA"	WANSKOT SKILL TO BE "SHAPED EDGE ACCENT" PER MANUFACTURER
4	COPING	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO BE KYNAR 500 PREFINISHED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	FINISH TO MATCH STO "MEDIUM SAND" OR DRYWIT "SANDPERLE FINE"
6				
7	BOLLARDS	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED	-----

COLORS MAY VARY. SEE UNIFORM BOARD CASE 3.02725.006

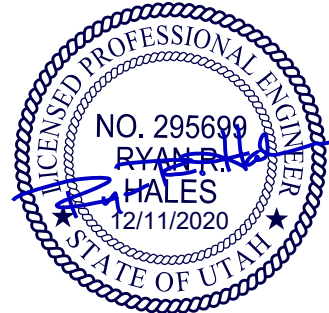


MEMORANDUM

Date: December 11, 2020

To: Charlie Openshaw

From: Hales Engineering



Subject: Bountiful 5th South Plaza Parking Study Update

UT20-1798

EXECUTIVE SUMMARY

The following are the key findings and recommendations from this parking study update:

- With the proposed changes to the parking, the 5th South Plaza will still have 112 stalls
 - Adjacent businesses an additional 89 stalls
- Bountiful City would require 210 parking stalls for the 5th South Plaza businesses
- A peak simultaneous parking demand of 91 vehicles was observed at 5th South Plaza with 130 vehicles total between 5th South Plaza, Panda Express, and Chase Bank:
 - The City would require 47 stalls for the new and vacant businesses, which when added to the observed demand would equal 138 parking stalls for 5th South Plaza and 177 parking stalls for all businesses
 - 177 parked vehicles in the area with all suites and businesses operational would still leave 24 parking stalls available total assuming crossover between areas
- While the intent of this study is not to state that the adjacent parking should be counted toward the 5th South Plaza, the adjacent parking areas are, in reality, used by patrons of the 5th South Plaza, and vice versa; patrons are not aware of the property lines or parking agreements
- The time of day analysis indicates that there is excess parking at the 5th South Plaza and surrounding businesses throughout the day
- It is recommended that a reduction in parking requirements be granted to the 5th South Plaza based on the low actual parking demand and the excess parking supply in the area

Introduction

This memorandum discusses the parking study completed for the 5th South Plaza located in Bountiful, Utah. The 5th South Plaza is located on the southwest corner of the 200 West / 500 South intersection. The study identifies actual parking demand data and City parking supply rates to identify a recommended number of parking stalls for the area. This study serves as an update to the parking study completed for the same site in December 2016.

Project Description

The proposed redevelopment of the 5th South Plaza site includes removing the previous Barbacoa restaurant building and replacing it with a Take 5 Oil Change business. A site plan for the proposed redevelopment is provided in Appendix A. The Take 5 Oil Change will include a building with 1,423 square feet of floor area and three service bays. The proposed site plan calls for a restripe of the angle parking stalls in the vicinity. After completion, it is anticipated that the 5th South Plaza area will have a total of 112 stalls plus 50 stalls at the Panda Express / Check Smart building and 39 stalls at the Chase Bank, for a grand total of 201 parking stalls. This is equal to the existing parking supply at the study site.

The following business changes have occurred since the completion of the previous parking study:

- Suite 7: Kid to Kid is now CosmoProf
- Suite 12: Fifth Avenue Tuxedos is now vacant
- Suite 13: Light RX Spa will soon be Queens of Ink
- Suite 17: Formerly vacant space is now The Aloha Spa
- Suites 22 & 23: Red Rock Financial and Mo' Bettahs office will soon be a Thai Restaurant

The other suites not mentioned here have kept the same businesses / tenants from when the parking study was completed in 2016.

Bountiful City Parking Code

The Bountiful City parking ordinance (Chapter 18 of the City code) specifies parking rates for various land use types. The City parking rates related to 5th South Plaza are provided in Table 1. Hales Engineering calculated the required parking for each suite and the total 5th South Plaza, as shown in Table 2. As shown, 207 parking stalls are required by City code. However, this does not account for actual local demand or shared parking use based on time-of-day. The required parking for the new Take 5 Oil Change and the currently-vacant suites (Suites 1, 12, 13, 18, 22, & 23) is equal to 47 stalls. It was assumed that Take 5 Oil Change would need an additional three (3) stalls for cars in repair.

Table 1: Bountiful Parking Requirements

Land Use	Parking Rate
Shopping Center / General Business	1 stall per 200 square feet
Professional Office	1 stall per 300 square feet
Restaurant	1 stall per 2.5 seats
Automobile Service and Repair Center	3 stalls per service bay plus parking for cars in repair

Table 2: Required Parking – Bountiful City

Suite(s)	Land Use	Type	Size (SF)	Other	Stalls
1	New: Take 5 Oil Change	Auto Service Center	1,423	3 Service Bays	12
2	Cold Stone Creamery	Restaurant	1,200	4 Seats	2
3 & 4	Mo' Bettahs	Restaurant	2,700	70 Seats	28
5 & 6	GameHaven	Shopping Center	3,300	-	17
7	CosmoProf	Shopping Center	2,400	-	12
8 & 9	Crazy Beautiful Salon	Shopping Center	2,640	-	14
10	Plato's Closet	Shopping Center	4,570	-	23
11	Vapor Dreams	Shopping Center	1,000	-	5
12	VACANT	Shopping Center	1,000	-	5
13	Queens of Ink (NOT IN YET)	Shopping Center	1,500	-	8
14	Smokeys	Shopping Center	1,600	-	8
15	H&R Block	Professional Office	1,000	-	5
16	TruMotion Martial Arts	Shopping Center	1,000	-	5
17	The Aloha Spa	Shopping Center	1,000	-	5
18	VACANT	Shopping Center	1,000	-	5
19	#1 Nails	Shopping Center	1,000	-	5
20	Infusion Yoga & Pilates	Shopping Center	3,134	-	16
21	Bountiful Lash	Shopping Center	1,211	-	7
22 & 23	Thai Restaurant (NOT IN YET)	Restaurant	3,500	50 Seats	20
24	Spectrum Credit Union	Professional Office	1,500	-	8
TOTAL			37,678		210

Parking Demand Data Collection

5th South Plaza Businesses

Hales Engineering collected parking counts for the previous parking study on November 14, 2016 from 8:00 a.m. to 9:00 p.m. These parking counts were broken down by business, to provide a detailed snapshot of the parking needs for each business during a typical weekday. Additional parking counts were collected for this study update at the new businesses on November 19, 2020 to get an updated parking demand count. Knowing that the counts in November 2020 were taken during the COVID-19 pandemic, the counts were multiplied by a factor of two (2) in order to estimate normal parking conditions. Detailed parking counts are provided in Appendix B.

A summary of the peak parking demand data by business from both days is shown in Table 3. As shown, the sum of the peak demand of each business is equal to 155 parked vehicles. However, the total simultaneous parking demand was observed to be only 91 parked vehicles. Therefore, there were still 21 stalls available in the 5th South Plaza area even at the peak.

Table 3: Peak Parking Demand Summary – 5th South Plaza

Suite(s)	Business	Peak Demand	Peak Time
2	Cold Stone Creamery	11	4:30 PM
3 & 4	Mo' Bettahs	33	6:15 PM
5 & 6	GameHaven	14	5:45 PM
7	CosmoProf	8	10:00 AM
8 & 9	Crazy Beautiful Salon	10	12:30 PM
10	Plato's Closet	4	3:00 PM
11	Vapor Dreams	4	7:00 PM
12	VACANT	-	-
13	Queens of Ink (NOT IN YET)	-	-
14	Smokeys	3	6:30 PM
15	H&R Block	2	SEVERAL
16	TruMotion Martial Arts	15	7:30 PM
17	The Aloha Spa	4	6:30 PM
18	VACANT	-	-
19	#1 Nails	10	3:30 PM
20	Infusion Yoga & Pilates	25	9:30 AM
21	Bountiful Lash	4	1:00 PM
22 & 23	Thai Restaurant (NOT IN YET)	-	-
24	Spectrum Credit Union	8	9:30 AM
SUM TOTAL		155	
SIMULTANEOUS TOTAL		91	6:15 PM

A comparison of the City required stalls and the peak parking demand of each business is shown in Table 4.

Adjacent Businesses

The 5th South Plaza does not have any parking agreements with the adjacent businesses on the corner of 500 South and 200 West. The intent of this discussion is not to state that they should be counted as parking for the 5th South Plaza, or that the adjacent areas were used to tabulate a reduction for the 5th South Plaza. However, the adjacent parking areas in reality are used by patrons of the 5th South Plaza, and vice versa. Patrons are not aware of the property lines or parking agreements. Therefore, it makes sense to include the adjacent areas in a parking analysis to ensure that there will not be overflow from one area to another. If one area experiences a parking problem, the adjacent areas will be impacted.

Table 4: Parking Comparison – 5th South Plaza

Suite(s)	Land Use	City Required Stalls	Parking Demand
1	New: Take 5 Oil Change	12	-
2	Cold Stone Creamery	2	11
3 & 4	Mo' Bettahs	28	33
5 & 6	GameHaven	17	14
7	CosmoProf	12	8
8 & 9	Crazy Beautiful Salon	14	10
10	Plato's Closet	23	4
11	Vapor Dreams	5	4
12	VACANT	5	-
13	Queens of Ink (NOT IN YET)	8	-
14	Smokeys	8	3
15	H&R Block	5	2
16	TruMotion Martial Arts	5	15
17	The Aloha Spa	5	4
18	VACANT	5	-
19	#1 Nails	5	10
20	Infusion Yoga & Pilates	16	25
21	Bountiful Lash	7	4
22 & 23	Thai Restaurant (NOT IN YET)	20	-
24	Spectrum Credit Union	8	8
TOTAL		210	155
SIMULTANEOUS TOTAL			91

Hales Engineering had previously collected hourly parking counts on September 15, 2016 from 8:00 a.m. to 9:00 p.m. at the adjacent Panda Express and Chase Bank properties. Since the adjacent businesses' parking interconnects with the 5th South Plaza, there is some parking overlap that occurs. A summary of the parking counts throughout the day at the adjacent businesses is shown in Table 5 alongside the 5th South Plaza counts shown previously. As shown, at peak demand during the day, Panda Express had at least 18 stalls available and Chase Bank had at least 19 stalls available.

Table 5: Parking Demand with Adjacent Businesses

Time	5th South Plaza	Panda Express	Chase Bank	Total
8:00 AM	21	0	1	22
9:00 AM	63	19	7	89
10:00 AM	61	31	10	102
11:00 AM	50	22	20	92
12:00 PM	63	28	14	105
1:00 PM	72	21	10	103
2:00 PM	64	20	11	95
3:00 PM	62	19	11	92
4:00 PM	55	23	13	91
5:00 PM	82	14	9	105
6:00 PM	91	31	8	130
7:00 PM	66	32	1	99
8:00 PM	38	20	3	61
MAX	91	32	20	130
SUPPLY	112	50	39	201

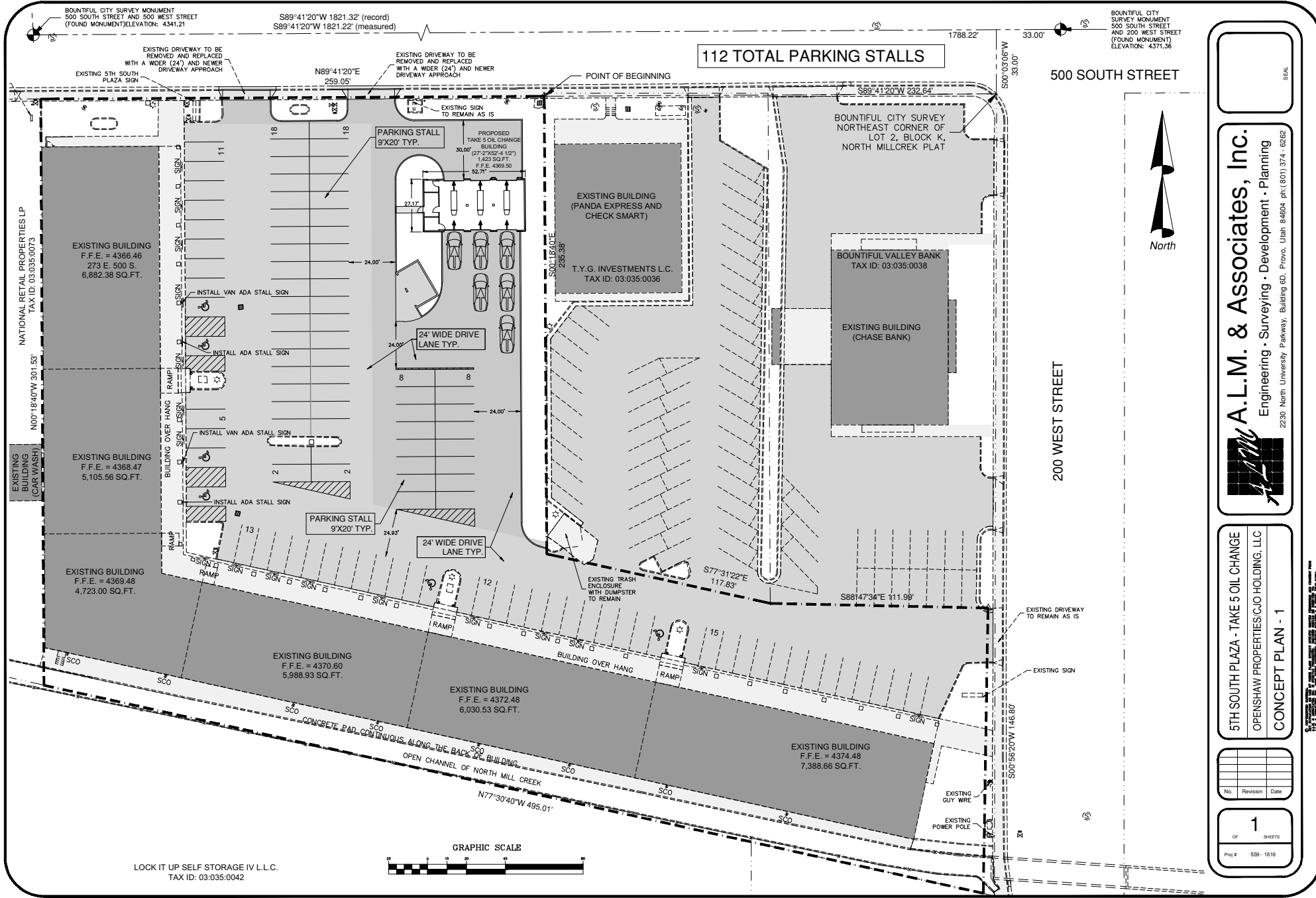
Conclusions

Though the 5th South Plaza with 112 stalls does not meet the minimum Bountiful City requirement of 210 stalls, it is recommended that a reduction in parking requirements be granted for the 5th South Plaza based on the following:

- A peak simultaneous parking demand of 91 vehicles was observed at 5th South Plaza with 130 vehicles total between 5th South Plaza, Panda Express, and Chase Bank:
 - The City would require 47 stalls for the new and vacant businesses, which when added to the observed demand would equal 138 parking stalls for 5th South Plaza and 177 parking stalls for all businesses
 - 177 parked vehicles in the area with all suites and businesses operational would still leave 24 parking stalls available total assuming crossover between areas
- While the intent of this study is not to state that the adjacent parking should be counted toward the 5th South Plaza, the adjacent parking areas are, in reality, used by patrons of the 5th South Plaza, and vice versa
- The time of day analysis indicates that there is excess parking at the 5th South Plaza and surrounding businesses throughout the day

APPENDIX A

Site Plan



SEAL

A.L.M. & Associates, Inc.
 Engineering • Surveying • Development • Planning
 2230 North University Parkway, Building 6D, Provo, Utah 84604 ph:(801) 374-6622

5TH SOUTH PLAZA - TAKE 5 OIL CHANGE
 OPENSHAW PROPERTIES C/O HOLDING, LLC
 CONCEPT PLAN - 1

No.	Revision	Date

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APPENDIX B

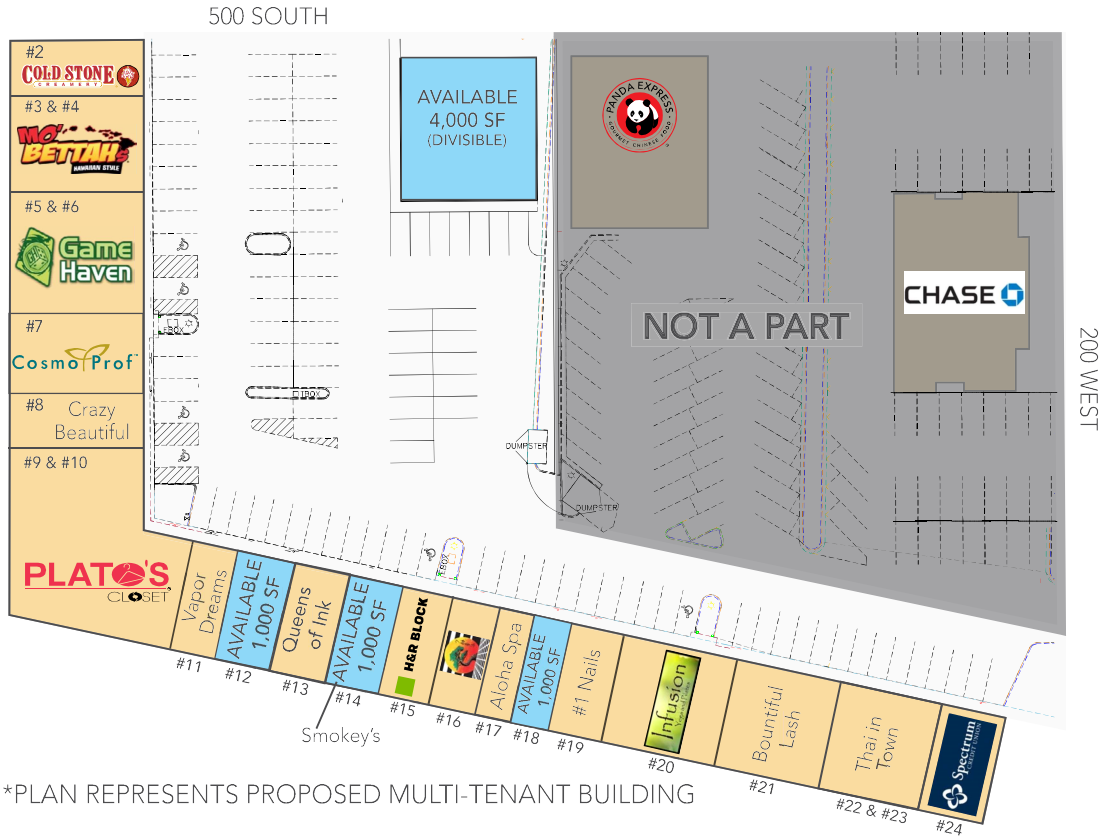
Parking Counts

Time	Parking Demand by Suite																			Total Demand
	2	3/4	5/6	7	8/9	10	11	12	13	14	15	16	17	18	19	20	21	22/23	24	
8:00 AM	0	1	0	0	0	0	0	-	-	0	0	0	0	-	0	0	0	-	0	1
8:15 AM	0	1	2	0	0	0	0	-	-	0	0	0	0	-	0	0	0	-	0	3
8:30 AM	0	1	2	0	0	0	0	-	-	0	0	0	0	-	0	3	0	-	0	6
8:45 AM	0	1	3	0	4	0	1	-	-	1	0	0	0	-	0	5	0	-	6	21
9:00 AM	0	5	4	0	4	0	1	-	-	1	0	0	0	-	0	22	0	-	7	44
9:15 AM	0	7	4	4	5	0	2	-	-	1	0	0	0	-	0	24	0	-	8	55
9:30 AM	0	5	0	2	5	0	2	-	-	1	0	0	0	-	5	25	0	-	8	53
9:45 AM	1	5	0	8	7	1	2	-	-	1	0	0	0	-	5	25	0	-	8	63
10:00 AM	1	5	2	8	7	2	1	-	-	1	0	0	0	-	5	22	0	-	7	61
10:15 AM	2	6	0	6	9	2	1	-	-	1	0	0	0	-	6	19	0	-	5	57
10:30 AM	2	6	0	2	9	1	1	-	-	1	0	1	0	-	6	11	0	-	5	45
10:45 AM	2	6	0	2	7	1	1	-	-	1	0	1	0	-	5	11	0	-	4	41
11:00 AM	2	7	0	2	8	1	1	-	-	1	0	1	0	-	5	10	0	-	3	41
11:15 AM	3	9	1	0	7	1	1	-	-	2	0	1	0	-	5	10	0	-	1	41
11:30 AM	2	11	1	6	8	1	1	-	-	2	0	1	0	-	4	10	2	-	1	50
11:45 AM	3	11	2	2	9	1	2	-	-	1	1	1	0	-	4	10	2	-	1	50
12:00 PM	2	13	3	2	9	2	3	-	-	1	1	1	0	-	4	7	2	-	1	51
12:15 PM	1	14	1	0	9	2	2	-	-	1	2	1	0	-	4	7	2	-	1	47
12:30 PM	3	16	3	0	10	1	3	-	-	2	2	2	0	-	4	7	2	-	2	57
12:45 PM	4	15	2	2	10	2	3	-	-	2	2	3	0	-	4	7	4	-	3	63
1:00 PM	3	20	2	2	8	2	4	-	-	1	2	3	0	-	7	7	4	-	4	69
1:15 PM	4	24	1	0	8	3	3	-	-	1	2	3	0	-	7	7	4	-	4	71
1:30 PM	5	25	3	2	8	3	2	-	-	1	2	3	0	-	3	7	3	-	4	71
1:45 PM	5	29	4	0	8	1	1	-	-	3	2	3	0	-	2	7	3	-	4	72
2:00 PM	5	25	3	2	8	1	1	-	-	1	2	2	0	-	3	7	1	-	3	64
2:15 PM	6	13	3	2	10	2	1	-	-	1	2	2	0	-	3	7	2	-	2	56
2:30 PM	6	9	3	0	8	3	1	-	-	1	2	2	0	-	2	9	2	-	2	50
2:45 PM	8	9	3	0	8	4	1	-	-	2	2	2	0	-	2	6	2	-	2	51
3:00 PM	6	10	4	0	8	4	1	-	-	1	2	2	0	-	7	2	2	-	2	51
3:15 PM	7	12	4	4	8	1	0	-	-	1	2	1	0	-	9	2	2	-	2	55
3:30 PM	9	12	5	6	8	1	1	-	-	1	2	1	0	-	10	2	2	-	2	62
3:45 PM	8	10	6	4	8	1	1	-	-	1	2	2	0	-	9	2	2	-	2	58
4:00 PM	9	11	8	4	8	1	1	-	-	1	1	2	0	-	5	0	2	-	2	55
4:15 PM	8	16	6	2	8	1	1	-	-	1	1	2	0	-	3	0	2	-	2	53
4:30 PM	11	17	5	0	7	2	1	-	-	2	1	2	0	-	3	0	2	-	1	54
4:45 PM	7	10	8	2	7	2	2	-	-	1	1	2	0	-	2	0	2	-	0	46
5:00 PM	7	5	8	4	6	2	2	-	-	2	1	1	0	-	5	0	2	-	0	45
5:15 PM	8	16	10	0	6	2	2	-	-	2	2	2	0	-	4	0	2	-	0	56
5:30 PM	7	14	11	2	6	1	3	-	-	2	2	4	0	-	2	8	3	-	0	65
5:45 PM	6	22	14	0	6	2	3	-	-	2	2	9	0	-	2	11	3	-	0	82
6:00 PM	6	25	8	0	6	2	2	-	-	2	1	11	2	-	2	14	3	-	0	84
6:15 PM	6	33	8	0	6	1	3	-	-	2	1	10	2	-	2	14	3	-	0	91
6:30 PM	3	31	9	0	6	1	3	-	-	3	0	10	4	-	3	15	2	-	0	90
6:45 PM	2	23	7	0	6	1	3	-	-	2	0	11	4	-	3	15	2	-	0	79
7:00 PM	3	18	6	0	4	1	4	-	-	1	0	8	2	-	0	16	3	-	0	66
7:15 PM	2	18	5	0	0	2	4	-	-	0	0	14	2	-	0	6	3	-	0	56
7:30 PM	7	17	4	0	0	2	4	-	-	0	0	15	2	-	0	1	3	-	0	55
7:45 PM	4	17	3	0	0	3	2	-	-	0	0	15	2	-	0	0	2	-	0	48
8:00 PM	4	13	3	0	0	0	1	-	-	0	0	13	2	-	0	0	2	-	0	38
8:15 PM	2	11	6	0	0	1	0	-	-	0	0	13	2	-	0	0	2	-	0	37
8:30 PM	1	6	5	0	0	1	0	-	-	0	0	13	2	-	0	0	2	-	0	30
8:45 PM	3	3	3	0	0	0	0	-	-	0	0	2	2	-	0	0	2	-	0	15
MAX	11	33	14	8	10	4	4	-	-	3	2	15	4	-	10	25	4	-	8	91

Note: Counts for suites 7 and 17 were multiplied by a factor of 2 to account for decreased COVID-19 volumes.

5TH SOUTH PLAZA

OPTION 1*



OPTION 2



Conditional Use Permit

A public hearing was held on February 2, 2021 at the South Davis Metro Fire Station Conference Room to consider the request for a conditional use for all accessory structures with a building footprint greater than ten percent (10%) and not to exceed fifteen percent (15%) at the following location:

17 East 1400 South, Bountiful City, Davis County, Utah
Parcel: 03-081-0014

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Commission makes the following findings:

1. This matter was properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this conditional use for a general commercial use with outside storage located at 17 East 1400 South, Bountiful, Davis County, Utah, with the following conditions:

1. Complete all redline corrections.
2. Install a six foot (6') tall solid fence on the west side of the property to mitigate potentially negative views from the adjacent property; or increase the west side yard setback to six feet (6') and install landscape buffering which would include tall shrubs or trees along the west side of the proposed accessory structure to mitigate potentially negative views from the adjoining property.
3. Any issues concerning public utility easements along the west property line be resolved with City Staff.

The conditional use was approved on February 2, 2021, and this written form was approved this 2nd day of February 2021.

Sean Monson
Planning Commission Chairman

ATTEST: Darlene Baetz
Recording Secretary