

Bountiful City
Planning Commission Minutes
December 5, 2017
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell, Tom Smith and Sharon Spratley; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Vice Chair – Von Hill and City Council Representation – Richard Higginson

1. Welcome and Introductions.

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

2. Approval of the minutes for November 21, 2017.

Tom Smith made a motion to approve the minutes for November 21, 2017 as written. Jesse Bell seconded the motion. Voting passed 4-0 with Commission members Bell, Monson, Smith and Spratley voting aye.

3. Consider preliminary site plan approval for the construction of a Culver's restaurant located at 620 N 500 West, GG & S LLC, applicant.

Chad Wilkinson presented the staff report. Matt Young was present.

The applicants, GG&S LLC, are requesting preliminary site plan approval for a new Culver's Restaurant and accompanying property improvements. The property is located within the C-H (Heavy Commercial) zone on the former J and L Garden Center site. The application includes the construction of a 4,300 square foot restaurant. The property is surrounded by commercial development on the north, south and west. To the east is the new Creekside Assisted Living development which is zoned RM-13 Multifamily residential 13 units to the acre.

The proposed development is located on a 1.32 acre portion of a larger 3 acre parcel. The applicant has shown possible future development of additional buildings on the site in order to plan for utilities and storm water layouts. The current request includes the restaurant pad and associated improvements. Future buildings will be required to have a separate site plan review and approval processes.

Access to the project will be via a single driveway on 500 West. The applicant has applied to the Utah Department of Transportation (UDOT) for the proposed access. The applicant will close two existing driveway approaches and will widen the remaining approach. This will include adequate parking based on the square footage shown and has adequate stacking spaces for the drive-through.

The proposed building meets the required setbacks for the C-H Zone. Although not a part of this review, the future building along the east side of the property will need to be modified to meet the zone buffer setback of 20 feet. The applicant proposes building materials consisting of a mix of stone, EIFS and fiber cement siding. The landscape plan meets the requirements of the Code including the minimum number of street trees, ornamental trees and shrubs.

Storm water will be collected on site and conveyed to the creek north of the property through a proposed storm drain system that will cross the intervening property outside of the street. Water and sewer will be

provided from existing lines in 500 West and will include the extension of an 8-inch water line and onsite fire hydrant. 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.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan review for the proposed fast food restaurant subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. All damaged curb and gutter and sidewalk along 500 W. shall be replaced.
4. Provide a 20 foot wide Public Utility Easement for the proposed 8 inch fire hydrant line.
5. Obtain permits from Davis County Flood Control for all storm water discharges into Barton Creek. Prior to Building permit provide copies of permits to the City.
6. Provide copy of recorded easement in favor of the subject property owners for the proposed storm water outfall line crossing the property to the north.

There was some discussion with staff and Planning Commission members about the easement approval needed for the storm water for the property. Mr. Rowland commented that it will be the property owners responsibility.

Sharon Spratley made a motion that the Planning Commission forward a recommendation of preliminary site plan approval for the construction of a Culver's restaurant located at 620 N 500 West, GG & S LLC with 6 conditions outlined by staff. Tom Smith seconded the motion.

Voting passed 4-0 with Commission members Bell, Monson, Smith and Spratley voting aye.

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

Planning Commission meeting:

December 12, 2017 – working meeting with City Council members

December 19, 2017 – Planning Commission meeting.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:45 p.m.


Chad Wilkinson, Bountiful City Planner