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Bountiful City Planning Commission
Approved Minutes
April 7, 2020

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This meeting was viewed by Planning Commission members, staff and residents via video conference meeting (Zoom).

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Present: Chair – Sean Monson; Vice Chair – Jesse Bell; Planning Commission Members – Sam Bawden, Jim Clark, Lynn Jacobs and Sharon Spratley; City Council Representation – Kendalyn Harris; City Attorney – Clint Drake; City Engineer – Lloyd Cheney; City Planner – Francisco Astorga; Assistant City Planner – Curtis Poole and Recording Secretary – Darlene Baetz

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1. Welcome and Introductions.

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

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2. Approval of the minutes for March 3, 2020.

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Sharon Spratley made a motion to approve the minutes for March 3, 2020 as written. Sam Bawden seconded the motion.

Roll call vote was taken. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Jacobs, Monson, and Spratley voting aye.

3. PUBLIC HEARING - Consider approval of a Conditional Use Permit for a Private School in the Downtown zone located at 85 West 300 South, Paul Tanner, representing Choice Education L3C, applicant.

Paul Tanner was present. Francisco Astorga presented the staff report.

Paul Tanner with Choice Education L3C, the Applicant, submitted a Conditional Use Permit (CUP) application for a private school at 85 West 300 South. The site is located in the Downtown (DN) Mixed Use Zone. The site is currently owned by Arvins LLC/Kenneth Knighton. The site consists of a vacant single-family dwelling, the vacant Arvin's Flowers building, and an automobile/OHV dealership consisting of two (2) white buildings. The Applicant requests to utilize the Arvin's Flowers building as a private school for children ages 4-12 in two (2) mixed aged classrooms. The Applicant does not request to utilize the other two (2) other buildings on the site.

The Applicant proposes to start with 25 children the first year and indicates that they would like a maximum enrollment of 45. The Applicant reports that if based on demand, there is a higher need (more than 50) they would consider installing a fire suppression system or relocate to another site. School hours are proposed from 9 am – 2:30 pm. The Applicant estimates 20 vehicle drop-offs and pick-ups, and will instruct them to come in on 100 West, turn east on 300 South and drop off children in front of the building to eliminate crossing the street.

Certain uses which necessitate special conditions in order to make them compatible with permitted uses within a zone designation, are classified as conditional uses and require approval of a CUP. A CUP may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit, or as otherwise provided

1 in the Bountiful City Code. The Bountiful City Land Use Code indicates that a CUP shall be
2 approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably
3 anticipated detrimental effects of the proposed use in accordance with the applicable standards. If
4 the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially
5 mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with
6 applicable standards is not possible, the CUP request may be denied.

7
8 Staff identifies that based on the proposal to utilize the Arvin's Flowers building, occupancy of the
9 private school would be dictated by the amount and location of on-site parking, which is located on
10 the east side of the site. Staff inspected the site and calculated that the site could accommodate 13
11 parking spaces on the current parking lot without any additional improvements.

12
13 Since the site also has a business license for an automobile/OHV dealership (two white buildings),
14 parking spaces need to also be allocated for that use, which happens to be controlled by the
15 property owner. Based on review of issued business licenses and adopted parking requirements,
16 the Planning Director determined that the automobile dealership necessitates a minimum of three
17 (3) parking spaces, allowing the proposed private school to allocate 10 parking spaces for their use.
18 The adopted parking requirements indicate the following for a school: One (1) parking space for
19 each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium
20 or assembly area. Per the Applicant, the proposed private school will have a maximum of three (3)
21 administrators/faculty members, permitting the number of students to be capped at 28. Staff finds
22 that this is a comfortable number for the building and site based on the constraints of the adjacent
23 use as well as proximity to the residential (R-4) single-family district.

24
25 If the automobile dealership ceases to operate, the private school may have the ability to increase
26 their parking capacity, allowing for an increase in school enrollment. Based on the existing site
27 improvements, the onsite parking lot would allocate a cap of 40 students. Staff finds that it would
28 be prudent to place a maximum number of students to mitigate the possible burden on the
29 neighborhood.

30
31 Staff recognizes the obligation of the property owner to provide on-site parking per the
32 requirements of the adopted parking requirements and acknowledges the City's parking limitation
33 on City streets (Municipal Code 13-1-103). While some may choose to temporarily park on the
34 street instead of on the provided parking lot, the City is still required to comply with on-site (off-
35 street) parking requirements.

36
37 South Davis Fire reports that the Applicant will have to work with the State Fire Marshall's Office.
38 The Power Department reports that for the remodel, the electric service may need to be updated.
39 Any changes to the site may require relocation of existing power system which may at developer's
40 expense. The City Engineer has reviewed their drop off plan and agrees with their proposal. The
41 Police Department has provided a caution regarding the potential impact of drop off times and the
42 challenge they have had with other similar uses with the City.

43
44 Staff recommends that the Planning Commission approve the requested CUP for a Private School
45 subject to the following seven (7) conditions:

- 46
47 1. The maximum number of students shall be limited to 40 based on the minimum adopted
48 parking requirement for schools: One (1) parking space for each administrator and faculty

1 member, plus one (1) space for each four (4) seats in an auditorium or assembly area. Based
2 on parking requirement for schools and other permitted uses on-site and their parking
3 requirement, 40 parking spaces may not be accomplished.

4 Mr. Astorga stated there was an error in the language of condition 1 which should read
5 “The maximum number.... parking requirement, 40 students may not be accomplished.”

- 6 2. The Applicant shall confirm compliance of the parking spaces by submitting to the Planning
7 Director a site plan delineating such spaces. This shall take place prior to any other submittals
8 associated with building permits for remodels to the buildings.
9
- 10 3. The Applicant shall paint the parking spaces to clearly show the delineation of the spaces.
11 The parking spaces shall comply with applicable area requirements, etc., as specified in the
12 Land Use Code.
- 13 4. In conjunction with the required annual business license and renewal, the private school shall
14 document with the Business License Coordinator their number of administrators/faculty and
15 students to assure compliance with the parking requirements.
- 16 5. The applicant shall receive any applicable permits by South Davis Metro Fire and the State
17 Fire Marshall’s Office.
- 18 6. For the remodel, the electric service may need to be updated. Any changes to the site may
19 require relocation of existing power system which would be at developer’s expense.
- 20 7. Apply separately for signage, including temporary signs, meeting the standards of the Code to
21 be reviewed by Staff.
22

23 ***Councilwoman Harris and City Attorney Clint Drake joined the video conference meeting***
24 ***(Zoom).***
25

26 Chair Monson asked for clarification of the limitation of parking for the total number of students
27 and administrators spaces 28 students versus 40 students due to the parking lot that is shared with
28 the adjacent car lot. Mr. Astorga stated that there was a correction for the assessment of the use of
29 the auto sales business would be 3 parking spaces which would allow the school to utilize the next
30 10 spaces. For the 10 spaces with the current proposal with 3 administrators they will have a
31 maximum of 28 students. If the auto sales use ceases to operate from that location then the number
32 could jump to 40 students.
33

34 Mr. Bell asked about the situation for the home on the corner. Mr. Astorga stated that the home is
35 owned by the same property owner and the City did not have any specific plans about the future
36 for the home.
37

38 Mr. Jacobs asked for clarification about the home occupation that may be relocated to this location.
39 Mr. Astorga noted that the applicants may want to move the home occupation business may be
40 moved to this commercial location. If the business moved to this location it would be changed to a
41 commercial business. Mr. Tanner stated that if he would like to pursue this, then he would file any
42 applications in the Planning office and it would be addresses at that time.
43

44 Mr. Drake stated that a condition could be added that there was mention of a potential Home
45 Occupation Use and that the applicant would need to comply with all City requirements if they
46 were to pursue that business use.
47

48 Chair Monson opened the **PUBLIC HEARING** at 6:55 p.m.

1
2 Mr. Francisco stated that there were no comments sent to the City email before the meeting started
3 and no public was at the Public Hearing wanting to comment.
4

5 Chair Monson closed the **PUBLIC HEARING** at 6:57 p.m.
6

7 Mr. Astorga stated that the existing auto business has a current business license agreement and
8 there would need to be parking spaces for all businesses at this location. Chair Monson asked if
9 there could be a parking agreement between the property owner and applicant to be able to use the
10 parking spaces. Mr. Astorga noted that the business uses would be looked at during the business
11 license renewal time. Mr. Drake noted that an agreement could not take away the number of
12 spaces needed for the auto sales business. Mr. Astorga stated the property owner may have
13 possible options to accommodate more parking spaces which would need a site plan review to
14 comply with landscaping approval before the project could be started. Mr. Jacobs asked if the
15 approval of the Conditional Use Permit can be based on meeting parking requirements instead of
16 capping the number of students. Mr. Astorga noted that staff would prefer to amend the
17 Conditional Use Permit if more parking is added. The applicant noted that the school would be
18 capped at 50 due to the lack of a fire suppression system in the building,
19

20 JeVonne Tanner noted that the school will focus on the home school/private hybrid - student
21 learning. Students will be at the school Mon 12:00-3:00, T-Thurs will be 8:30 – 3:00 and Fridays
22 off, with occasional meetings will be held on Fridays. Staff will be at the school 30 minutes before
23 and after school.
24

25 Ms. Spratley made a motion to approve a Conditional Use Permit for a Private School in the
26 Downtown zone located at 85 West 300 South with the seven (7) conditions outlined by staff and
27 the correction to condition 1 stated by Mr. Astorga to read "*The maximum number.... parking*
28 *requirement, 40 students may not be accomplished.*". Lynn Jacobs seconded the motion.
29

30 Mr. Bell asked for clarification of after-hours events for the previously approved private school on
31 Main St. Mr. Astorga stated the City adopted a zone text amendment that would allow private
32 schools in the Downtown zone but would require approval through a Conditional Use Permit.
33

34 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark,
35 Harris, Jacobs, Monson, and Spratley voting aye.
36

37 **4. Consider approval of a preliminary and final site plan for Deseret First Credit Union Towns**
38 **located at 260 North 500 West, Jonathan Johnson representing Deseret First Credit Union,**
39 **applicant.**
40

41 Jonathan Johnson and Spencer Park were present. Curtis Poole presented the staff report.
42

43 The Applicant, Deseret First Credit Union, requests Preliminary and Final Architectural Site Plan
44 approval for the construction of a new credit union branch office at 260 North 500 West, which is
45 a permitted use in the C-H (Heavy Commercial) Zone. The Applicant is proposing to construct a
46 new branch office at this location. The property is located on the City's western boundary and is
47 entirely bordered by the C-H (Heavy Commercial) Zone with the exception of the property to the
48 north (Bountiful Manor Condominiums) which is in the RM-25 (Multiple Family Residential)

1 Zone. The Lowe's development is to the west across 500 West.
2

3 The proposed development will be located on a 1.03 acre property. The Applicant will remove all
4 currently existing buildings on the property and replace with a new structure, parking and
5 landscaping features. The site currently has two drive approaches from 500 West and the Applicant
6 proposes to remove the approach on the north and replace with curb, gutter and sidewalk; and will
7 continue to maintain use of the approach on the south. As 500 West is a UDOT facility the
8 Applicant will need to obtain necessary approvals, permits and inspections from UDOT on the
9 remaining drive approach and to work in the right-of-way. The Applicant will provide these
10 approvals to the City.
11

12 The structure proposed by the Applicant will be one level and shows a mix of brick and metal
13 composite material in grey and beige tones. The southwest corner of the building will feature large
14 glass panels which will give views into the lobby and offices from the exterior. The primary
15 entrance to the building will be from the south and will feature a prominent brick and glass
16 articulation. The Applicant has provided vertical and horizontal elements to provide relief from
17 large flat walls.
18

19 The Applicant is showing landscaping which far exceeds the fifteen (15) percent standard required
20 by Code. In addition to the landscaping surrounding the building and parking areas the Applicant
21 will provide a large open grass area on the east side of the property which will be continuously
22 maintained. The Applicant indicates this area could become a future development which would
23 require an amended site plan to be reviewed by the Planning Commission. Existing fencing on the
24 north and south of the property will be removed and replaced by the Applicant.
25

26 The Landscape Plan submitted by the Applicant shows they will provide five (5) additional trees;
27 however, they are not indicating any trees adjacent to 500 West as required by Code. Staff and the
28 Applicant request to further discuss the proposed Landscape Plan in relationship to the required
29 street trees found in Bountiful Land Use Code § 14-16-109, C and 14-16-117 (included as
30 attachments). Staff recommends the Planning Commission review the sections of Code and the
31 location of trees within the proposed Landscape Plan.
32

33 The Applicant is requesting the Planning Commission review tree placement within their
34 Landscape Plan to determine if substitutions of trees would be acceptable. The Commission may
35 add a condition of approval to strictly follow the Code, requiring one (1) street tree be planted for
36 every thirty-five (35) lineal feet of street frontage; or the Commission may add a condition of
37 approval to allow for a substitution of tree types placed adjacent to 500 West with the same
38 standards as street trees.
39

40 The Parking Plan submitted by the Applicant meets the standards of the Code including ADA
41 required parking. To the east of the principal structure the Applicant is proposing two drive-
42 through lanes with vehicular cueing meeting the standards of the Code. The driveway on the south
43 will run through the property and connect to the property immediately adjacent to the east.
44

45 Storm water will be collected on site and the Applicant will need to sign a Storm Drain
46 Maintenance Agreement and provide a Stormwater Pollution Prevention Plan (SWPP) to the City
47 as the site exceeds one (1) acre. Culinary water and sewer connections will be provided by existing
48 lines in 500 West. Garbage collection will take place to the east of the drive-through lanes and the

1 dumpster will be contained behind a site obscuring wall. The Photometric Plan shows lighting will
2 not spill onto adjacent properties or 500 West. The Applicant will continue to work with Bountiful
3 Light and Power on connections to the site.
4

5 The development is occurring in an area with urban levels of infrastructure already in place.
6 Impacts from the development of this property have been anticipated in the design of the existing
7 storm water, sewer, and water and transportation systems. The conditions of approval are designed
8 to mitigate other impacts anticipated by the development.

9 Staff recommends the Planning Commission forward to the City Council a recommendation of
10 approval for the Preliminary and Final Architectural and Site Plan Review for the proposed credit
11 union branch office subject to the following seven (7) conditions:
12

- 13 1. Complete any and all redline corrections.
- 14 2. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
- 15 3. Receive UDOT approvals and permits for the drive approach and to work in the UDOT right-
16 of-way.
- 17 4. Provide a SWPP and resolve any issues or concerns regarding storm water retention to the
18 satisfaction of the City Engineer.
- 19 5. Apply separately for signage, including temporary signs, meeting the standards of the Code to
20 be reviewed by Staff.
- 21 6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 22 7. Sign a Public Improvement Development Agreement.
23

24 Staff noted that the code requires street, screening, or ornamental trees need to be located next to
25 the west side of the building and feels that the trees could be placed closer together. Mr. Bell
26 would like to see a street tree that would possibly give more visibility into the lobby.
27

28 Mr. Park noted the concern for the 10 foot power easement on the west side and the safety for the
29 bank lobby. Mr. Astorga noted that City code has changed in the past years and is unaware of
30 some of the older development requirement during their approval process. Staff referenced the
31 City code to note that trees should be within the right away from back of sidewalk. Mr. Cheney
32 stated that if there was utility work done within the easement area, the City would replace shrubs,
33 grass or landscape and is not required to replace large street trees. Mr. Poole noted that the power
34 line is buried to the south of the driveway. Mr. Jacobs asked for clarification about the spacing of
35 the trees. Mr. Astorga noted the applicant indicated a difference of interpretation of the placement
36 of trees. Mr. Cheney would like to recommend that grass be planted and trees or shrubs not be
37 planted due to a number of utilities buried in this area. Mr. Monson would like to ask staff to look
38 at this code 14-16-109 to possibility be amended.
39

40 Mr. Bell asked for clarification of the driveway to the east. Mr. Poole noted the driveway will
41 continue east to the building behind this project. The applicant has agreed to place two trees to the
42 northwest including counting the black Austrian pine tree just next of the northwest corner of the
43 building of the building and one to the northwest of the first parking space with the flexibility of
44 the species of trees. Mr. Drake agrees that staff has the flexibility to approve the species of trees.
45

46 Ms. Spratley made a motion to forward a recommendation to City Council of approval for the
47 Preliminary and Final Architectural and Site Plan Review for Deseret First Credit Union located at
48 260 North 500 West with the seven (7) conditions outlined by staff with the additional condition to

1 allow street or ornamental trees and to allow the City Planner to approve the species of trees. Jim
2 Clark seconded the motion.

3
4 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark,
5 Harris, Jacobs, Monson, and Spratley voting aye.

6
7 **5. Consider preliminary site plan approval for 2nd and Main, a mixed use multi-family dwelling**
8 **located at 220 N Main St, Justin Atwater, applicant.**

9
10 Justin Atwater was present. Curtis Poole presented the staff report.

11
12 The Applicant, Pembridge Heathrow Holdings LLC, is requesting Preliminary Architectural and
13 Site Plan approval for a Mixed Use Development located at 220 North Main Street which is a
14 conditional use in the DN (Downtown) Zone. The Applicant appeared before the Planning
15 Commission on September 17, 2019 requesting a Variance from the parking standards of the DN
16 (Downtown) Zone. The purpose of the Variance was due to the affects Barton Creek had on the
17 development of this property. The Commission granted the Variance with the conditions the
18 Applicant install a wall of sufficient height so as to completely screen and buffer the parking area
19 from Main Street, said wall should be at least six (6) feet tall as measured from the sidewalk and
20 provide an opening, access or gate, if possible to Main Street. The Commission also noted that by
21 granting the Variance the Applicant would be required to meet all other zoning standards and
22 receive necessary approvals regarding development of the property.

23
24 The Applicant is proposing to consolidate three (3) separate parcels into one (1) parcel consisting
25 of approximately 0.7 acres. This property is located in the DN Zone. The property is bordered by
26 an IHC Health Service building to the north and parking for IHC to the east. To the south of the
27 property is an office complex and across Main Street to the west is a vacant property which was
28 the former location of Luxury Automotive.

29
30 The Applicant will remove all existing buildings on the three parcels, including the building
31 housing the current location of Brooks Fabrics and the former dentist office on the north side of the
32 site. The Applicant is proposing five (5) buildings which will be a mix of twenty-one (21)
33 Residential Units, consisting of two (2) studio, eight (8) one-bedroom and eleven (11) two-
34 bedroom units; and up to four (4) Commercial spaces facing Main Street. The Applicant will apply
35 for a Conditional Use Permit for the Residential Units of the development which would
36 accompany the Final Site Plan. The parcels currently have two (2) drive approaches on Main Street
37 and one (1) approach on 200 North. The Applicant is proposing to close the approaches on Main
38 Street, replacing them with curb, gutter and sidewalk. The approach from 200 North will be the
39 access point for the site.

40
41 The two (2) buildings facing Main Street will be three (3) levels with the Commercial space on the
42 bottom and Residential spaces above. The buildings show a mix of brick, stucco and metal siding
43 with a grey and beige color scheme. The Commercial entries facing Main Street will be recessed;
44 however, the Applicant should provide an additional architectural feature such as, an awning,
45 friezes, landscape planters, etc. The Residential spaces fronting Main Street show a mix of
46 horizontal and vertical architectural elements, including balconies, which provide visual relief
47 meeting the standards of the DN Zone.

1 The three (3) Residential buildings to the east of the development will have similar architectural
2 features, material and color schemes. Buildings D and E which face 200 North will be back-loaded
3 two (2) car garages and Building C will be front-loaded two (2) car garages. Building C will have
4 front entries next to the garages and each unit will have a balcony on the north side of the building.
5 Buildings D and E will have front entrances facing 200 North which will be recessed and have
6 canopies meeting the standards of the DN Zone. These buildings will also feature individual
7 balconies on the north side.
8

9 The Landscaping Plan submitted by the Applicant show the development has seventeen (17)
10 percent landscape coverage. The landscaping standards for the DN Zone require each development
11 have a minimum ten (10) percent landscaping coverage and to provide an additional fifty (50)
12 square feet of landscaping per residential unit. The minimum landscaping for this site would be
13 fourteen (14) percent per Code. The Applicant will need to provide a detailed Landscaping Plan
14 meeting the standards of the Code, such as placement and types of plant material, prior to Final
15 Architectural and Site Plan Review. The Applicant will also need to receive approval from Davis
16 County prior to constructing any retaining walls along the creek.
17

18 The proposal shows the Applicant will provide thirty-seven (37) parking spaces. Based upon the
19 Commercial and Residential use of the property the development would need fifty-five (55)
20 parking spaces per Code. The Bountiful Land Use Code (§ 14-7-120, C and §14-18-104, E)
21 permits joint use parking if the Applicant submits a parking analysis, gives the location and
22 number of spaces to be shared and records a Deed Restriction or easement with the County to
23 guarantee access for both uses. The Applicant has submitted a parking analysis prepared by Focus
24 Engineering and Surveying, LLC, which indicates the peak parking for this site would range from
25 a low of twenty-eight (28) needed stalls to a peak of thirty-five (35) stalls needed. The parking
26 standards in the DN Zone require all parking spaces to be located to the side or rear of buildings.
27 Parking is not permitted in the front setback. There are five (5) spaces along 200 North which are
28 showing within the front setback. These spaces would need to be revised by the Applicant.
29

30 As noted in previous Commission meetings, Barton Creek splits this site from south to north.
31 Davis County has a twenty-seven (27) foot easement over the creek which does not allow the
32 construction of any buildings. The existence of the creek and the easement makes this a difficult
33 site to develop. In addition, the effective flood zone of Barton Creek encroaches upon this site,
34 which likely would affect the construction of Buildings A, C and E. The Applicant would be
35 required to build to required flood standards or obtain a letter of Map Amendment/Revision from
36 the Federal Emergency Management Agency (FEMA) before building permits could be issued for
37 those buildings located in the effective flood zone.
38

39 Culinary water and sewer connections will be provided by existing lines in Main Street and 200
40 North. The Applicant will continue to work with the City Engineer on placement of meters and
41 mitigating the potential damage to Main Street and 200 North from excavation. Power connections
42 already exist on the site and the Applicant will work with Bountiful Light and Power on locations
43 of power boxes. The Garbage dumpster is proposed on the east of the site and south of Building C.
44 The Applicant will need to provide a turn route for garbage collection.
45

46 This property is located on a very visible corner of Main Street and development of the site will
47 have a noticeable impact on Downtown. The development is occurring in an area with urban levels
48 of infrastructure already in place. Impacts from the development of this property have been

1 anticipated in the design of the existing storm water, sewer, and water and transportation systems.
2 The conditions of approval are designed to mitigate other impacts anticipated by the development.

3
4 Staff recommends the Planning Commission forward a recommendation of approval to the City
5 Council for Preliminary Architectural and Site Plan Review for the Mixed Use Development
6 located at 220 North Main Street subject to the following conditions:

- 7
- 8 1. Complete any and all redline corrections.
- 9 2. Prior to applying for a Building Permit the Applicant shall consolidate the three (3) parcels and
10 record with the County.
- 11 3. All damaged curb, gutter and sidewalk along Main Street and 200 North shall be replaced.
- 12 4. Prior to submittal for Final Architectural and Site Plan approval provide Staff with a
13 Landscaping Plan meeting the standards of the DN (Downtown) Zone and the general
14 standards of the Code.
- 15 5. Revise parking along 200 North to meet the standards of the DN Zone and submit a parking
16 plan showing which spaces are designated as shared spaces between the uses.
- 17 6. Demonstrate that adequate turning space is provided for garbage collection and provide
18 adequate back-out distance for the eastern most unit of Building E.
- 19 7. Revise Commercial entries facing Main Street to show additional architectural features
20 meeting the standards of the DN Zone.
- 21 8. Receive approval from Davis County for connection of storm drain inlets to the existing box
22 culvert and construction of retaining walls along the creek.
- 23 9. Provide flood resistant design and construction methods for buildings located in the effective
24 flood zone or obtain an approved Letter of Flood Map Revision for the site from FEMA.
- 25 10. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 26 11. Sign a Public Improvement Development Agreement.
- 27

28 Mr. Astorga noted staff will take applicants thru the preliminary and final site plan separately for
29 those projects in the downtown zone. Mr. Bell asked for clarification of the number of parking
30 spaces. Mr. Poole stated the parking study and proposed parking for the project. Mr. Jacobs
31 agrees with the philosophy of having business use during the day and residential at night. The
32 parking study would look at business and residential needs. Ms. Spratley asked if the preliminary
33 site plan should go forward with the loss of the 5 parking spots. Mr. Poole stated that this is a
34 preliminary site plan and an additional condition could be added by the Commission members.

35
36 Mr. Atwater stated that the project has 3 extra parking stalls that are required by City requirements.
37 Staff has included condition 5, which he feels that the project will be able to accommodate. Mr.
38 Bell discussed the possibility of moving the dumpster to the north and would allow more
39 landscaping. He feels that the three parking spaces to the east would cause more problems with
40 vehicles backing up onto the street. Mr. Cheney is concerned about the flood easements and
41 amount of fill needed for Building E. Mr. Atwater responded the site will be raised about 5-10 feet
42 and doesn't feel that this issue would stop the approval process and can be addressed at Final
43 approval. Mr. Cheney stated the canal sits 3-4 feet below the property and the FEMA map is the
44 most current map that is available for this property. He feels that getting the FEMA map amended
45 will take some time. Mr. Atwater noted that he feels confident that they will be able to get this
46 resolved.

47
48 Ms. Spratley made a motion to forward a recommendation of approval to the City Council for

1 Preliminary Architectural and Site Plan Review for the Mixed Use Development located at 220
2 North Main the eleven (11) conditions outlined by staff. Jesse Bell seconded the motion.

3
4 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark,
5 Harris, Jacobs, Monson, and Spratley voting aye.

6
7 **6. Director's report, review of pending applications and miscellaneous business.**

8
9 Mr. Astorga reported the next Planning Commission will be on May 5.

10
11
12 Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at
13 8:55 p.m.

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19


Sean Monson
Planning Commission Chairman
APPROVED ON MAY 5, 2020