

1 Approved Minutes of the
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **August 17, 2021**
4

5 Present: Commission Chair Sean Monson
6 Commission Members Sam Bawden, Jesse Bell, Jim Clark, Sharon Spratley and
7 Councilwoman Kendalyn Harris
8 City Attorney Clinton Drake (attending via conference call)
9 City Engineer Lloyd Cheney
10 Planning Director Francisco Astorga
11 Asst City Planner Kendal Black
12 Recording Secretary Darlene Baetz
13

14 Excused: Commission Member Lynn Jacobs (vice-chair)
15

16
17 **1. Welcome.**
18

19 Chair Monson opened the meeting at 6:31 pm and welcomed all those present.
20

21 **2. Approval of minutes for July 6, 2021.**
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23 MOTION: Commissioner Spratley made a motion to approve the minutes for July 6, 2021 with one
24 correction on page 4 line 13 “Mr. *Steven Beyer*....”. Commissioner Bell seconded the motion.
25

26 VOTE: The motion passed unanimously (6-0).
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28 **3. 260 North 500 West – Deseret First Credit Union Zoning Map Amendment from Heavy**
29 **Commercial to Mixed-Use Professional Office, Brian Knowlton, applicant – Planning Director**
30 ***Francisco Astorga***
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32 Brian Knowlton was present. Planning Director Francisco Astorga presented the item.
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34 The west side of the property was re-developed in 2020 as the new site of the Deseret First Credit
35 Union building. The current request is to amend the zoning designation from Heavy Commercial to
36 Mixed-use Professional office for the property. The proposed amended zone change included plans
37 to build 2 3-story buildings with townhouses and artist studios.
38

39 Staff does not support the amended zone change at this site because the current Bountiful City General
40 Plan does not support the change. The plan does not include urban characteristics including wide
41 sidewalks and community gathering spaces. Staff recommends the Planning Commission forward a
42 negative recommendation to the City Council because the current proposal does not integrate with
43 the existing structures and layout of the site.
44

45 Mr. Knowlton discussed the negative staff recommendation which includes the possible uses for this
46 leftover portion of a parcel of land and noted that he is working with Deseret Credit Union. He feels
47 that several of the design characteristics are subject to the interpretation of Bountiful City staff. He
48 noted that there is a sidewalk but that it does stop at the drive thru area. Mr. Knowlton noted that this
49 proposal is a desire to meet the code.
50

1 Chair Monson opened the public hearing at 6:53 p.m.

2
3 Alan Arbuckle resides at 475 East Pages Lane and the previous owner of the property that First Credit
4 Union is on. He discussed his concern for the safety for individuals wanting to use the sidewalk as
5 they are crossing the parking lot and the driveway needed for the proposed east properties.

6
7 Planning Director Astorga noted there is a driveway with an easement to the south for traffic for the
8 east buildings.

9
10 Chair Monson closed the public hearing at 6:56 p.m.

11
12 Councilwoman Harris asked what objections are more spirit of the law and what objections are more
13 letter of the law. Planning Director Astorga discussed the urban characteristics on page 14 of the
14 Planning Commission packet and noted that the word “shall” does not give the City flexibility and he
15 finds that applicants request doesn’t meet the listed items, for example, they meet the open space
16 percentage, but it isn’t a usable space for the proposed development.

17
18 Mr. Knowlton discussed the percentage of the development of the mixed-use zone and noted that the
19 project will have sidewalks on both sides of the property. He feels that these are interpretations and
20 the words that were used was “such as” in conjunction with “shall”. He recognized that the gathering
21 spaces may be a little weak but didn’t believe that he needed all of the items as required. He wanted
22 to get this item before the Commission to allow feedback. He noted that the City Loft project was
23 approved for vertical mixed use and is very similar to this project.

24
25 Commissioners discussed the concern of the size, safety due to the interruption of the sidewalk with
26 the drive-thru traffic pattern. Planning Director Astorga also stated the concern of the sidewalk which
27 does not continue thru the drive-thru area.

28
29 Commissioner Bawden clarified that staff is using the adopted general plan code from 2009 for the
30 review of this item and that staff is recommending denial of this zone change based only on the
31 current design of this project with the existing building.

32
33 MOTION: Commissioner Spratley made a motion to forward a negative recommendation to City
34 Council. Commissioner Clark seconded the motion.

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

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38 **4. 1545 South Main – Thirst Drinks Fast-Food Restaurant with drive-up Conditional Use Permit,**
39 **Alex Winder, applicant – Assistant City Planner Kendal Black**

40
41 *Item 4 was presented along with item 5.*

42
43 **5. 1545 South Main – Thirst Drinks Fast-Food Restaurant with drive-up Preliminary and Final**
44 **Architectural and Site Plan Review, Alex Winder, applicant – Assistant City Planner Kendal**
45 **Black**

46
47 Alex Winder was present. Assistant City Planner Kendal Black presented the item.
48

1 The applicant is requesting a Conditional Use Permit for a change of use from an automobile sales
2 use to a fast-food restaurant with a drive-up use and an approval for a preliminary and final
3 architectural and site plan review. The proposed plan would include a drive-through on the south
4 side with the removal of a masonry wall and the southwest drive access would be closed with
5 landscaping in its place. The drive-thru lanes will be painted, and the current canopies are to remain
6 in place. Bountiful Code requires 6 stacking spaces for a drive thru and the proposed plans include
7 15 stacking spaces.

8
9 The Police Chief and City Engineer were concerned about the possible problems with traffic spilling
10 out onto the public street and the angled parking with the exit at the northwest driveway. The
11 proposed plan will have 2 lanes with 15 stacking spaces, no walk-up services and added signage for
12 entering and exiting the property to help with the employee angled parking.

13
14 Chair Monson opened the public hearing at 7:23 p.m.

15
16 George West is the current owner of the property and resides at 3921 West 2400 North in Plain City.
17 He stated his appreciation for the hard work of the owners have put forward and feels that this business
18 is a good fit at this location.

19
20 Chair Monson closed the public hearing at 7:25 p.m.

21
22 Assistant City Planner recommended the Planning Commission approve the Conditional Use Permit
23 and the preliminary and final architectural and site plan review with the conditions outlined.

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25 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit Council
26 with the one condition outlined by staff. Councilwoman Harris seconded the motion.

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

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30 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to City
31 Council with the one condition outlined by staff. Commissioner Bell seconded the motion.

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

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35 **CONDITIONS OF APPROVAL:**

- 36
37 1. Prior to applying for a building permit the Applicant shall:
- 38 a. Show plans to add one (1) street tree between the two (2) drive accesses on the street frontage
39 of 200 West, and three (3) street trees in the new landscaped area on the western and
40 southwestern Main Street frontage.
 - 41 b. Show plans to add one (1) ornamental tree and/or shrubs to meet the Code in the two (2) new
42 landscape areas next to the building (one (1) on the east side and one (1) on the west side).
 - 43 c. Add trees and shrubs in the southwest corner, where the drive access is being closed off and
44 filled with landscaping, and along the Main Street frontage.
 - 45 d. Show the plan to add sign stating “Exit Only – Do Not Enter” or similar sign to the northwest
46 drive access.
- 47
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