

**Bountiful City  
Planning Commission Minutes  
October 2, 2018  
6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, Tom Smith and Sharon Spratley; City Planner – Chad Wilkinson; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: City Council Representation – Richard Higginson; City Attorney – Clint Drake

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for September 18, 2018.**

Sharon Spratley made a motion to approve the minutes for September 18, 2018 as written. Jim Clark seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Spratley and Smith voting aye.

**3. Consider final site plan approval for Alphagraphics located at 265 S Main and 295 S Main, Spencer Anderson, applicant.**

Spencer Anderson was present. Chad Wilkinson presented the staff report.

The applicant, Spencer Anderson, representing Alpha Graphics, requests final site plan approval for an addition to the existing Alpha Graphics use and accompanying property improvements. The property is located within the DN (Downtown) zone and will incorporate the existing Alpha Graphics site and the former Bountiful RV site. The application includes the construction/ remodel of approximately 24,000 square feet which includes a ±3,000 square foot future tenant space. The project received preliminary approval from the Council on August 28, 2018 and the applicant has now completed final design of the site. The changes to the site plan are predominantly related to completion of the final utility and grading and drainage plans. The final plans have been reviewed by the City Engineer and a couple of follow up items will need to be completed prior to building permit, including recording an easement for the fire line.

Two revisions are still required from the original conditions of approval. First, the disabled person unloading aisle must be revised to show a minimum 8 foot width. Second, the plans need to show a minimum 5 foot wide landscape area along the north east portion of the property where the paved area abuts the property line. These revisions will need to be completed prior to submittal of the plans for building permit. Other conditions include consolidation of the parcels and replacement of concrete at 200 South and Main as part of the proposed storm improvements. The conditions also require recording of appropriate easements and agreements for the extension of storm water drainage pipes across the City property to the north.

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. There will be some minor impacts to surrounding streets in order to connect to existing utilities.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for final site plan review for the proposed addition to the existing Alpha Graphics building subject to the following conditions:

1. Prior to issuance of building permit, consolidate the two parcels.
2. Show a minimum 8-foot wide disabled person unloading aisle.
3. Prior to building permit submittal revise the landscape plan to show a minimum 5 foot wide landscape area along the north east portion of the site where parking and drive areas are adjacent to the property line.
4. Enter into an agreement with Bountiful City to provide an easement in favor of the subject property owners for the use of the west 10 feet of the soccer field property for the proposed storm water outfall line.
5. Replace concrete panels at 200 South and Main Street in conjunction with new storm water line.
6. Provide a 7-foot wide easement for the onsite water line and fire hydrant.

Mr. Wilkinson stated that the City has a moratorium in place starting October 15, 2018 thru April 15, 2019 for any work done in the street. Work on the sewer lines on 200 South was allowed to proceed before the final approval due to the moratorium.

Jesse Bell made a motion that the Planning Commission forward to the City Council a recommendation of approval for final site plan approval for Alphagraphics located at 265 S Main and 295 S Main with the six conditions outlined by staff.

Jim Clark seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson and Spratley voting aye and Smith voting nay.

**4. Consider the approval of the Findings of Fact for a variance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr, William Low, applicant.**

Sharon Spratley made a motion to approve the Findings of Fact for a variance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr with the following corrections to be made:

Sharon Spratley noted that the findings incorrectly noted the decision was to deny. The decision from the commission was to approve. She also wanted to add the condition from the recommendation from staff, "The disturbance of the property shall be limited to areas within the "Limit of Disturbance" noted on the annotated site plan in order to retain as much native vegetation as possible and to minimize impacts on slope areas."

Chair Monson noted the last sentence in 5.A should read "The approval of the variance should be contingent on the limit of disturbance indicated on the annotated site plan."

Jim Clark seconded the motion. Voting passed 6-0-1 with Commission members Bell, Clark, Monson, Smith and Spratley voting aye and Hill abstained.

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

1. Next Planning Commission meeting will be October 16, 2018.
2. Utah APA meeting will be held at Jordan Commons on October 4 and 5, 2018.

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



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Chad Wilkinson, Bountiful City Planner