

1 Mr. Tims stated that the current plan for this project is for an art studio for private use and will not
2 include student classes, but it could in the future become more of a home-based business and could
3 sell product in the future thru internet sales or thru farmers markets. He noted that the plan for this
4 project will include replacing and widen the driveway approach and the driveway.
5

6 Staff discussed the shared driveway access approach, Accessory Dwelling Unit standards, and that a
7 home-based business would be allowed at this location. City Engineer Cheney stated that a shared
8 access would be acceptable, but a drive approach would need to be constructed within the City
9 requirements.
10

11 MOTION: Commissioner Spratley made a motion to approve with the three conditions outlined by
12 staff. Councilwoman Harris seconded the motion.
13

14 VOTE: The motion passed unanimously (6-0).
15

16 CONDITIONS OF APPROVAL:
17

- 18 1. Prior to final inspection / certificate of occupancy the Applicants shall resolve concerns over the
19 shared drive access with the property owner to the east to the satisfaction of the City Engineer.
- 20 2. Prior to final inspection / certificate of occupancy the Applicants shall replace existing uneven
21 and/or broken sidewalk sections and sections that may be damaged during construction.
- 22 3. Prior to final inspection / certificate of occupancy the Applicants shall sign a Deed Restriction
23 drafted by Planning Staff and have it recorded at the County which will serve notice that although
24 the accessory structure has a kitchen in it, it is not an accessory dwelling unit (ADU) and cannot
25 be used as a separate rental unit.
26

27 MOTION: Commissioner Jacobs made a motion to approve the Conditional Use Permit letter in
28 written form as presented. Commissioner Clark seconded the motion.
29

30 VOTE: The motion passed unanimously (6-0).
31

32 *Councilwoman Harris left the Council Chambers at 7:00 p.m.*
33

34 **4. 1303 South 700 East, Creekside Views Preliminary Subdivision, a 6-lot residential subdivision**
35 **-City Engineer Lloyd Cheney**
36

37 Dan and Amber Crane were present. City Engineer Lloyd Cheney presented the item.
38

39 Dan and Amber Crane, owners of the 5.58-acre parcel, have applied for approval of a new 6-lot
40 subdivision to be named Creekside Views. The previous owners had a development concept project
41 that included higher density townhomes with a high traffic connection but did not complete the
42 approval process. The applicant's proposal would have a short cul-de-sac and each lot would meet
43 the City's requirements for lot width and size.
44

45 Utilities are available for this area but will have a few additional conditions to address. This project
46 will allow Storm Water, Bountiful Water and Bountiful Irrigation to make improvements with new
47 pipes, connections, manholes, new mains, and overall general maintenance. There is also an existing

1 paved and fenced kiddie walk which will remain to provide access to Valley View Elementary from
2 Davis Blvd. This project will also have both retention and detention basins in compliance with a new
3 State law. The Engineering department will continue to work with the applicant to include a trail
4 easement along the creek to Davis Blvd.
5

6 *Councilwoman Harris returned to the Council Chambers at 7:07 p.m.*
7

8 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
9 Council with the seven (7) conditions as outlined by staff. Commissioner Clark seconded the motion.
10

11 VOTE: The motion passed unanimously (6-0).
12

13 **CONDITIONS OF APPROVAL:**
14

- 15 1. Comply with Davis County ordinances for development adjacent to Mill Creek drainage.
- 16 2. Replace any damaged curb, gutter and sidewalk along the Davis Blvd frontage.
- 17 3. Prepare a final plat and construction drawings prior to making application for Final Approval of
18 the subdivision.
- 19 4. Provide a current title report.
- 20 5. Sign a Development Agreement
- 21 6. Post an acceptable form of bond for the construction of the subdivision improvements.
- 22 7. Pay all required fees.

23
24 **5. 1545 South Main Street – Thirst Drinks Fast-Food Restaurant with drive-up Conditional Use**
25 **Permit in written form, Alex Winder, applicant – Asst. City Planner Kendal Black**
26

27 Commissioners discussed the necessary restriction of the right turn signage. City Engineer Cheney
28 spoke about discussions had with City Manager Hill about traffic flow. City Engineer Cheney
29 believes that this right-hand sign should be considered due to the possible changes to the nearby
30 elementary school.
31

32 Planning Director Astorga stated that City Council added the extra condition during the site plan
33 approval and staff then added it to the Conditional Use Permit in written form.
34

35 Chair Monson was concerned about the additional condition for item three on the written form which
36 had been given to the Commissioners for their approval. He noted the Planning Commission is the
37 final authority/deciding body for Conditional Use Permits and was concerned that the Commissioners
38 should approve this form since it has an additional condition that was not approved at the August 17
39 Planning Commission meeting.
40

41 Planning Director Astorga stated that the additional condition was given from the City Council at the
42 Preliminary and Final Site Plan.
43

44 City Attorney Drake noted the applicant was at the City Council meeting and did agree to the
45 additional condition.
46

47 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit in written

1 form with the additional condition to item 3. Commissioner Jacobs seconded the motion.

2

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

4 The meeting was adjourned at 7:29 p.m.

5

6

7

8

9



Sean Monson
Planning Commission Chair