



# **BOUNTIFUL CITY PLANNING COMMISSION**

**Tuesday, March 21, 2023**

**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Approval of the meeting minutes for February 21, 2023
  - Review and action.
3. 2110 South Orchard Drive – Conditional Use Permit for a Thrift Store  
*Senior Planner Amber Corbridge*
  - Review, public hearing, and action.
4. 1385 South 500 West – Conditional Use Permit for a Bar/Tavern  
*Senior Planner Amber Corbridge*
  - Application continued to a date uncertain.
5. 3918 South Newport Circle (430 East) – Conditional Use Permit for a Telecommunication Facility not on City Property (Telecommunication Tower Site)  
*Senior Planner Amber Corbridge*
  - Application withdrawn.
6. Planning Commission Training: Open Public Meeting Act  
*City Attorney Clint Drake*
7. Planning Director’s report, update, and miscellaneous business
8. Adjourn



Draft Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**February 21, 2023 – 6:30 p.m.**

Location:	Council Chambers	City Hall, 795 South Main Street, Bountiful UT 84010
Present:	Commission Members	Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore, Sean Monson, and Sharon Spratley
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Senior Planner	Amber Corbridge
	Recording Secretary	Darlene Baetz
Excused:	Commission Members	Alan Bott (Vice-Chair) and Cecilee Price-Huish
	Planning Director	Francisco Astorga

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**1. Welcome.**

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed those in attendance.

**2. Approval of the minutes for January 17, 2023.**

MOTION: Commissioner Spratley made a motion to approve the minutes as written.  
Commissioner Clark seconded the motion.

VOTE: 4-0 in approval.

**3. 3918 South 430 East (3918 Newport Circle) – Conditional Use Permit for a Telecommunication Facility not on City Property (Telecommunication Tower Site).**

Senior Planner Corbridge stated the applicant wanted to table this item to a date uncertain to allow them to complete the required information needed.

*Commissioner Monson arrived at 6:32 p.m.*

**4. 406 South Main – Conditional Use Permit for a Multi-Family Mixed Use Development.**

Randy Beyer representing Knowlton General was present. Senior Planner Corbridge presented the item.

Chair Jacobs discussed the parking requirements from ITE Parking Generation Manual and the provided parking study from the applicant. Mr. Beyer stated the project has 2 extra parking stalls and agrees with the city that it would look better if the extra parking stalls would be removed, and landscaping added but the owner would prefer to keep the extra parking. City Engineer Cheney discussed the need for extra parking spaces instead of landscape islands during snow removal.

PUBLIC HEARING: Chair Jacobs opened the public hearing at 6:45 p.m. Mr. Kenny Knighton mentioned that this is a good project for Main Street. Chair Jacobs closed the Public Hearing at 6:46 p.m.

1 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit for a Multi-  
2 Family Mixed Use Development with the conditions outlined by staff excluding condition 3.  
3 Commissioner Gilmore seconded the motion.

4  
5 VOTE: 5-0 in approval.

6  
7 CONDITIONS OF APPROVAL:

- 8  
9 1. Combine the parcels used for the project, including utility and cross access easements.  
10 2. Submit a lighting plan meeting the land use code requirements.  
11 3. ~~Modify Site/Landscape Plan to include two (2) additional landscape islands on each side of the~~  
12 ~~dumpster enclosure, each including three (3) large shrubs.~~  
13 4. Meet all department staff review comments and corrections.

14  
15 **5. 406 South Main – Preliminary and Final Architectural and Site Plan Conditional Use Permit**  
16 **for a Multi-Family Mixed Use Development**

17  
18 Randy Beyer representing Knowlton General was present. Senior Planner Corbridge presented the  
19 item.

20  
21 Commissioners discussed the materials to be used for the east side of the building, parking  
22 requirements and the west sidewalk vs. landscape. Mr. Beyer felt the removal of the west sidewalk  
23 would not affect the walkability for the project and noted he would prefer the greenspace instead of  
24 the sidewalk.

25  
26 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City  
27 Council for a Multi-Family Mixed Use Development with the conditions outlined by staff excluding  
28 condition number 3 and adding condition number 5 to remove the west sidewalk to match landscaping  
29 plan. Commissioner Clark seconded the motion.

30  
31 VOTE: 5-0 in approval.

32  
33 CONDITIONS OF APPROVAL:

- 34  
35 1. Combine the parcels used for the project, including utility and cross access easements.  
36 2. Submit a lighting plan meeting the land use code requirements.  
37 3. ~~Modify Site/Landscape Plan to include two (2) additional landscape islands on each side of the~~  
38 ~~dumpster enclosure, each including three (3) large shrubs.~~  
39 4. Meet all department staff review comments and corrections.  
40 5. *Remove the western sidewalk from the site plan to match the landscape plan.*

41  
42 **6. Planning Commission Training: Open Public Meeting Act – City Attorney Clint Drake.**

43  
44 City Attorney Drake stated this item will be tabled to another meeting when all Commissioners are  
45 in attendance.

46  
47 **7. Planning Director’s report, review of pending applications and miscellaneous business.**  
48

1 Planning Director Astorga was excused from the meeting.

2

3 **8. Adjourn**

4

5 Chair Jacobs adjourned the meeting at 7:04 p.m.

DRAFT



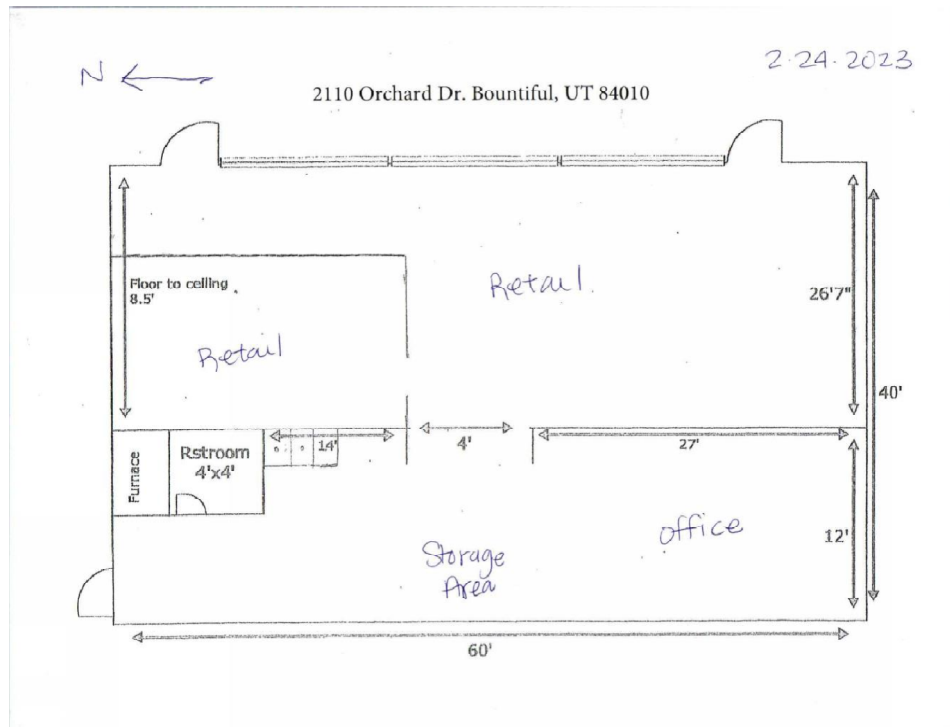
# Planning Commission Staff Report

**Subject:** Conditional Use Permit for a Thrift Store at  
2110 South Orchard Drive  
**Author:** Amber Corbridge, Senior Planner  
**Department:** Planning  
**Date:** March 21, 2023



## Background

Sue Huber, the applicant, is requesting a Conditional Use Permit (CUP) to operate a thrift store in the commercial building at 2110 South Orchard Drive. The property is located in the General Commercial (C-G) subzone where thrift stores, the selling of second-hand merchandise, are listed as a conditional use. The proposed hours of operation are Monday through Saturday, from 10 am to 6 pm. The applicant explains that the thrift store sales items would be processed and stored at another location. These items are brought to the proposed location when ready for sale and displayed in the interior retail area, as shown on the floor plan below. The applicant stated the items for sale include, but are not limited to, furniture, clothing, household goods, books, fixtures, appliances, and toys (see Attachment 3 Statement of Intent). No changes are being proposed to the site or building, other than replacing the sign face on the building and pole sign.



## Analysis

### *Meets Conditional Use Standards*

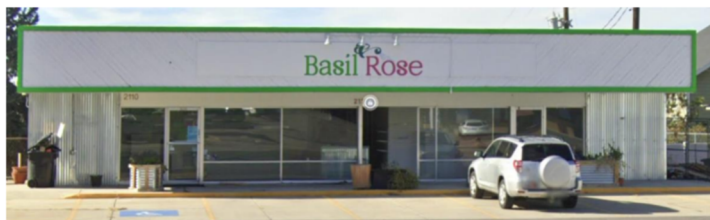
The Planning Commission shall consider how the proposed thrift store meets the following Conditional Use Standards ([14-2-506.C](#)) and Land Use Code:

1. Relates to the surrounding uses.
2. Impacts the existing surrounding developments.
3. Appropriate buffering of uses and buildings, proper parking and traffic circulation, and use of building materials and landscaping, which are in harmony with the area.

The proposed use, a thrift store, operates similar to a retail shop, found in the surrounding area. There are commercial businesses to the north: a car wash, drive through restaurant, vehicle repair shop, credit union, etc. (see Attachment 1 Vicinity Map). The commercial uses directly to the south are in a residential subzone; however, they are nonconforming- and are allowed to continue to operate.

The items sold at this proposed thrift store are to be stored and processed offsite. The proposed thrift store plan does not include receiving donations onsite. Any storage of items prepared for the sales floor and other store inventory will be within the building (see floor plan above). No outside storage is proposed or permitted outside of the building. The potential negative impacts associated with the proposed use, such as storage and processing of secondhand merchandise are being mitigated.

Additionally, the applicant stated the proposed business will be suitable for the neighborhood, as it will operate as a small shop, and not a large chain store. The business is designed to support the lower income community and may offer seasonal community service projects in the future. The existing building, parking, and traffic flow would remain the same as the previous use. The following photographs show the previous use/site conditions:







### *Code Compliance*

According to the Land Use Code (14-6-111), if a site has a change of use or new construction, a site plan review is required. Because the proposed thrift store does not accept drop offs or have any outside storage it operates similar to a retail shop, e. g., Basil & Rose Garden and Gifts Shop, selling various items. Due to the developed conditions of the existing site and building, and the similar retail nature of the proposal, Staff does not recommend that the proposal go through a site plan review. The sign face replacement will require a building permit and is a condition of approval.

These plans are still in review by the Building Department and will need to meet all staff approvals prior to issuing a business license.

### **Department Review**

This staff report was written by the Senior Planner and reviewed by the City Attorney and Planning Director.

### **Significant Impacts**

The proposed use would be in an established area with existing building, infrastructure, and utilities. There is minimal impact to the property and surrounding area.

### **Recommendation**

Staff recommends that the Planning Commission review the application, hold a public hearing, and approve the Conditional Use Permit for a thrift store, subject to the following:

1. Submit a sign permit application with the Building Department.
2. The thrift store shall not accept any drop-off donations.
3. The thrift store shall not have any outside storage.
4. Meet all department staff review comments.

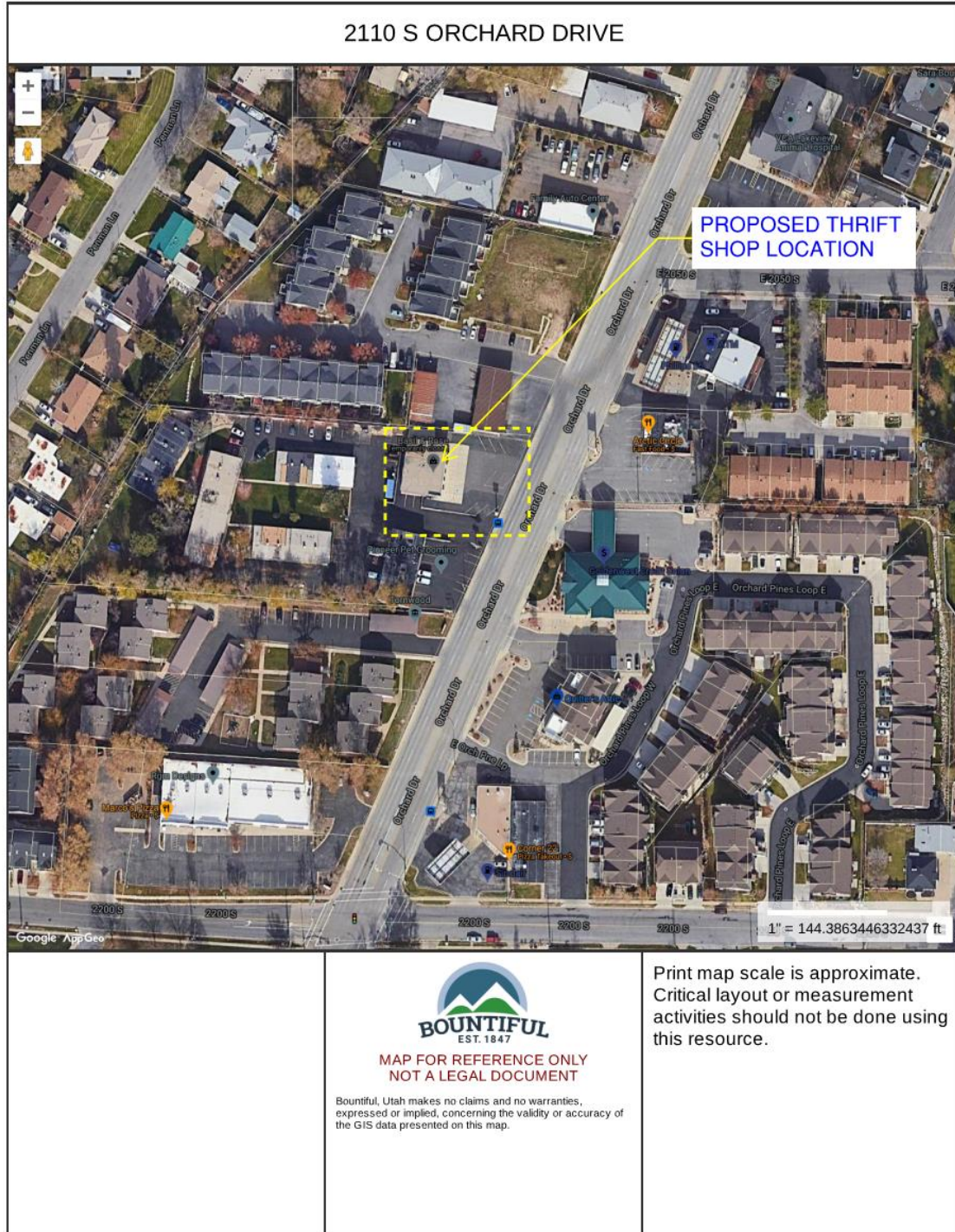
## **Attachments**

1. Vicinity Map
2. Building Images
3. Statement of Intent
4. Property Owner's Affidavit

# ATTACHMENT 1 : VICINITY MAP

Bountiful, Utah

March 14, 2023





**Affordable thrift and surplus**

Hours of operation will be Monday through Saturday, 10 am – 6 pm. We will be selling items that we will be appropriating thru pallet purchases and off-site thrift and surplus receivables. These receivables and the merchandise on the pallets will be processed and stored at another site until there is room in the store to be able to display and sell those items in a clean and safe manner. That way we will not be creating a mess in or around the store.

Items that we want to be selling are, but not limited to, furniture, clothing, household goods, books, fixtures, appliances and toys.

The owner will be running the daily operation of this establishment.

We will be able to serve the community with great items at a discounted price. We are not a big chain store and do not intend on running this business that way.

We are hoping to help the lower income community with the sale of these items at the discounted pricing and we are hoping to eventually be able to provide some lower income families with some of their needs at no cost or lower cost to them. Maybe even be able to do some sub for Santa type service projects in the future.

The impact on the community will be positive because of the afore mentioned reasons.

We have done some initial market research on a popular social media platform and all the feedback has been positive and welcoming.

The store will not become an eyesore because of the processing location that we are using to go through and store the merchandise. We would continue to keep a nice looking, welcoming business that all walks of life would be welcomed to visiting.

Social media will be the number one way to advertise and let the community know about what is going on with the business.

Our patrons will be the first thing on the mind of the owner. We would hope that we can provide a safe and

enjoyable place to shop for the things that customers would be looking for.

We want to have a small, hometown feeling with the customers feeling always welcomed.

# How does the proposed project fit with the surrounding properties and uses?

**Located on a main artery of Bountiful, our use fits well with the surrounding C-G uses and with past uses the City has allowed in our building at 2110 Orchard Drive.**

## **CURRENT USES located immediately North of our building also in the C-G Zone:**

- Zaxx Car Wash (53 years)
- Family Auto Center, an auto repair shop (32 yrs)
- Phillip 66 Convenience/Gas Station
- Lakeview Animal Hospital & Clinic
- Artic Circle with drive-thru (33 yrs)
- Goldenwest Credit Union with drive-thru (11 yrs)
- Multifamily complexes

## **CURRENT USES located immediately South of our building in C-G & RM Zones:**

- Express Services HVAC Contractor-installer of new & used HVAC units & parts
- Angles Hair Salon
- Gandy's Candys Cotton Candy wholesale/retailer
- Pioneer Pet Grooming
- A Quilter's Attic, a quilting retailer
- Self Dog Wash, a dog washing shop
- Davis County Housing Authority Complex
- Corner 2200 Gas/Convenience Store
- State Farm Insurance
- Dick's Market, a large grocery store
- Marco's Pizza
- Get Fit, fitness center
- USA Nails Computech
- Orchard Aesthetics
- Robert McAurthur Studios
- Used furniture and antique store (recent past business at 95 2200 S)

## **PAST USES Bountiful City has permitted in our very building (2110 Orchard Drive):**

- 7-11 Convenience Store
- Hostess Bakery Outlet
- Basil & Rose Garden & Gifts Shop—sold many miscellaneous knickknacks
- JBH Sales, production/distribution of granite countertops & various crafts
- Unique Floral, production and retail of floral arrangements and various gifts

We cater to and sell our products to high income, medium income and low income buyers. Everyone is welcome with smiling faces. We fit in well with current and past uses of the neighborhood.



**We are right in the perfect spot , whether it be low income, medial income or those with a high income, all of those are right within reach of our business. We want to cater to all walks of life. Everyone is welcome with smiling faces.**

**In this area there are plenty of businesses and there are residential housing complexes and homes.**

**We feel that we would fit in just fine without there being any issues with any of the surroundings.**

**We see no reason that our business will not fit withing the community that we are proposing.**

**Mitigation**

**02/20/2023**

**We will address any issues in a professional manner with surrounding with businesses and properties.**