


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, December 5, 2017**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, 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 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for November 21, 2017.
3. Consider preliminary site plan approval for the construction of a Culver's restaurant located at 620 N 500 West, GG & S LLC, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.

  
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Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**November 21, 2017**  
**6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Tom Smith and Sharon Spratley; City Attorney – Clint Drake; City Planner – Chad Wilkinson; Asst City Engineer – Lloyd Cheney; and Recording Secretary – Nikki Dandurand  
Excused: City Council Representation – Richard Higginson; City Engineer – Paul Rowland

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for October 17, 2017.**

Sharon Spratley made a motion to approve the minutes for October 17, 2017 with 2 corrections made on page 1, Item 3, Paragraph 4. Correction to read "...to install *its* antennae at a height....with pole area available above *its* antenna..." Von Hill seconded the motion. Voting passed 5-0 with Commission members Bell, Hill, Monson, Smith and Spratley voting aye.

**3. Consider preliminary plat approval for Bristol Village a 19 unit multi-family townhome development at 1910, 1940, and 1950 S 200 West, Taylor Spendlove representing Brighton Development Utah LLC, applicant.**

Chad Wilkinson presented the staff report.

Brighton Homes requested preliminary plat approval for a 19 unit "townhome" style condominium development on two existing single family properties located at 1940 S. 200 West Street. The area of the new combined parcel is 1.18 acres, making the allowable number of units 19 units, which complies with the 19 unit per acre maximum for the zone. While this is simply a townhome style condo development, the term PUD is used in the proposed name to avoid financing issues in the future.

Brighton Homes proposed to combine two single family properties, which currently contain two houses, into a single subdivision with 19- 3 bedroom townhome style units in three buildings. All of the site plan issues, including parking, landscaping, utilities, grading and drainage were previously discussed and approved during the site plan review/approval process, in August of this year.

With the site plan for this proposed development previously presented to and approved by the Planning Commission and City Council, Brighton Homes is requesting to change to a condominium (PUD) development, which our Zoning Ordinance allows. Their proposal is to present the entire development for preliminary condo plat approval, and then construct the development in three phases, one for each of the buildings, with the driveway and most surface improvements being constructed with the first phase. The final plat approvals will be requested as the foundation for each of the buildings is completed so that an accurate survey of the building pad location can be represented on the final plat maps. This process meets the intent of the section of the ordinance allowing for the conversion of existing multi-family developments into condominiums (PUD's).

Staff recommended that the Planning Commission forward a recommendation of preliminary PUD for Bristol Village subject to the five conditions outlined by staff.

PUD with the following conditions:

1. Complete all red-line corrections.
2. Provide a current title report
3. Post of subdivision bonds covering the surface improvements
4. Payment of all applicable fees
5. Sign a Development Agreement with the City

Commission members discussed the approved number of parking spaces for each unit.

Von Hill made a motion that the Planning Commission forward a recommendation of preliminary PUD for 1910, 1940, and 1950 S 200 West with the 5 conditions outlined by staff. Sharon Spratley seconded the motion.

Voting passed 5-0 with Commission members Bell, Hill, Monson, Smith and Spratley voting aye.

**4. Consider preliminary and final subdivision approval for Grady Brimley Subdivision located at 509 W 3000 South, Grady Brimley and Eric Defries, applicant.**

Grady Brimley was present. Lloyd Cheney presented the staff report.

Mr. Grady Brimley requested preliminary and final approval of the Grady Brimley Subdivision. This two lot subdivision proposes to split the existing residential property at 509 W. 3000 South Street. The property is currently occupied by a single home with a detached garage, both of which will end up on one of the two proposed lots.

The property at 509 West 3000 South contains 0.485 acres and is located in the Irfred Park subdivision. This division creates two lots, one containing 10,890 sf. and the other containing 10,237 sf., both are larger than the required minimum lot size for the zone. Both lots have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 500 West Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Even though the subdivision is dividing a lot on existing streets, there is no sidewalk along either side of the property. We are requiring that sidewalk be installed along the 500 West frontage. That will help extend the sidewalk along a street used by a good number of pedestrians. Sidewalk will not be required along the 3000 So. frontage because there is no walk in the entire area west of 500 West.

Staff recommended preliminary and final approval of Grady Brimley Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees, including the Storm Water Impact Fee.
4. Construct sidewalk along the 500 West frontage of both lots at the time of construction of a house on the newly created lot.
5. Access to Lot 2 (the driveway) must be located on the north side of the lot and constructed in

such a way that does not require backing into the street.

Tom Smith made a motion that the Planning Commission forward a recommendation of preliminary and final subdivision approval for Grady Brimley Subdivision with the 5 conditions outlined by staff. Sharon Spratley seconded the motion.

Voting passed 4-0-1 with Commission members Bell, Monson, Smith and Spratley voting aye and Von Hill abstained.

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

Planning Commission meeting:  
December 5, 2017

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:48 p.m.

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Chad Wilkinson, Bountiful City Planner

# Commission Staff Report

Item # 3

**Subject:** Preliminary Site Plan for Drive-through restaurant  
**Author:** Chad Wilkinson, City Planner  
**Address:** 620 N. 500 West (Highway 89)  
**Date:** December 5, 2017



## Description of Request:

The applicants, GG&S LLC, are requesting preliminary site plan approval for a new Culver's Restaurant and accompanying property improvements. The property is located within the C-H (Heavy Commercial) zone on the former J and L Garden Center site. The application includes the construction of a 4,300 square foot restaurant

## Background and Analysis:

The property is zoned C-H (Heavy Commercial) and is surrounded by commercial development on the north, south and west. To the east is the new Creekside Assisted Living development which is zoned RM-13 Multifamily residential 13 units to the acre.

The proposed development is located on a 1.32 acre portion of a larger 3 acre parcel. The applicant has shown possible future development of additional buildings on the site in order to plan for utilities and storm water layouts. However, the current request only includes the restaurant pad and associated improvements. Future buildings will be required to have a separate site plan review and approval processes.

Access to the project will be via a single driveway on 500 West. The applicant has applied to the Utah Department of Transportation (UDOT) for the proposed access. The applicant will close two existing driveway approaches and will widen the remaining approach. The proposed plan shows adequate parking based on the square footage shown and has adequate stacking spaces for the drive-through.

The proposed building meets the required setbacks for the C-H Zone. Although not a part of this review, the future building along the east side of the property will need to be modified to meet the zone buffer setback of 20 feet. The applicant proposes building materials consisting of a mix of stone, EIFS and fiber cement siding. Color renderings of the buildings are attached to this report. The submitted landscape plan meets the requirements of the Code including the minimum number of street trees, ornamental trees and shrubs.

Storm water will be collected on site and conveyed to the creek north of the property through a proposed storm drain system that will cross the intervening property outside of the street. Water and sewer will be provided from existing lines in 500 West and will include the extension of an 8-inch water line and onsite fire hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

## **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

## **Significant Impacts**

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.

## **Recommended Action**

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan review for the proposed fast food restaurant subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, obtain proper permits from the Utah Department of Transportation for the Access proposed onto 500 West. A copy of permits shall be filed with the City.
3. All damaged curb and gutter and sidewalk along 500 W. shall be replaced.
4. Provide a 20 foot wide Public Utility Easement for the proposed 8 inch fire hydrant line.
5. Obtain permits from Davis County Flood Control for all storm water discharges into Barton Creek. Prior to Building permit provide copies of permits to the City.
6. Provide copy of recorded easement in favor of the subject property owners for the proposed storm water outfall line crossing the property to the north.

## **Attachments**

1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo













**PLANTING NOTES**

1. CONSULT WITH ARCHITECT FOR ALL PLANTING NOTES AND SPECIFICATIONS.
2. ALL PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM PLANTING CODE (UPC) AND THE NATIONAL PLANTING QUALITY STANDARD (NPQS).
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**KEYED NOTES**

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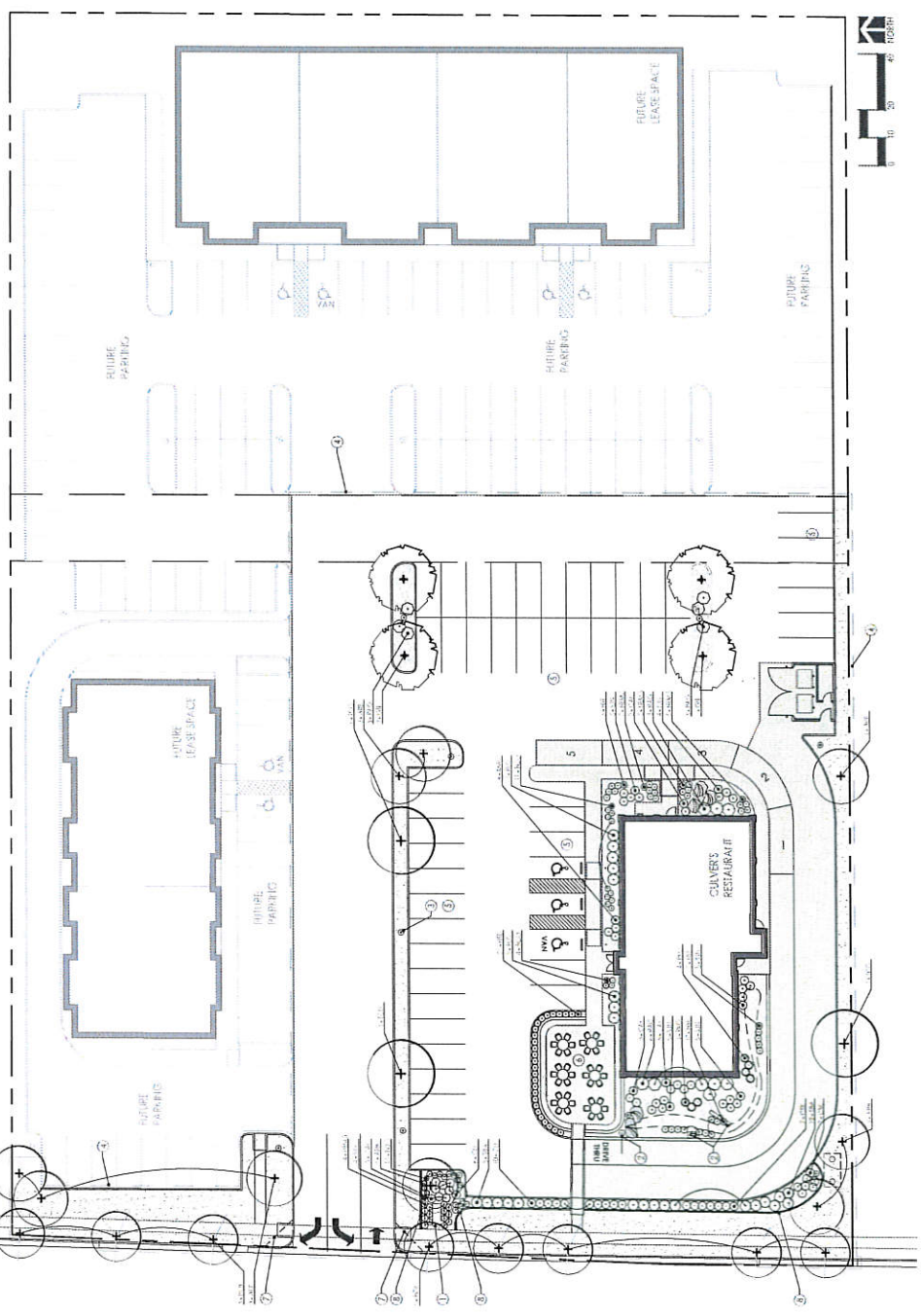
**TABULATIONS**

SYMBOL	DESCRIPTION
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**PLANT SCHEDULE**

ITEM	QTY	DESCRIPTION	SIZE	HEIGHT	SPACING	REMARKS
1	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
2	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
3	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
4	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
5	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
6	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
7	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
8	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
9	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN
10	1	PLANTING	12" DIA.	8 FT.	12' x 12'	SEE PLAN

PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM PLANTING CODE (UPC) AND THE NATIONAL PLANTING QUALITY STANDARD (NPQS).





**IRRIGATION NOTES**

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**KEYED NOTES**

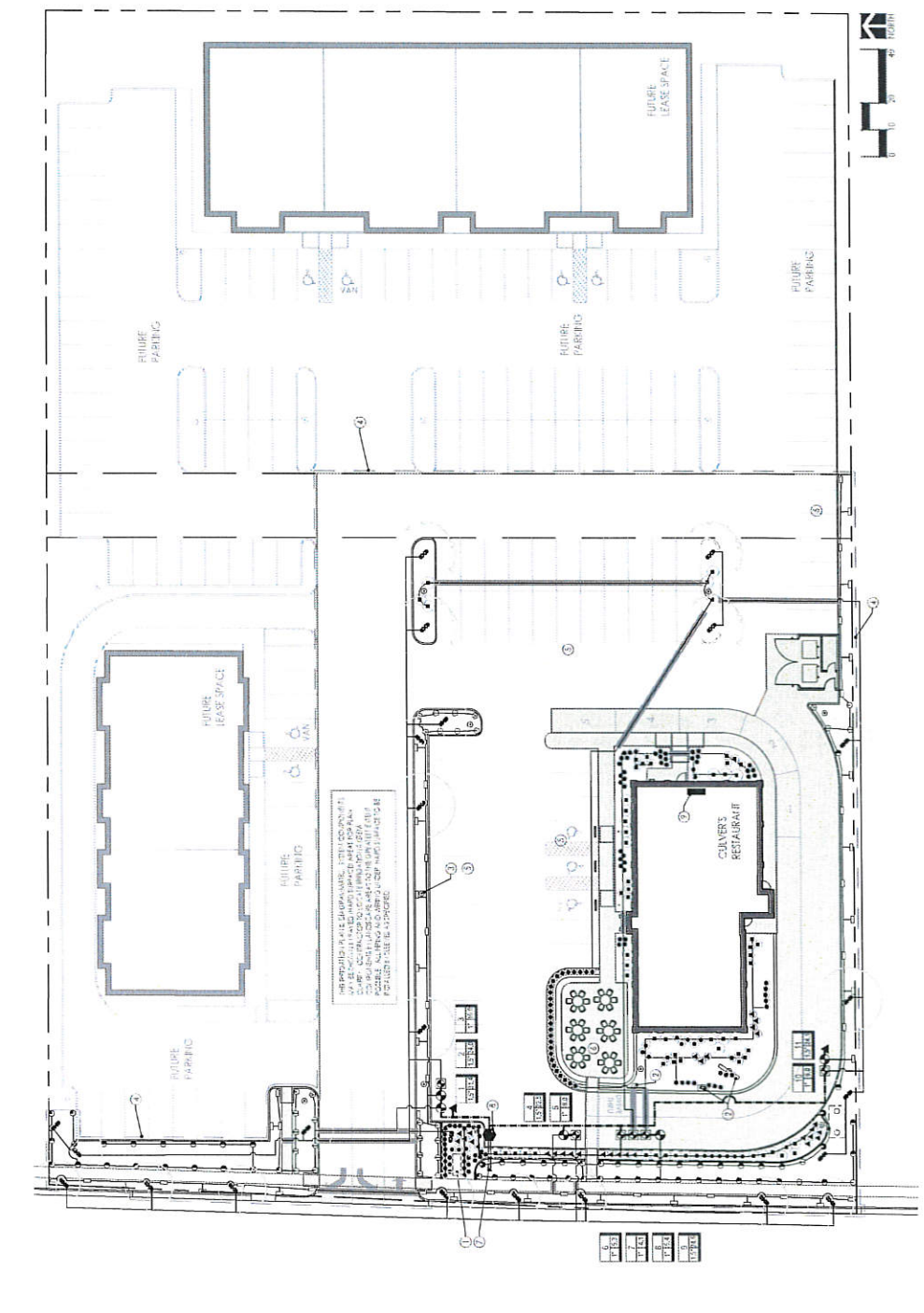
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**LATERAL LINE PIPE SIZING**

LINE NO.	START	END	SIZE	TYPE
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2	2	3	1.5"	1"
3	3	4	1.5"	1"
4	4	5	1.5"	1"
5	5	6	1.5"	1"
6	6	7	1.5"	1"
7	7	8	1.5"	1"
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12	12	13	1.5"	1"
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**IRRIGATION LEGEND**

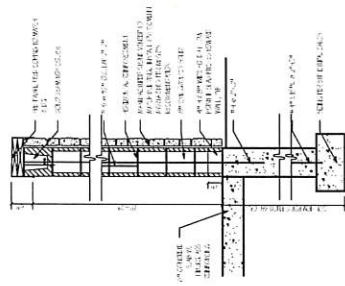
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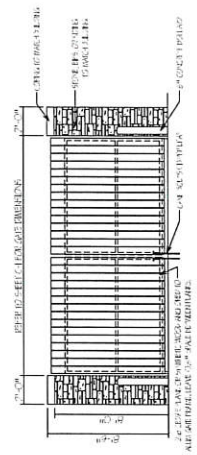
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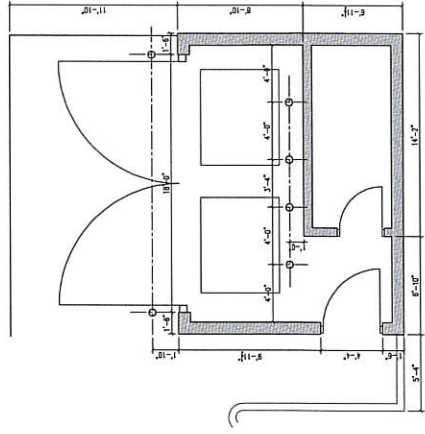




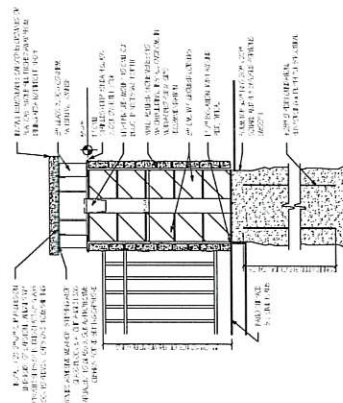
**8** SECT. - DUMPSTER ENCLOSURE  
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**7** DUMPSTER ENCLOSURE  
GATE - TYP. ELEVATION  
SCALE: 1/4" = 1'-0"



**7** DUMPSTER ENCLOSURE PLAN  
SCALE: 1/4" = 1'-0"



**6** SECT. - PATIO PIER  
SCALE: 3/4" = 1'-0"







