



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

August 19, 2021

To: Planning Commission
From: Community Development Department
Subject: Bout Time Pub and Grub- Preliminary Site Plan Review SPR-06162021-6077
31 W. 10600 S. 4.35 Acres
[Community #9 – South Towne] AM Zone

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

| PROPERTY CASE HISTORY | |
|-----------------------|-----------------------|
| CASE NUMBER | CASE SUMMARY |
| SPR#85-27 | Boyer Shopping Center |
| SPR#85-27b | Eat a Burger |

REQUEST

Russ Naylor of Nichols-Naylor Architecture, representing the property owner of Bout Time Pub and Grub, Tim Ryan, has submitted an application for a preliminary site plan for an addition onto an existing restaurant and bar. This addition is proposed on the east side of the existing building and would provide approximately 1,000 square feet of additional dining space for patrons. This addition would result in the elimination of six parking spaces. (Exhibit #1 – Site Plan)

BACKGROUND

This site was originally developed in 1985 as a shopping center development. The development is comprised of commercial sales and service uses and has not gone through any major redevelopment.

The property is located on the south side of 10600 S. across from South Towne Mall. The properties surrounding this development are all established commercial uses. The property to the north is the South Towne Mall zoned Central Business District (CBD), to the east is the South Point Shopping Center zoned Limited Commercial (LC), and to the south and west are retail sites zoned Automall (AM).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was not held for this project as there are no residents within a 500-foot radius of the proposal.

ANALYSIS

This project has been extensively reviewed by all of the normal reviewing Sandy City Departments and Divisions, and all recommend approval of the project by the Planning Commission, subject to their usual requirements and conditions. These requirements and conditions will be fully incorporated into the project plans and agreements during the final site plan review and building and other life safety code review, by staff.

Zoning Review and Parking Reduction. The proposed project meets all of the requirements of the AM zoning district and the Sandy City Land Development Code, with the exception of meeting the zoning required number of on-site vehicle parking stalls, based on 5 stalls per 1,000 square feet of gross space. The applicant is proposing to eliminate six parking spaces in order to create the proposed patio addition. Section 21-24-3(c) of the Sandy City Land Development code states that the Community Development Director may grant reductions to parking stall requirements of up to 10 percent of the required amount, when the project meets one of five stated criteria in the section.

This project qualifies for up to a 10 percent or 19 parking stalls reduction, due to meeting one of the criteria namely subsection (1,a) Parking Demand Analysis. (Exhibit #2 – Parking Demand Analysis). The Parking Demand Analysis is a study provided by a licensed transportation engineer that demonstrates projected usage of residents, employees, and customers of the proposed land uses or similarly situated land uses in other locations. The study in question concluded that peak demand of the shopping center was approximately 131 parking spaces when all spaces within the shopping center are in use. The shopping center currently contains 186 parking stalls and the elimination would take that down to 180 which according to the study provided by Hales Engineering is ample parking to meet demand.

It's important to note that the parking study was conducted on January 9th and 10th which are a Friday and Saturday respectively and no adjustments were made to reflect the COVID-19 pandemic.

Architectural Design & Materials:

The proposed addition will be added to an existing multi-tenant retail shopping center with an established architectural design. The HOA of the shopping center has recently decided to paint the development gray with white trim. The proposed materials are gray fiber cement siding, white fiber cement trim, and aluminum sliding glass doors in order to be compatible with the new color scheme. (See Exhibit #3 – Materials Board)

Access and traffic. Vehicle access to the site will remain as currently configured.

Landscaping and Erosion Control Measures. No changes to the site are proposed that would require erosion control measures. For landscaping the applicant is proposing a three-foot

planter box on the east and south sides of the addition as well as replacing the landscaping within an existing landscape planter on the north side of the building. (See Exhibit #4 – Landscape Plan)

Staff Concerns

The Eat-A-Burger (Jamba Juice current location) was the last approved modification to the site plan in 1985. Staff has verified that this site is in compliance with the parking standards based on the amount of existing square footage and uses. This proposed addition would result in the loss of six existing stalls. The proposed addition would require five additional parking stalls. However, the Community Development Director can approve up to a 19 stall reduction (10% reduction from 186 stalls). The Community Development Director is comfortable with the proposed request and reduction in parking based on the aforementioned criteria being met. The history of this commercial center has not presented any parking problems.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission find that the preliminary site plan review is complete for Bout Time Pub and Grub located at approximately 31 W. 10600 S., based upon the following conditions:

Conditions:

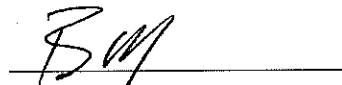
1. That the developer proceed through the final site plan review process with staff prior to the start of any construction. The Final Site Plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development **comply with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.

Planner:



Claire Hague
Planner

Reviewed by:



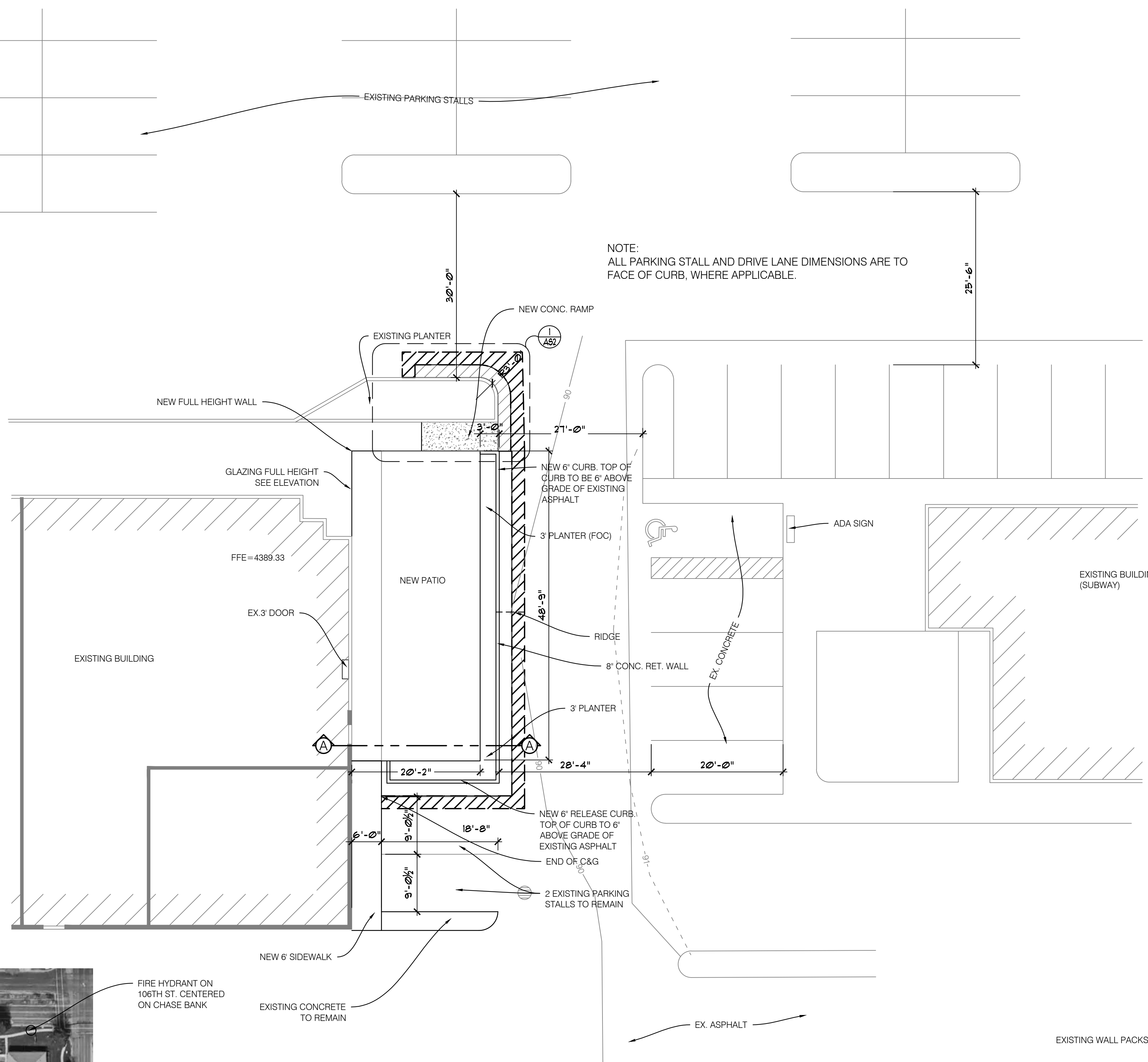
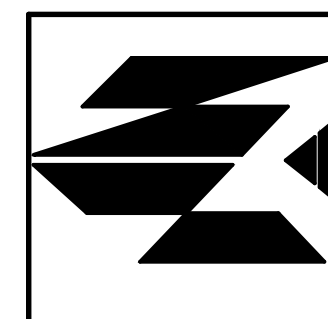
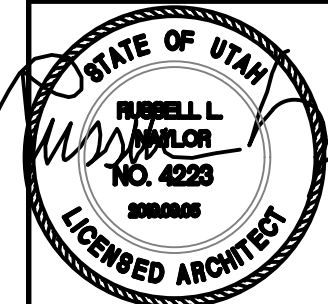
Brian McCuiston
Planning Director

S:\Users\PLN\STAFFRPT\2021\SPR06162021-006077 Bout Time Pub & Grub Patio Addition

Exhibit 1- Site Plan

PROJECT DATA:
BOUT TIME RESTAURANT SPACE: 2,647 SQ. FT.
BOUT TIME PATIO ADDITION: 983 SQ. FT.

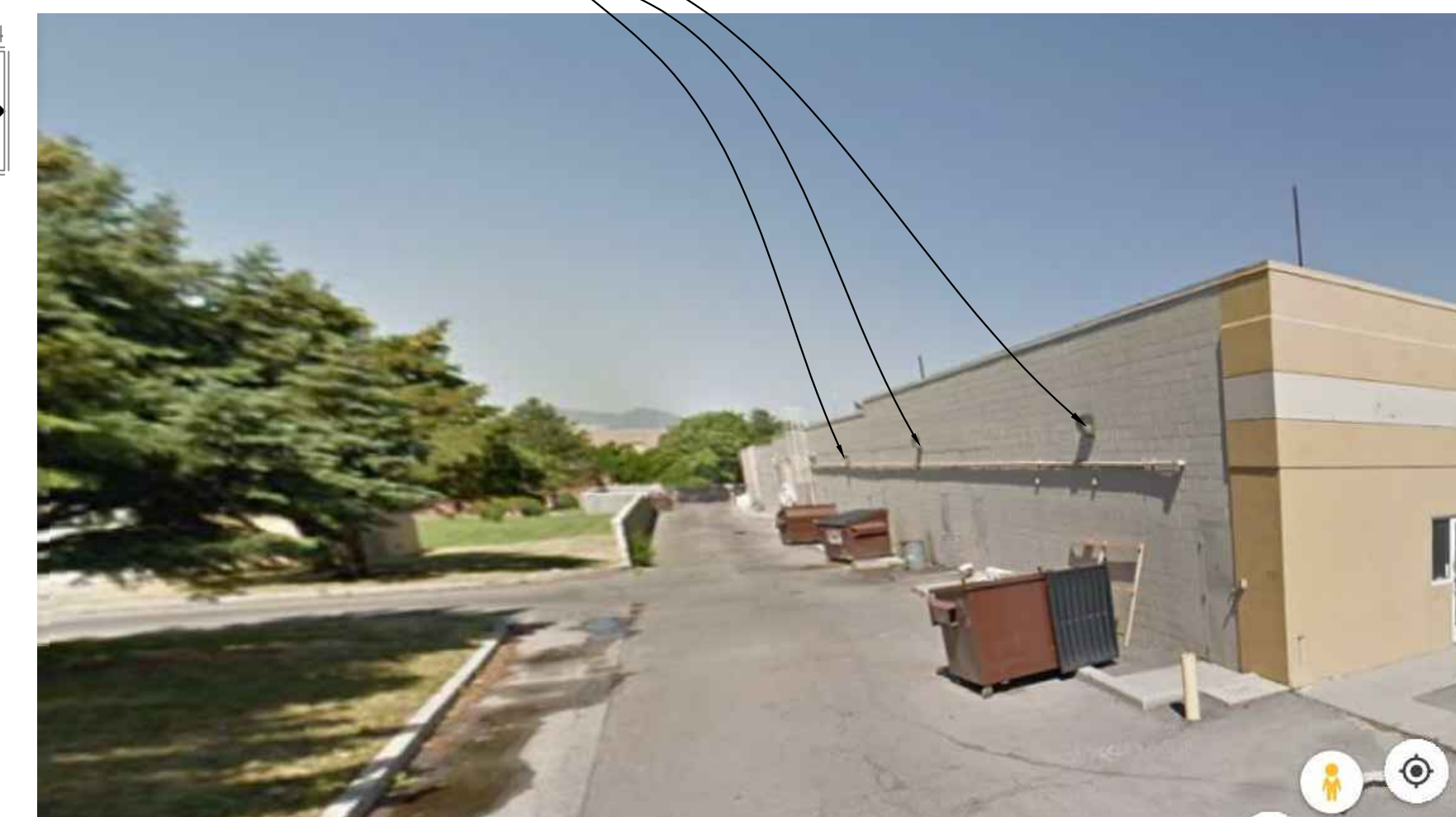
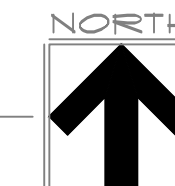
| | |
|---|--------------|
| 1 | CITY REVIEW |
| 2 | 11-20-2020 |
| 3 | OWNER CHANGE |
| 4 | 1-04-2021 |
| 5 | CITY REVIEW |
| 6 | 2-22-21 |
| 7 | CITY REVIEW |
| 8 | 07/28/2021 |



2 VICINITY MAP

ASI
SCALE: N.T.S.

1 ARCHITECTURAL
SITE PLAN
ASI
SCALE: 1" = 10'-0"



3 REAR LIGHTING EXHIBIT

ASI
SCALE: N.T.S.

Exhibit #2- Parking Demand Analysis

MEMORANDUM

Date: January 15, 2021
To: Russell Naylor
From: Hales Engineering



Subject: Sandy Bout Time Pub & Grub Parking Study

UT20-1811

Introduction

This memorandum discusses the parking study completed for the proposed Bout Time Pub & Grub located in Sandy, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE).

Project Description

The proposed Bout Time Pub & Grub project is in the South Center shopping center on the southwest corner of the 10600 South / State Street (U.S. 89) intersection in Sandy, Utah. A vicinity map of the project site is shown in Figure 1, which is at the east end of the primary building. The restaurant/bar will have approximately 2,100 square feet of floor space. The proposed plan calls for six parking stalls on the east end of the project to be removed and replaced with outdoor seating.

The square footage of the South Center is summarized in Table 1. Currently, 186 stalls exist on-site.

Table 1: South Center Square Footage

| Building | Square Footage |
|------------------|----------------|
| Primary Building | 29,400 |
| Subway | 1,600 |
| Jamba Juice | 1,600 |
| Chase Bank | 5,500 |

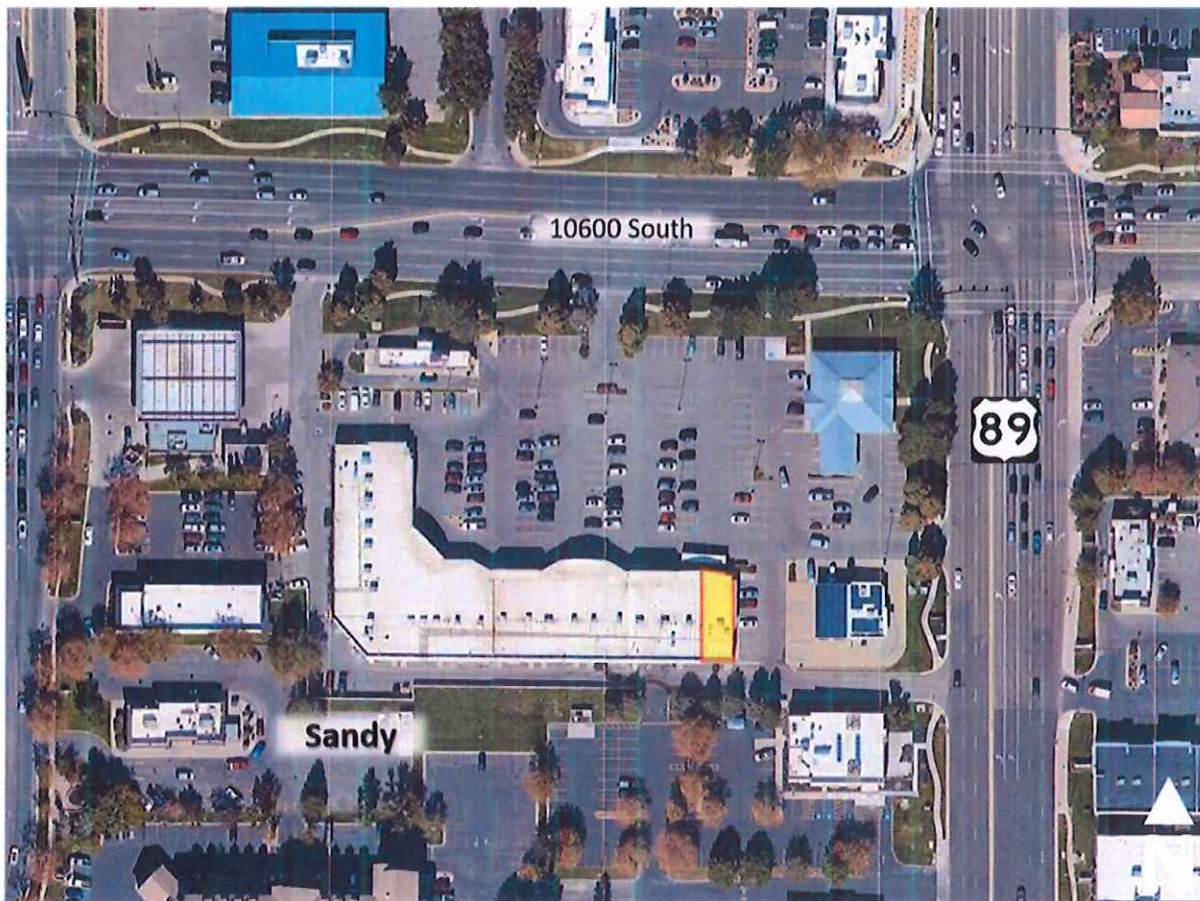


Figure 1: Site vicinity map of the project in Draper, Utah

Sandy City Parking Code

The Sandy City code specifies parking rates for various land use types. The requirements that are pertinent to the South Center, from Section 21-24-8 of the code, are shown in Table 2.

Table 2: Sandy City Parking Requirements

| Land Use | Requirements |
|-----------------------|----------------------------|
| Commercial Center | 5 stalls/1,000 sq. ft. GFA |
| Drive-thru Restaurant | 1 stall/100 sq. ft. GFA |
| Financial Service | 4 stalls/1,000 sq. ft. GFA |

While the primary strip mall building of the South Center is a mix of restaurants and retail, it was analyzed as a whole because the Sandy City code has a separate "commercial center" category. The other three buildings were analyzed individually.

Based on the city code, the South Center shopping center would be required to have a total of 201 stalls for the entire site, which is 15 more stalls than it currently contains.

Data Collection

To evaluate the viability of removing six parking stalls, Hales Engineering collected parking data at the South Center. The parking counts were collected once every 15 minutes from 4:00 p.m. to 6:00 p.m. on Friday, January 8, 2021 and from 11:00 to 1:00 p.m. and 4:00 p.m. to 6:00 p.m. on Saturday, January 9, 2021. These hours were chosen to capture the likely peak demand at the shopping center, which contains a mix of retail and restaurants. A summary of these parking counts is shown in Table 3, and more detailed count data are included in Appendix A.

Table 3: South Center Parking Counts

| Period | Peak Demand (Time) |
|----------------------------|--------------------|
| Friday, 4 – 6 p.m. | 78 (5:30 p.m.) |
| Saturday, 11 a.m. – 1 p.m. | 58 (12:15 p.m.) |
| Saturday, 4 – 6 p.m. | 57 (5:00 p.m.) |

Because some of the units in the primary building at the time of data collection were empty, some adjustments need to be made to adequately reflect parking demand for a fully occupied facility. A total of three units are currently vacant in the primary building, including the proposed unit for the Bout Time Pub & Grub restaurant/bar. These units have a sum of 10,600 sq. ft. and comprise approximately 36% of the primary building. To be conservative in estimating demand, the Sandy City rate was applied to these vacant units, which is 5 stalls/1,000 sq. ft., or a total of 53 stalls. Adding this to the measured peak demand of stalls, which was 78, a total of 131 stalls should adequately reflect demand at the South Center with no vacant units.

No adjustments were made to reflect the COVID-19 pandemic as UDOT automated traffic signal performance measures (ATSPM) indicated that traffic had increased on 10600 South from similar weekends in both July 2019 and January 2020 to the weekend the data were collected.

Taking into consideration the proposed 180 stalls (which is six stalls fewer than the 186 existing stalls), an estimated 24% of stalls would remain unoccupied during the time of peak demand. For this reason, it was determined that removing six stalls from the South Center shopping center will still leave adequate available parking.

Conclusions and Recommendations

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Bout Time Pub & Grill in Sandy, Utah:

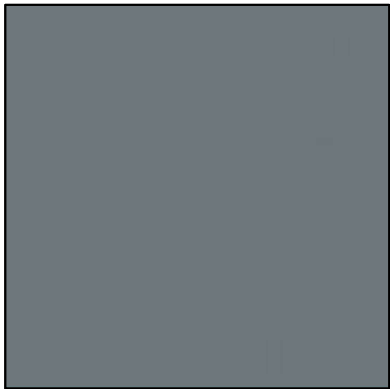
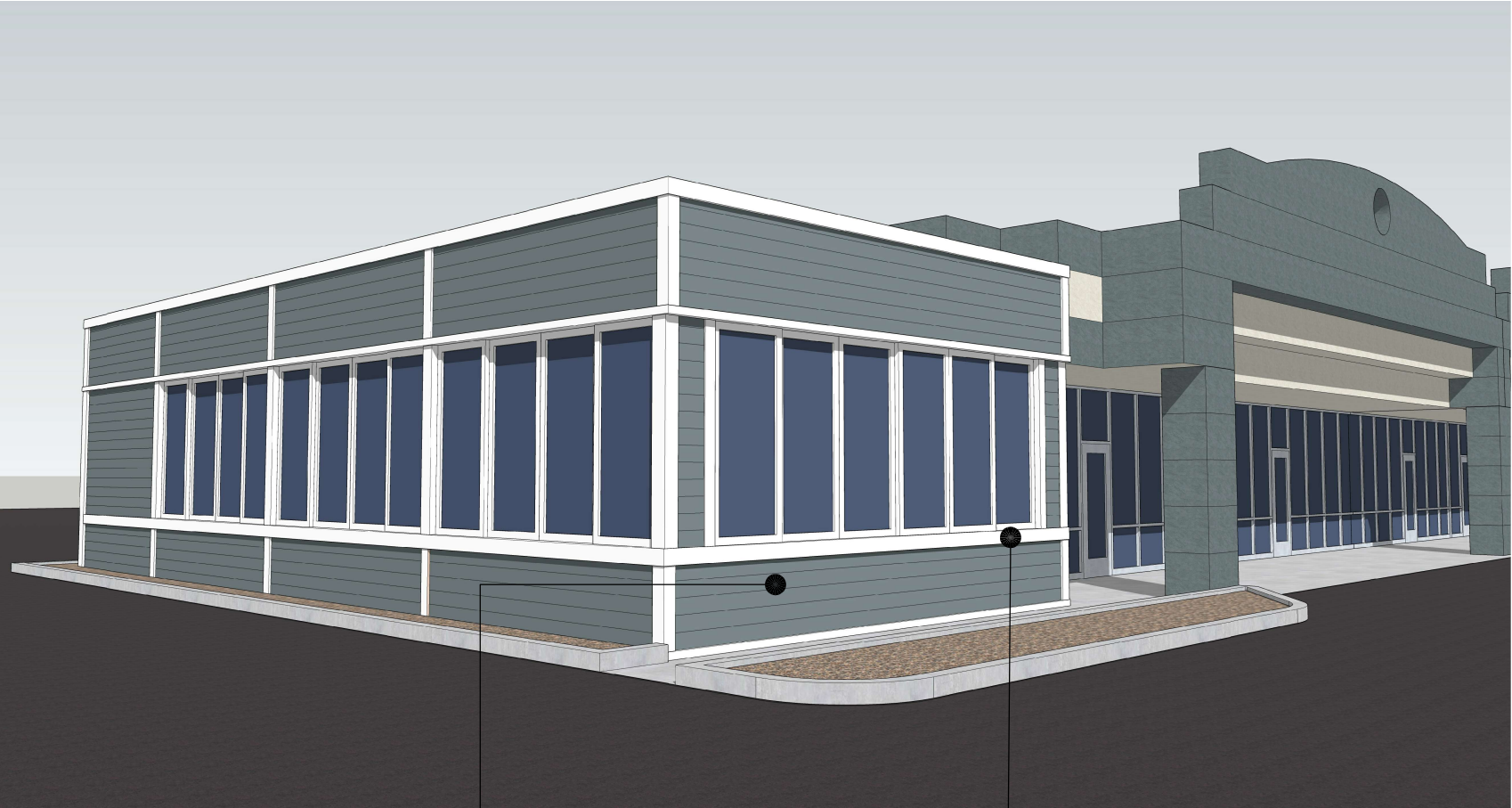
- The current supply of parking stalls at the South Center shopping center (186 stalls) does not meet the Sandy City requirements (201 stalls).
- Based on collected data, the South Center experiences a peak demand of approximately 78 stalls.
 - Adjusted for the three vacant units with Sandy City Rates (including the one that will house the proposed project), the peak demand is approximately 131 stalls for the shopping center with no vacant units.
- Given current conditions and anticipated demand for the shopping center with no vacant units, it is anticipated that approximately 24% of stalls will remain available if six stalls were removed with the proposed project.
- It is anticipated that the proposed project changes will leave adequate parking for the South Center shopping center.

APPENDIX A

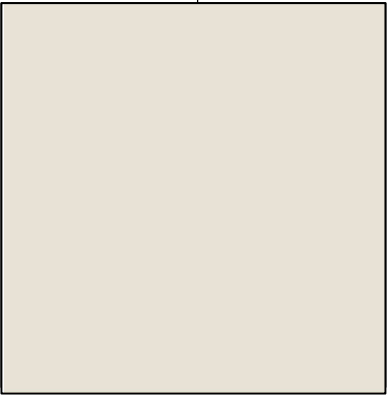
Count Data

| Time | Friday, January 8, 2020 | Saturday, January 9, 2020 (Mid) |
|----------|-------------------------|---------------------------------|
| 11:00 AM | | 35 |
| 11:15 AM | | 40 |
| 11:30 AM | | 44 |
| 11:45 AM | | 47 |
| 12:00 PM | | 47 |
| 12:15 PM | | 58 |
| 12:30 PM | | 51 |
| 12:45 PM | | 55 |
| 1:00 PM | | 56 |
| 1:15 PM | | |
| 1:30 PM | | |
| 1:45 PM | | |
| 2:00 PM | | |
| 2:15 PM | | |
| 2:30 PM | | |
| 2:45 PM | | |
| 3:00 PM | | |
| 3:15 PM | | |
| 3:30 PM | | |
| 3:45 PM | | |
| 4:00 PM | 56 | 53 |
| 4:15 PM | 57 | 51 |
| 4:30 PM | 58 | 44 |
| 4:45 PM | 64 | 55 |
| 5:00 PM | 59 | 57 |
| 5:15 PM | 72 | 46 |
| 5:30 PM | 78 | 42 |
| 5:45 PM | 75 | 52 |
| 6:00 PM | 74 | 54 |

Exhibit #3- Materials Board



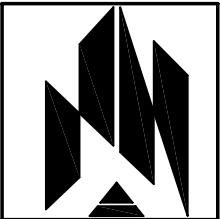
DUNN EDWARDS
PIKE LAKE 6320



DUNN EDWARDS
CRYSTAL HAZE 6219

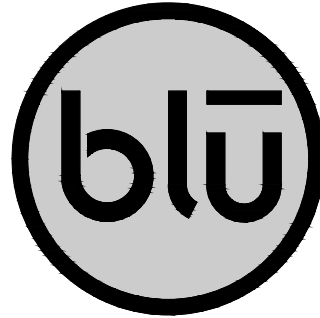
BOUT TIME PUB & GRUB PATIO

JUNE 9, 2021



NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330

Exhibit #4- Landscape Plan



blu line designs
planning | landscape architecture | design
8719 S. Sandy Parkway
Sandy, UT 84070
p 801.679.3157

PROJECT NUMBER

21-156

REVISIONS

SHEET TITLE

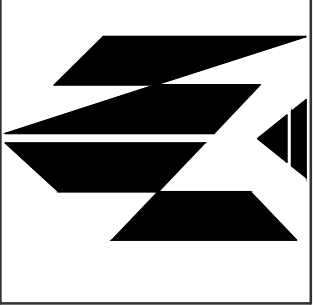
OWNER REVIEW SET
NOT FOR CONSTRUCTION

PROJECT/OWNER

BOUT TIME PUB&GRUB
TENANT FINISH
31 WEST 106TH SOUTH
SANDY, UT 84070

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 SOUTH 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 (801) 487-3330



DATE

5-4-2021

SHEET NUMBER

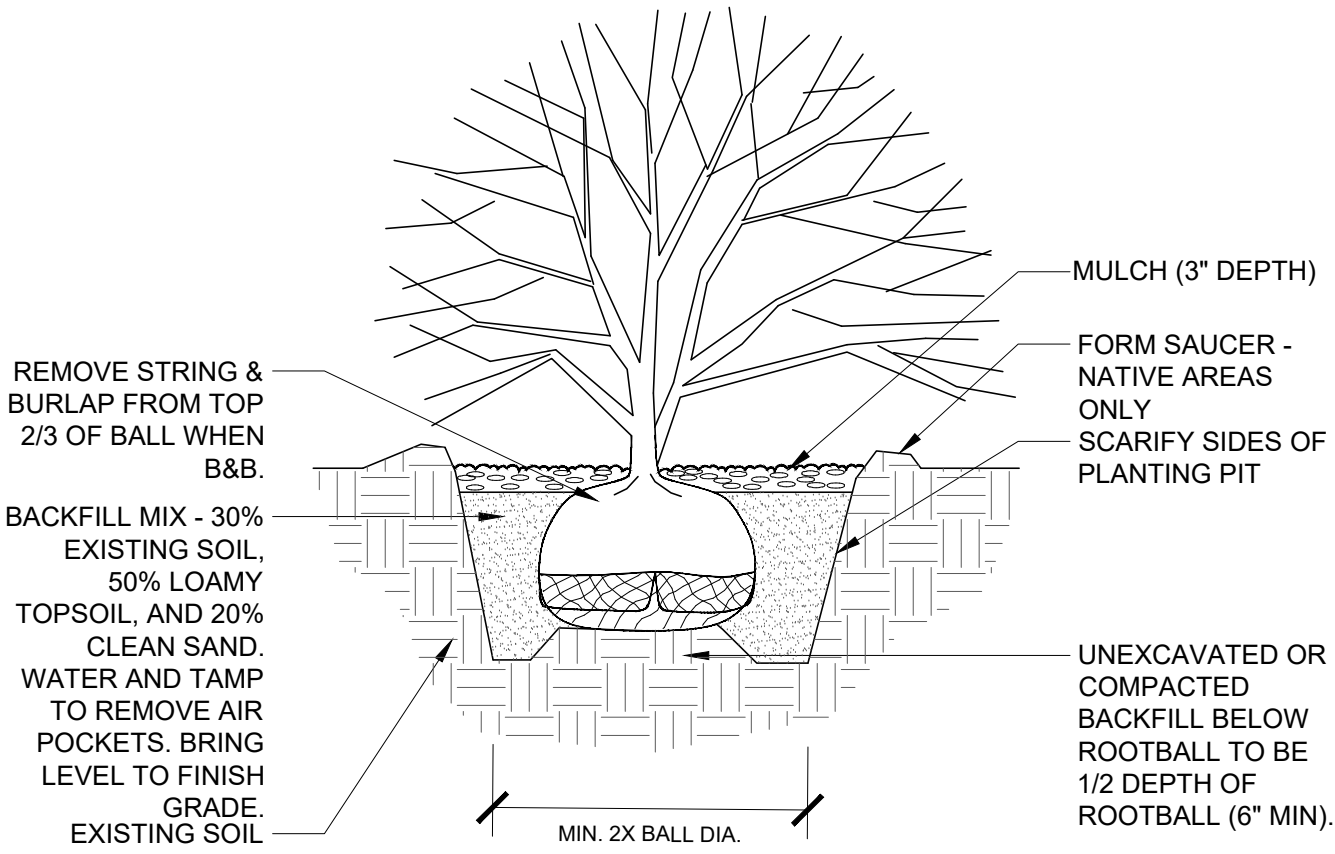
L101

Scale: 1" = 10'-0"



LANDSCAPE NOTES:

1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND SANDY CITY STANDARDS, SPECIFICATIONS, AND DETAILS.
2. ALL PLANT MATERIAL SHALL BE GROWN IN CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THIS WORK AND SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 UNLESS OTHERWISE NOTED. PROVIDE TREES OF NORMAL GROWTH AND UNIFORM HEIGHTS, ACCORDING TO SPECIES, WITH STRAIGHT TRUNKS AND WELL DEVELOPED LEADERS, LATERALS, AND ROOTS.
3. EXISTING UTILITIES, EASEMENTS, AND STRUCTURES SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, TYPE, AND STRUCTURES TO BE ENCOUNTERED ON THE PROJECT PRIOR TO ANY EXCAVATION AND CONSTRUCTION IN THE VICINITY OF THE EXISTING UTILITIES AND STRUCTURES.
4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS, LICENSES, AND APPROVALS REQUIRED TO LEGALLY AND RESPONSIBLY COMPLETE THE WORK.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL, DISPOSAL, OR RELOCATION OF ALL OBSTRUCTIONS AND DEBRIS WITHIN THE DELINEATED CONSTRUCTION AREA PRIOR TO STARTING NEW CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ANY DEBRIS RESULTING FROM NEW CONSTRUCTION.
6. DAMAGE TO ANY EXISTING IMPROVEMENTS OR TO ANY PORTION OF THE PROJECT'S SURROUNDING AREA DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
7. THE CONTRACTOR SHALL CALL BLUE STAKES AT 1-800-662-4111 FOR UNDERGROUND UTILITY LOCATIONS AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
8. ALL COMPACTED AREAS DEVELOPED THROUGH CONSTRUCTION WITHIN PROPOSED LANDSCAPE AREAS SHALL BE SCARIFIED AND LOOSENED TO A DEPTH OF 12" PRIOR TO LANDSCAPE AND IRRIGATION WORK BEGINNING.
9. CONTRACTOR SHALL RE-SEED ALL DISTURBED AREAS DUE TO CONSTRUCTION WITH APPROVED SEED MIX PER SPECIFICATIONS. DISTURBED AREAS SHALL BE TILLED TO LOOSEN SOIL PRIOR TO SEEDING. ALL RE-SEEDED SLOPES GREATER THAN 3:1 SHALL RECEIVE EROSION CONTROL BLANKET.
10. NO PLANT SPECIES SUBSTITUTIONS WILL BE MADE WITHOUT APPROVAL OF OWNER.
11. ALL PLANT LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER PRIOR TO PLANTING. FAILURE TO RECEIVE APPROVAL MAY RESULT IN RE-WORK BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
12. ALL AREAS WITHIN AND AFFECTED BY THIS PROJECT SHALL HAVE POSITIVE DRAINAGE. POSITIVE DRAINAGE SHALL BE PROVIDED TO DIRECT STORMWATER AWAY FROM ALL STRUCTURES.
13. ALL CLARIFICATIONS OF DISCREPANCIES BETWEEN THE DRAWINGS AND THE SITE SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO BEGINNING OF WORK.
14. INSTALL A MIN. OF 6 INCHES OF PREMIUM TOPSOIL FOR ALL TURF GRASS AREAS. INSTALL 12" OF PREMIUM TOPSOIL IN ALL SHRUB BEDS. ALL PLANTING PITS SHALL RECEIVE PLANTING BACKFILL MIX.
15. INSTALL A MIN. OF 3 INCHES OF APPROVED ROCK MULCH WITH WEED BARRIER FABRIC IN ALL SHRUB BEDS. APPLY PRE-EMERGENT TO ALL PLANTING BEDS BEFORE INSTALLING MULCH.



- NOTES:
1. PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISHED GRADE

1 SHRUB DETAIL

NOT TO SCALE

PLANT SCHEDULE

| SHRUBS | BOTANICAL / COMMON NAME | CONT |
|--------------------|--|----------|
| | BERBERIS THUNBERGII ATRO 'HELMOND PILLAR' / UPRIGHT RED-PURPLE BARBERRY | 5 GAL |
| ANNUALS/PERENNIALS | BOTANICAL / COMMON NAME | CONT |
| | HEMEROCALLIS X 'PARDON ME' / PARDON ME DAYLILY | 1 GAL |
| ORNAMENTAL GRASSES | BOTANICAL / COMMON NAME | CONT |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS | 1 GAL |
| GROUND COVERS | BOTANICAL / COMMON NAME | CONT |
| | WASHED SOUTH TOWN COBBLE ROCK MULCH 1 1/2" -2" // INSTALL OVER DEWITT PRO-5 WEED BARRIER | 3" DEPTH |

Exhibit #5- Vicinity Map



SPR06162021-6077
Bout Time Pub & Grub Addition
31 W. 10600 S.

