



ITEM REPORT UTILITIES COMMISSION

Agenda Date: 8/5/2026
Agenda Section: Business Item

Department Origination: Public Works

Agenda Item: Recommend Planning and Zoning Commission Approve the Preliminary and Final Plat of Bell Bank Addition, Conditional Use Permit to allow a drive thru, and a Vacation of Easements

Approval Required: Simple Majority Vote

BACKGROUND

Bell Bank has proposed a preliminary and final plat to consolidate four existing lots of record to one new lot to construct a new bank with a drive thru. The proposed site is located in the southwest quadrant of the intersection of Clearwater Road and Golf Course Drive.

Included with the land use application is the vacation of the existing drainage and utility easements. The proposed plat includes the dedication of the 10-foot drainage and utility (D&U) easement along road rights of way along with the 5-foot D&U on all interior lot lines per City Code. The plat includes the 30-foot sight triangles at the intersection of Clearwater Road and Golf Course Drive per City Code, and the right-of-way meets the 40' requirement from centerline of the road. Additionally, the plat includes the appropriate Utility Easement for the installation of watermain for fire protection.

The Conditional Use Permit was triggered by the drive thru. The location of the drive thru along with the stacking meet all city standards. The headlights will shine out to Golf Course Drive but the setback is far enough where the headlights are not a concern.

Included with this development was a traffic study to review the access locations to the site. The developer has submitted civil drawings to align with the recommendations of the traffic study.

FINANCIAL IMPLICATIONS

None.

STAFF RECOMMENDATIONS

Staff recommends approving the Bell Bank Development with the Conditions listed below:

1. Enter into a Development Agreement prior to issuing a building permit.
2. Enter into a Stormwater Facilities Maintenance Agreement prior to issuing a building permit.
3. Enter into a Permanent Access Easement prior to issuing a building permit.
4. Enter into a Construction Repair and Maintenance Agreement prior to issuing a building permit.

COUNCIL ACTION REQUESTED

MOTION to recommend Planning and Zoning Commission approve the Preliminary and Final Plat of Bell Bank Addition, Conditional Use Permit to allow a drive thru, and a vacation of easements.