



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, March 16, 2021
6:30 p.m.

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

1. Welcome
2. Approval of the minutes for March 2, 2021
3. ROE Apartments – Site plan review for ROE Apartments located at 1350 South 200 West, Hank Nelson, owner – *City Planner Curtis Poole*
 - a. Review: Preliminary and Final Site Plan Review
 - b. Action: Consider forwarding a recommendation to the City Council
4. Continued - Renaissance Towne Centre – Ordinance Amendment to the current adopted Development Plan (Zoning Map Amendment), Bruce Broadhead, applicant - *Planning Director Francisco Astorga*
 - a. Public Hearing continued from March 2, 2021.
 - b. Action: Consider forwarding a recommendation to the City Council
5. Omnibus Land Use Code Text Amendment – *City Planner Curtis Poole and Planning Director Francisco Astorga*
 - a. Public Hearing
 - b. Action: Consider forwarding a recommendation to the City Council
6. Adjourn

Draft Minutes

BOUNTIFUL CITY PLANNING COMMISSION

March 2, 2021

1
2
3
4
5 Present: Commission Chair Sean Monson
6 Commission Members Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon
7 Spratley, and
8 City Attorney Clinton Drake
9 City Engineer Lloyd Cheney
10 Planning Director Francisco Astorga
11 City Planner Curtis Poole
12 Recording Secretary Darlene Baetz
13
14 Excused: Commission Members Councilwoman Kendalyn Harris and Sam Bawden
15

16
17 **1. Welcome.**

18
19 Vice-Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.
20

21 **2. Approval of the minutes for February 16, 2021**

22
23 MOTION: Commissioner Spratley made a motion to approve the minutes for February 16, 2021 with
24 one correction Commissioner Clark seconded the motion.
25

26 VOTE: The motion passed unanimously (4-0).
27

28 **3. Continuation (Public Hearing took place on February 16, 2021) - Take 5 - Conditional Use**
29 **Permit for a vehicle service business located at 293 West 500 South, Charles Openshaw, owner**
30 **- City Planner Curtis Poole**
31

32 **a. Action: Continue the item to a date uncertain, applicant requested.**
33

34 **4. Continuation - Take 5 - Amended site plan review for Take 5 located at 293 West 500 South,**
35 **Charles Openshaw, owner - City Planner Curtis Poole**
36

37 **b. Action: Continue the item to a date uncertain, applicant requested**
38

39 City Attorney Clint Drake noted the applicant is working on bringing this item into compliance.
40 City staff is also cleaning up the language to this section of the City Code but informed the
41 applicant that they will not be amending the code to suit his project.
42

43 **5. Continuation - Renaissance Towne Centre – Ordinance Amendment to the current adopted**
44 **Development Plan (Zoning Map Amendment), Bruce Broadhead, applicant - Planning Director**
45 **Francisco Astorga**
46

47 **a. Public Hearing**

48 **b. Action: Continue the item to the March 16, 2021 meeting, staff requested.**
49

50 *Chair Monson arrived at 6:34 p.m and continued to chair the meeting.*
51

1 Planning Director Francisco Astorga stated staff chose to continue this item and noted it would be
2 appropriate for the Commission to continue the public hearing to the next meeting.

3
4 Chair Monson opened and closed the public hearing at 6:35 without any comments.
5

6
7 MOTION: Commissioner Bell made a motion to continue this item and the public hearing to March
8 16, 2021. Commissioner Clark seconded the motion.
9

10 VOTE: The motion passed unanimously (5-0).
11

12 **6. Creekside Senior Living - Conditional Use Permit for an addition to the existing facility located**
13 **at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis Poole***

14
15 **a. Public Hearing**

16 **b. Conditional Use Permit review and tentative possible approval in written form**
17

18 City Planner Curtis Poole noted the original Conditional Use Permit was still valid for this site and
19 an amended Conditional Use Permit was not needed.
20

21 **7. Creekside Senior Living – Amended Site Plan Review for an addition to the existing facility**
22 **located at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis***
23 ***Poole***

24
25 **a. Review: Preliminary and Final Site Plan Review**

26 **b. Action: Consider forwarding a recommendation to the City Council**
27

28 Johnathan Johnson and Jay Taggart were present. City Planner Poole presented the item.
29

30 Creekside Senior Living was originally approved in September 2015 to construct a 131 unit assisted
31 living center. In February 2019, The Planning Commission and City Council approved an
32 amendment to expand the development to include an additional property to be used for parking.
33

34 The site plan review is for an addition of thirty (30) new units to the east of the existing building and
35 would bring the total unit count to 160. The applicant has not acquired any additional property and
36 would not need any additional parking spaces. There is an existing access drive approach along 400
37 North that will be removed and replaced with curb and gutter and the landscape will be installed. The
38 applicant will need to work with UDOT for any approvals or permits to work in this area.
39

40 One of the conditions for the amended conditional use which was approved in 2019 required the
41 applicant to combine the two parcels. County records indicate the parcels have not been combined
42 and the City will require the applicant to combine them prior to applying for a building permit.
43

44 City Planner Poole recommended that the Planning Commission forward a positive recommendation
45 to the City Council with the following conditions:
46

- 47 1. Complete all redline corrections.
48 2. Prior to applying for a building permit the Application shall:

- 1 a. Resolve the consolidation of the two (2) parcels with Davis County.
- 2 b. Receive construction permits and approvals from UDOT to remove the drive apron and
- 3 replace with curb and gutter and install landscaping in the park strip at this location.
- 4 3. Pay fees and post an acceptable bond in the amount determined by the City engineer.
- 5 4. Sign a Public Improvement Development Agreement.
- 6

7 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the
8 City Council with the four (4) conditions outlined by staff and the additional language
9 recommended by staff to item 2 that shall read:

10 “Prior to *receiving Certificate of Occupancy* the Application shall...”
11 located at 430 West 4300 North. Commissioner Bell seconded the motion.

12
13 VOTE: The motion passed unanimously (5-0).

14
15 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:48
16 p.m.

17
18
19 _____
20 Sean Monson
Planning Commission Chair

Planning Commission Staff Report



Subject: Site Plan Review for a Two-Family Residential Building
Author: Curtis Poole, City Planner
Address: 1350 South 200 West
Date: March 16, 2021

Background

The Applicant, Hank Nelson, requests site plan approval to construct a two-family (duplex) residential development located at 1350 South 200 West. The subject property is in the RM-25 Subzone with the RM-25 Subzone to the south, west and north; and the RM-13 Subzone to the east. Except for a few properties, most properties are multi-family residential uses in this neighborhood. Bountiful Land-Use Code requires site plan review of all multifamily residential developments, including duplexes.

Analysis

The property is located on 0.345 acres (15,028 square feet). The RM-25 Subzone permits up to twenty-five (25) units per acre with a minimum lot size of one (1) acre. When a property is smaller than one (1) acre and larger than 0.25 acres the maximum density is reduced to seven (7) units per acre. The density for these smaller properties would be determined by the net buildable area, after minimum setbacks (25' front, 10' side and 20' rear) have been identified.

The Applicant has removed the existing single-family dwelling and proposes to replace it with a duplex. Plans show the duplex would be oriented towards 200 West with one thirty-foot (30') shared driveway, which meets the maximum standard width of thirty feet (30') for driveways. The proposal meets the minimum standard for parking (2.75/unit) based upon each unit containing three (3) bedrooms.

Based upon submitted plans the Applicant would meet the setback standards of code. Landscaping standards for the zone require a minimum of forty percent (40%) and plans show approximately seventy-four percent (74%) of this development would be landscaped. There is no standard for location and number of trees and shrubs for two-family residential dwellings.

Renderings show a two-story building approximately twenty-six feet (26') in height, which is less than the maximum height standard of thirty-five feet (35'). Building material is a mix of cementitious siding (Hardie board) and stucco. Entrances for each unit would be oriented toward 200 West.

Bountiful Light and Power is requesting a ten-foot (10') wide rear yard easement and five-foot (5') side yard easement to be recorded at the County. BL&P indicates there is a utility

pole located inside the northwest corner of the property that would provide service to this new development and the existing apartments to the west. The purpose of the easement would be for access to the utility pole. The Applicant has indicated that each unit would have their own garbage cans.

Department Review

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

Significant Impacts

This proposed site plan amendment is located in an area with urban levels of infrastructure already in place and would be adequate to accommodate the proposed development.

Recommendation

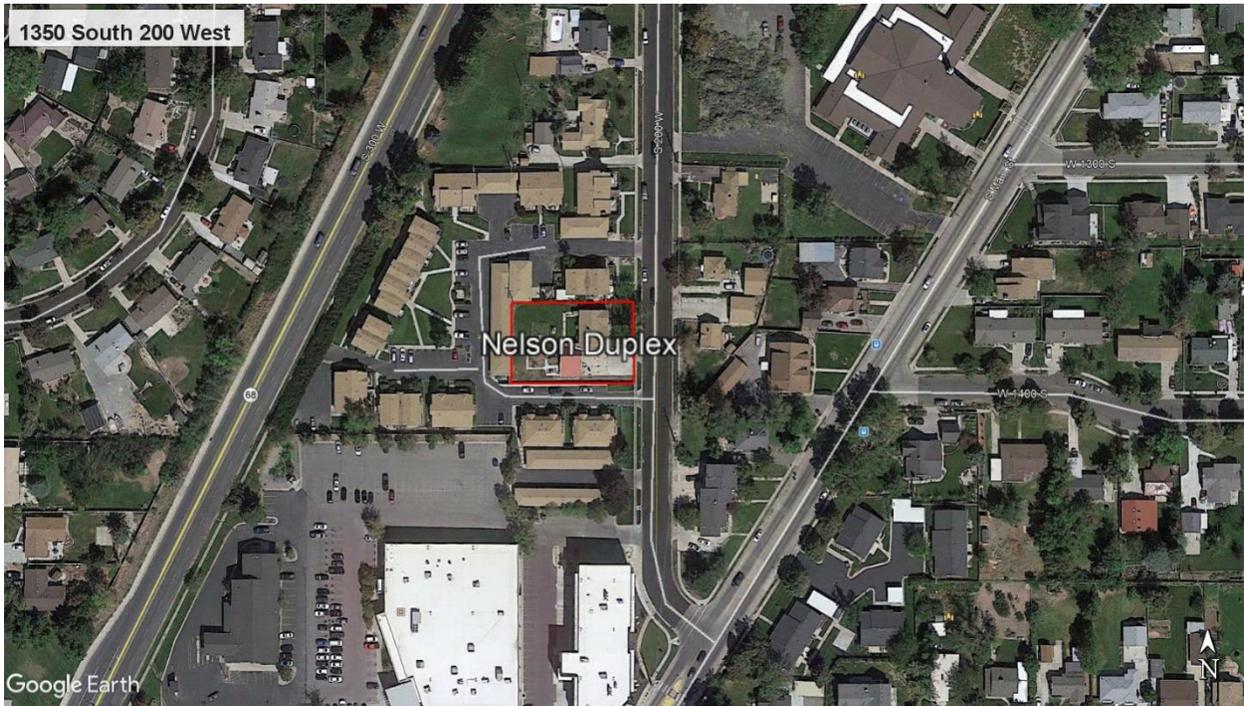
Staff recommends that the Planning Commission review the site plan and forward a positive recommendation of approval to the City Council with the following conditions:

1. Complete all redline corrections.
2. Grant and record utility easements requested by Bountiful Light and Power.
3. Provide elevations and resolve any concerns regarding drainage to the satisfaction of the City Engineer.
4. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
5. Sign a Public Improvement Development Agreement.

Attachments

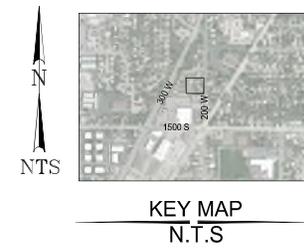
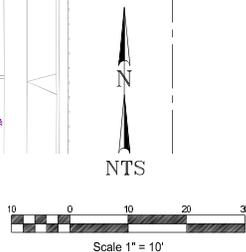
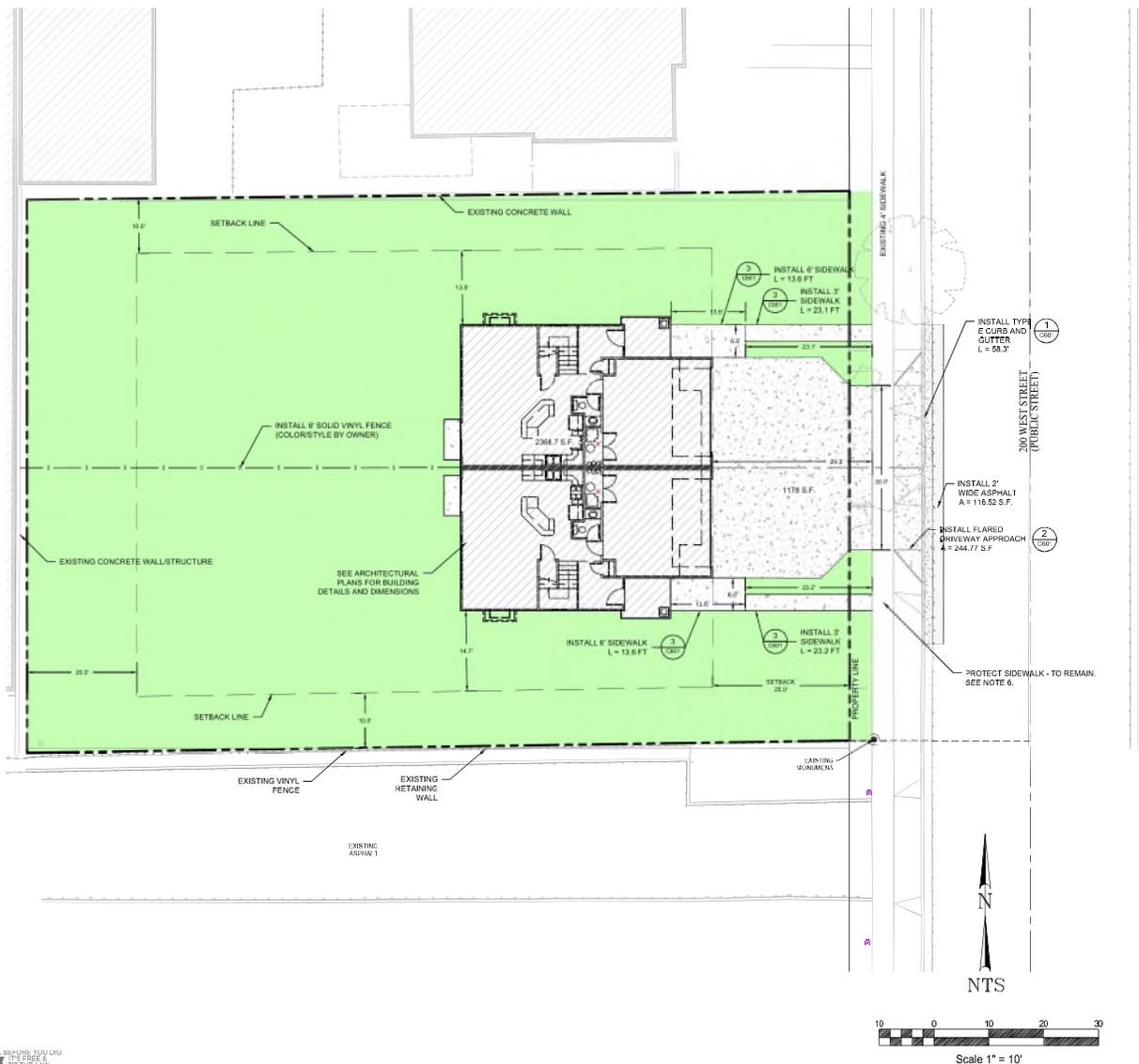
1. Aerial photo
2. Site Plan
3. Grading Plan
4. Utility Plan
5. Demo Plan
6. Landscape Plan
7. Building Renderings
8. Floorplans

Aerial Photo



FILENAME: D:\wason\hank\1500_South_200_West_Bountiful\engineering\design\SITE.dwg PLOT DATE AND TIME: 3/5/2021 2:28 PM TAB: SITE

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202-2100-
3333
WWW.CITYOFBOUNTIFUL.UT.GOV



- SITE NOTES**
1. Bluminous surface course shall be 3/4" gradation. Asphalt cement shall be PG64-28. Asphalt shall be compacted per city standards.
 2. Unretreated base course shall be 3/4" or 1" gradation and shall be installed and compacted per APWA 22.1.2.3 including addendum.
 3. Hot mix paving activities shall be conducted only when air and roadbed temperatures in the shade are 45° F. and rising. Cease paving if air temperatures fall below 50° F.
 4. The contractor shall decide on final locations for both the concrete washout and temporary construction entrance. The contractor shall acquire County approval of all locations prior to installation.
 5. Contractor shall remove and replace "in-kind" all concrete disturbance or damage during the site construction.
 6. Bountiful City Excavation Permit required for sewer lateral installation. City bonding and insurance requirements apply.

- Concrete**
1. All concrete work shall be normal weight concrete with a compressive strength equal to at least 4000 psi within 28 days after pouring. The water cement ratio shall be no greater than 0.45 and slump shall be between 2.5" to 4.5" or less. Minimum cement content shall be 8.5 sacks per cubic yard. Provide 5.5% to 5.9% air entrainment for concrete of this class used in slabs and walls.
 2. Unless otherwise noted, all construction joints shall be keyed with a key 1-1/2 in. deep, a length 2 in. Less than the member, and a width 1/2 of the member. Reinforcing shall be continuous through the joint.
 3. All concrete work shall be placed, cured, stripped, and protected as directed by the project and APWA specifications (03 30 10).
 4. Before concrete is poured check with all trades to insure proper placement of all openings, sleeves, curbs, conduits, bolts, inserts, etc. relative to work.
 5. Contractor is responsible for all shoring and formwork.
 6. Refer to architectural drawings for molds, grooves, ornament, clips AND grounds required to be encased in concrete slab and slab finishes, color, patterns, and depressions.
 7. Refer to slab joint layout plan for control and construction joint locations.
 8. Concrete testing shall be per project specifications and APWA 03 30 05. Testing shall comprise of temperature, air, slump and strength testing. The following table summarizes required testing frequency.

Rate of Placement (c/yd)	Temperature	Air	Slump	Strength
0-8	1	1	1	1
0-50	1	1	1	1
Each additional 50 cy or fraction thereof	1	1	1	1

- Concrete Reinforcement**
1. All metal reinforcement shall be deformed type bars (except #2 bars) and shall conform to the requirements of the Standard Specifications ASTM A615 Grade 60.
 2. All Splices in continuous concrete reinforcing bars shall lap 36 bar diameter or per the latest addition of ACI 318. All such splices shall be made in a region of compression unless otherwise shown. All continuous reinforcement shall terminate with a 90° turn or a separate corner bar.
 3. All reinforcement bars shall be securely anchored and held in place and shall be spaced from adjacent surfaces (unless shown otherwise) as follows:
A. Formed surfaces in contact with the ground or exposed to weather, and slabs on grade - 2 in.
B. Unformed surfaces cast against and permanently exposed to earth (bottom and sides of footings) - 3 in
 4. Welded wire fabric shall conform to ASTM A 185 and shall have a minimum site lap of 8 in.
 5. All reinforcement shall be detailed and placed in accordance with the latest edition of ACI detailing manual 315-77 and ACI standard 318.

MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1350 S. 200 W., BOUNTIFUL, UT
SITE PLAN

231 West 800 South, Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying
PH: 801.487.8900

CLIENT: HANK NELSON
DRAWING: SITE.dwg
JOB NO.: 4902-NEI-SON-02-20
DATE: 03/05/2021

DRAWN BY: AMD
DESIGNED BY: AMD
CHECKED BY: BHT
DATE: 03/05/2021

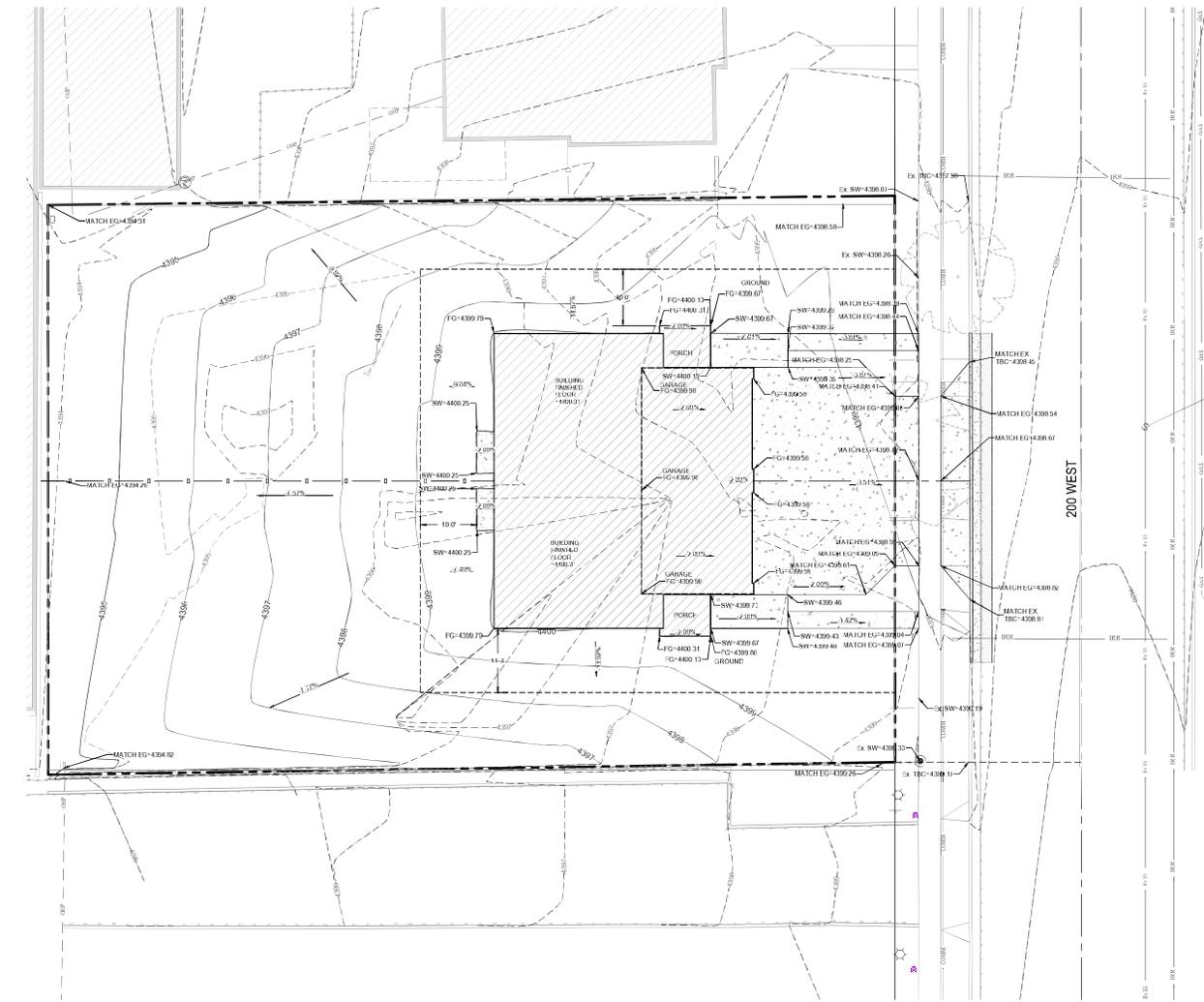
REVISIONS

NO.	DATE	DESCRIPTION



SHEET
C301

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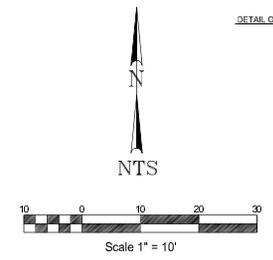
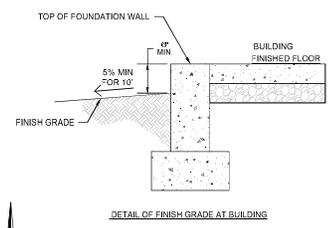


KEY MAP
N.T.S.

APPROXIMATE EARTHWORK TOTAL
NET FILL REQUIRED: 750 CU YD

- NOTES:**
1. EARTHWORK CALCULATIONS ARE FROM A COMPUTER MODEL AND DOES NOT ACCOUNT FOR POTENTIAL LOSSES WHICH MAY AND WILL BE ATTRIBUTED TO DEMOLITION ACTIVITIES OF: REMOVAL OF CONCRETE, FOUNDATION, TURF, GRASS, TREE, & STRUCTURES.

- EARTHWORK NOTES**
1. The contractor shall exercise sufficient supervisory control during grading and construction to insure compliance with the plans, soils report, specifications, and code with his purview.
 2. Surface drainage to be one (2%) percent minimum to approved drainage facilities, except as waived by the Building Official or directed by the Engineer.
 3. All fill except that underneath paved surfaces, within road right of way, or underneath building slabs, footings, and sidewalks shall be classification compacted to a minimum of eighty-five (85%) percent maximum density and +1-2% optimum moisture content as determined by ASTM D-698 standard proctor density, and certified by tests and reports from soils engineer.
 4. All fill underneath roadways, building slabs, footings, sidewalks and parking areas shall be classification A1 soils as defined by AASHTO M 148 and compacted to a minimum of ninety-five (95%) percent maximum density and +1-2% optimum moisture content as specified by ASTM D-1557 modified proctor density. For all fill underneath building slabs and footings, refer to structural plans and geotechnical report.
 5. Remove and dispose of trees, stumps, logs, limbs, sticks, vegetation, debris, and other material on the natural ground surface.
 6. Dispose of all material off the property to a facility licensed to accept the material type.
 7. Contractor shall remove all top soil within the area of construction. Stockpile or remove from site per owner instructions.



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1350 S. 200 W., BOUNTIFUL, UT
GRADING PLAN

231 West 800 South Salt Lake City, Utah 84101
Ward Engineering Group
 Planning Engineering Surveying

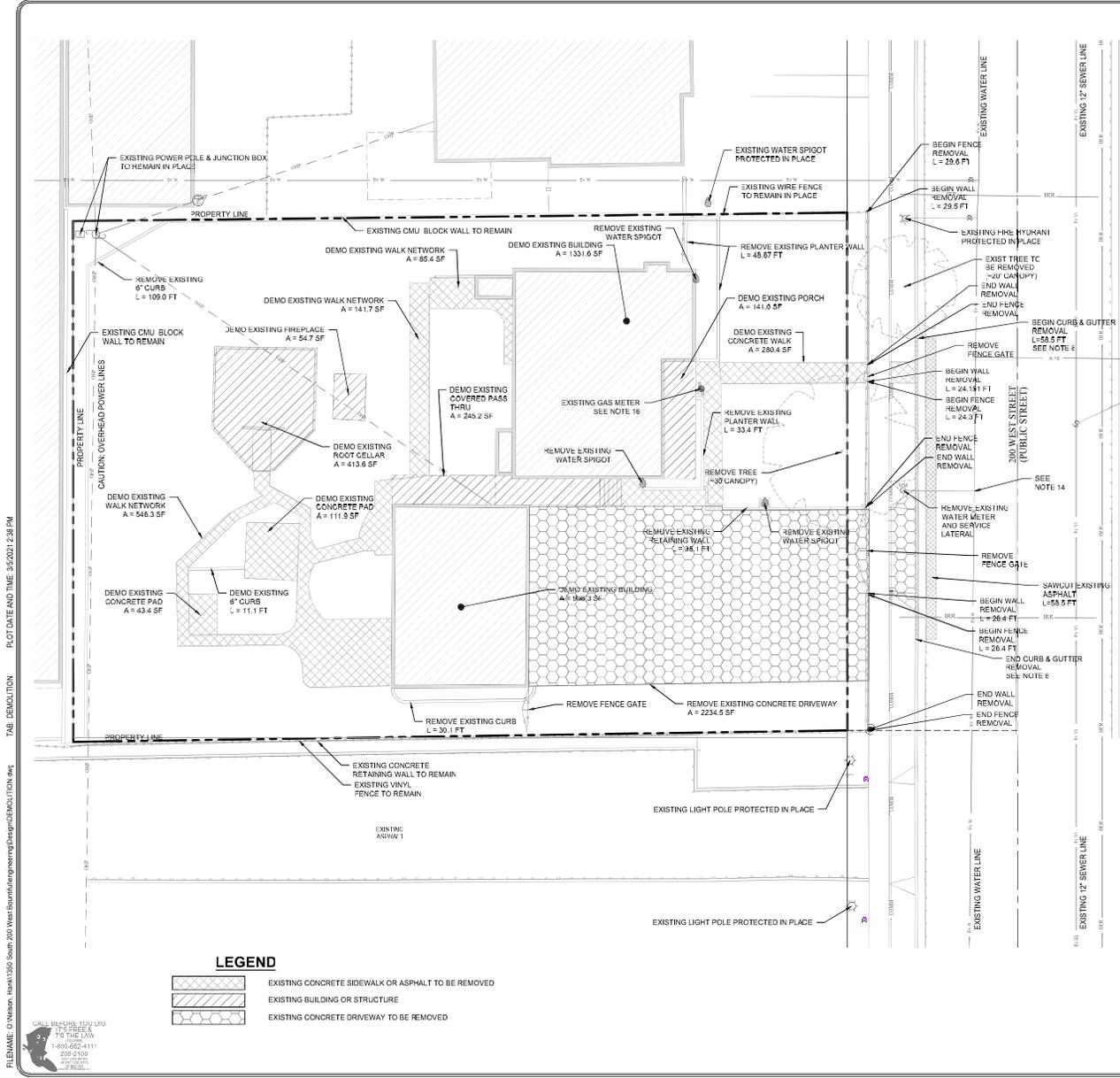
CLIENT: HANK NELSON
 DRAWING PLAN DWG
 JOB NO.: 4562-NEL-2020-020
 DATE: 03/05/2021

DRAWN BY: AMD
 DESIGNED BY: AMD
 CHECKED BY: BHT
 DATE: 03/05/2021

REVISIONS



SHEET
C401



DEMOLITION IS CURRENTLY UNDERWAY



KEY MAP
N.T.S.

GENERAL NOTES:

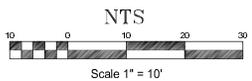
1. CONTRACTOR WILL INVESTIGATE EXISTING RECORDS, VISIT THE PROJECT SITE AND BECOME FAMILIAR WITH THE LOCATION AND CONDITION OF ALL EXISTING UTILITIES PROPOSED FOR ABANDONMENT / REMOVAL
2. CONTRACTOR WILL PROTECT IN PLACE ALL EXISTING UTILITIES AND GROUND FEATURES INTENDED TO REMAIN IN USE. ALL DAMAGED UTILITIES AND IMPROVEMENTS DUE TO CONTRACTOR'S OPERATION WILL BE REPAIRED BY CONTRACTOR AT NO COST TO THE OWNER.
3. ALL UTILITY ABANDONMENT PROPOSED IN THIS PLAN SET WILL BE DONE AFTER SECURING SERVICES TO THE BUILDINGS AND EXHIBITS PROVIDED BY THE UTILITY PROPOSED FOR ABANDONMENT.
4. CONTRACTOR WILL POTHOLE AND USE APPROPRIATE NON-DESTRUCTIVE METHODS TO LOCATE THE EXISTING UTILITIES PROPOSED FOR ABANDONMENT. ANY DAMAGE TO OTHER UTILITIES DURING ABANDONMENT OPERATION WILL BE REPAIRED BY CONTRACTOR AT NO COST TO THE OWNER. THE CONTRACTOR WILL PROVIDE HELP WITH LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO THEIR ABANDONMENT.
5. THE CONTRACTOR IS RESPONSIBLE TO DISPOSE OF ALL REMOVED MATERIAL DURING ABANDONMENT OF UTILITIES TO A FACILITY LICENSED FOR DISPOSAL OF SUCH MATERIAL.
6. THE CONTRACTOR WILL PLACE COMPACTED IMPORTED GRANULAR FILL IN THE CONSTRUCTION AND EXCAVATION HOLES DUE TO THE REMOVAL OF THE EXISTING UNDERGROUND IMPROVEMENTS.
7. ALL ON-SITE IMPERVIOUS SURFACES (CONCRETE, ASPHALT, CURBING) ARE TO BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.
8. THE CONCRETE FLATWORK PROPOSED FOR REMOVAL IS TO BE REMOVED TO THE NEAREST CONSTRUCTION JOINT WHEN APPLICABLE.
9. THE CONTRACTOR IS RESPONSIBLE TO HULL AWAY ALL DEMOLISHED AND REMOVED MATERIAL DESCRIBED IN THIS PLAN SET TO A FACILITY LICENSED FOR THE DISPOSAL OF SUCH MATERIAL.
10. THE CONTRACTOR WILL NOTIFY QUESTAR GAS AND ROCKY MOUNTAIN POWER FOR ALL WORK AROUND GAS AND POWER UTILITIES.
11. THE EXISTING UTILITIES SHOWN ARE FROM RECORD DRAWINGS. THE ENGINEERS MAKE NO GUARANTEE AS TO THE ACCURACY OF THE ACTUAL LOCATIONS IN THE FIELD.

SPECIFIC NOTES:

- STORM DRAIN**
12. THE CONTRACTOR IS TO INSTALL GRAVEL BAG INLET PROTECTION ON ALL INLETS AND MANHOLES TO EXISTING STORM DRAIN SYSTEM TO PROTECT SOLIDS FROM ENTERING THE STORM DRAIN SYSTEM. SEE EC-01.
- CULINARY WATER**
13. ANY WATER FACILITIES REMOVED INCLUDING FIRE HYDRANTS AND VALVES WILL BE CLEANED AND RETURNED TO THE OWNER.
 14. BOUNTIFUL CITY WATER DEPARTMENT WILL CUT AND CAP ALL ABANDONED CULINARY WATER LATERALS AT THE PROPERTY LINE. LATERALS SHALL BE ABANDONED AT THE MAIN.
- SEWER**
15. CONTRACTOR WILL INSTALL CONCRETE PLUGS AT EACH END OF THE ABANDONED SEWER LATERAL AND IN EACH MANHOLE. CONTRACTOR WILL FILL THE ABANDONED IN PLACE SEWER LATERAL PIPE WITH FLOWABLE FILL. COORDINATE ABANDONMENT PROCEDURES WITH SOUTHWEST SEWER DISTRICT.
- NATURAL GAS NOTES**
16. CONTRACTOR IS TO CONTACT DOMINION ENERGY FOR ANY WORK AT OR NEAR EXISTING NATURAL GAS LINES.
 17. THE EXISTING GAS LINES ARE TO REMAIN IN SERVICE UNTIL THE SERVICES ASSOCIATED WITH THE GAS LINES ARE COMPLETELY RECONNECTED TO THE NEW GAS SYSTEM OR DESIGNATED AS ABANDONED.
- BUILDING**
18. THE EXISTING POWER, GAS, WATER AND SEWER TO THE EXISTING BUILDINGS WILL BE DISCONNECTED IN ACCORDANCE WITH THE OWNING UTILITY COMPANY REQUIREMENTS PRIOR TO ANY DEMOLITION OF THE BUILDINGS CAN BEGIN.
 19. CONTRACTOR WILL SURVEY THE BUILDINGS FOR ANY ASBESTOS CEMENT (AC) MATERIAL. THE AC MATERIAL IF IT EXISTS WILL BE REMOVED AND DISPOSED OF AT A LICENSED LANDFILL BEFORE ANY DEMOLITION CAN BEGIN.
- OTHER NOTES:**
20. EXISTING SIDEWALK AROUND SITE SHALL REMAIN INTACT.
 21. TREES TO BE REMOVED SHALL BE REMOVED AT THE BASE, ALONG WITH THE GRINDING AND REMOVAL OF THE STUMP BELOW THE SURFACE. CONTRACTOR SHALL ALSO CHEMICALLY KILL THE ROOT SYSTEM TO ENSURE NO FURTHER GROWTH OCCURS.
 22. REMOVE AND ABANDON ANY IRRIGATION LINES, PARTS, & APPURTENANCES AFTER DISCONNECTING THE EXISTING WATER SERVICE (SEE NOTE 14). COORDINATE ABANDONMENT PROCEDURES WITH BOUNTIFUL IRRIGATION.

LEGEND

	EXISTING CONCRETE SIDEWALK OR ASPHALT TO BE REMOVED
	EXISTING BUILDING OR STRUCTURE
	EXISTING CONCRETE DRIVEWAY TO BE REMOVED



MULTI-FAMILY RESIDENTIAL DEVELOPMENT
1350 S. 200 W., BOUNTIFUL, UT
DEMOLITION PLAN

231 West 800 South, Salt Lake City, Utah 84101
Ward Engineering Group
Planning Engineering Surveying

CLIENT: HANK NELSON
DWG: DEMOLITION.DWG
JOB NO.: 4802-NELSON02-20
DATE: 03/05/2021

DRAWN BY: AMD
DESIGNED BY: AMD
CHECKED BY: BHT
DATE: 03/05/2021

REVISIONS

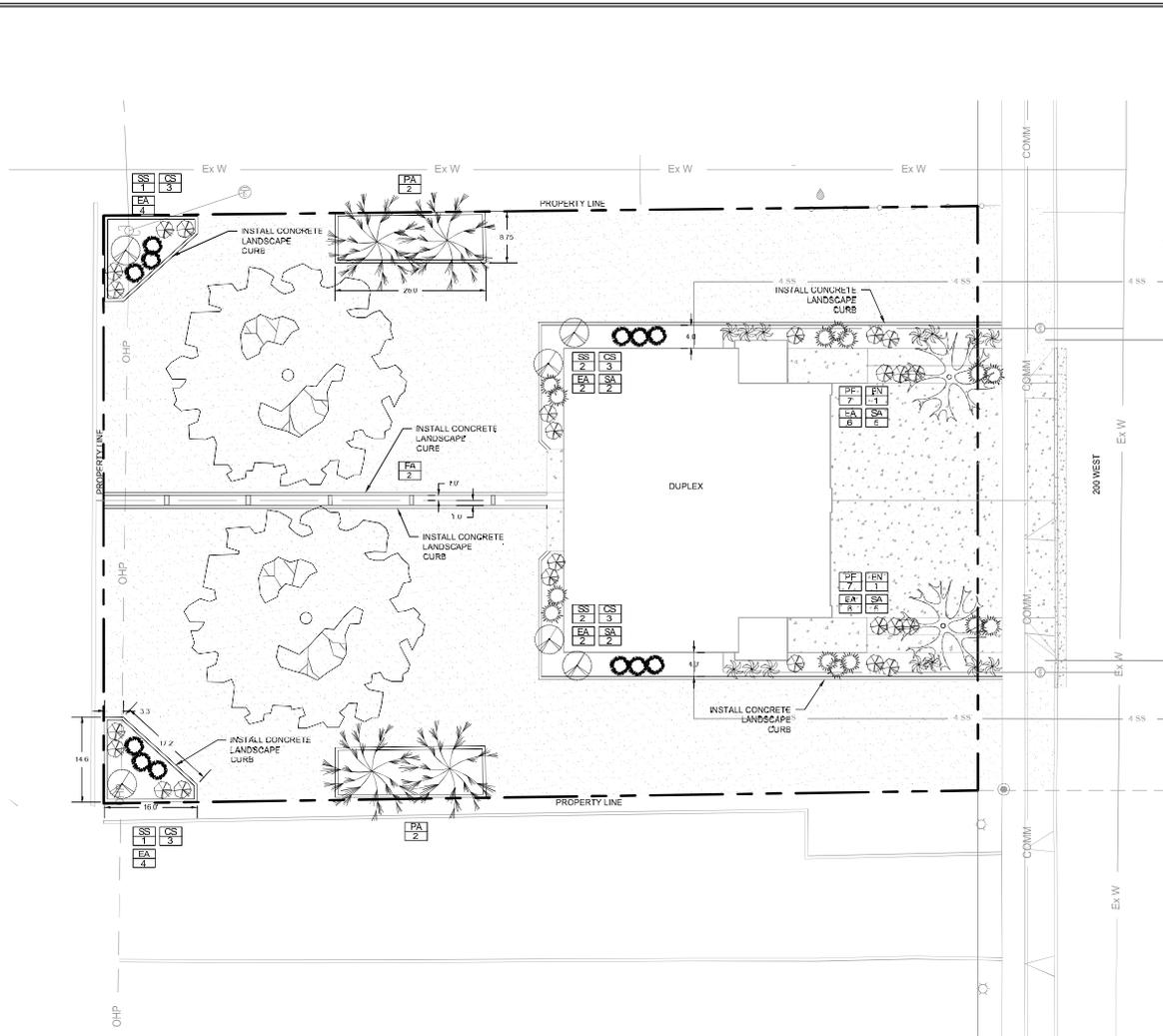


SHEET

C201

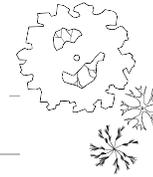
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TAB: DEMOLITION

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PLANT LEGEND

TREES



CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE (mature)	NOTES
FA	2	<i>Fraxinus americana</i> Autumn Purple*	Autumn Purple Ash	2" CAL (60x60W)	DIR
EN	2	<i>Betula nigra</i>	Weibull River Birch	1.1/2" CAL (20x420W)	Mult-Trunk
FA	4	<i>Picea abies</i>	Norway Spruce	5.6 Feet Tall (55x420W)	DIR

SHRUBS/GRASSES

SS	6	<i>Syringa</i> spp.	Lilac	5 GAL (8x6W)	
EA	24	<i>Eurogymna alata</i> "Lampshade"	Deer Burning Bush	5 GAL (4x6W)	
FT	14	<i>Pennisetum setaceum</i> "Tobacco"	Purple Fountain Grass	5 GAL (4x6W)	DIR

GROUND COVER

SA	14	<i>Salvia</i> spp.	Salvia		
CS	12	<i>Cortopis</i> spp.	Cortopis varieties		
	10,031 SF	<i>Festuca arundinacea</i> "Labyrinth"	RTF turf grass		

DIR: Drought Tolerant

GENERAL NOTES

ALL QUANTITIES ARE SHOWN AS AN AID ONLY. PLANS TAKE PRECEDENCE. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR ALL ACTUAL QUANTITY CALCULATIONS.
 PLANT COMMON NAMES ARE SHOWN AS AN AID ONLY. USE BOTANICAL NAME WHEN PURCHASING ALL PLANT MATERIAL.
 ALL PLANTING TO BE DONE PER DETAILS SHEET LA-200 AND COMMON INDUSTRY BEST PRACTICES.



Scale 1" = 10'

NOTE:

- ALL PLANTING AREAS TO RECEIVE PERMEABLE WEED FABRIC (NO PLASTIC) AND BARK MULCH 3" DEEP UNLESS NOTED ON PLAN. SEE PLANTING NOTE & SHEET LA-201
- ALL PLANTS TO BE INSTALLED IN CLUMPS AS SHOWN. DO NOT PLANT EVENLY SPACED.
- ALL PLANTING AREAS TO RECEIVE TOP SOIL PER SPEC. SEE PLANTING NOTE 11 SHEET LA-201

MULTI-FAMILY RESIDENTIAL
 DEVELOPMENT
 1350 S. 200 W., BOUNTIFUL, UT
 LANDSCAPE PLAN

231 West 800 South, Salt Lake City, Utah 84101
Ward Engineering Group
 Planning, Engineering, Surveying
 PH: 801.487.8040

CLIENT: HANK WELSON
 DWG: 4802-AE-LANDSCAPE-20
 PROJECT: 1350 S. 200 W. BOUNTIFUL, UT
 DATE: 01/18/2021

DRAWN BY: AND
 DESIGNED BY: AND
 CHECKED BY: BHT
 DATE: 01/18/2021

REVISIONS

SHEET
LA-100

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

ATTIC VENTILATION NOTES:

The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction. Manufacturer's specifications for installation of materials shall be followed. Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOWS NOTES:

Bedroom windows to have a finished clear opening height min. of 44" from floor.
 Windows to have 20" min. clear width and 24" min. clear height.
 Bedroom windows to be a min. of 5:1 sq. ft.
 Windows to be sized at 1/30th for the sq. ft. for glass size and 1/20th of the sq. ft. for ventilation requirements, windows with 8" of the floor to be of tempered glass.

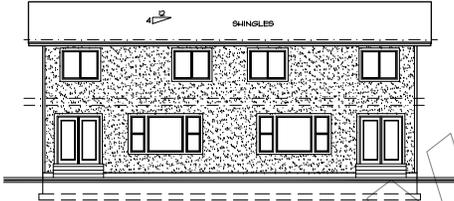
EXTERIOR WALL FINISHES MUST BE LISTED, LABELED AND INSTALLED AS PER MANUFACTURER'S INSTALLATION INSTRUCTION GUIDE. ALL INSTALLED MUST BE APPROVED BY THE MANUFACTURER.

EXCAVATION NOTES:

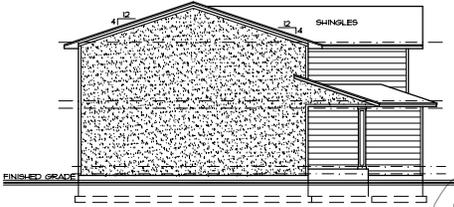
All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection. (30" min)
 The grade adjacent to all foundation wall shall fall a minimum of 6" inches within the first 10 feet (8% SLOPE). Landings, ramps, porches, or decks, which are required to be level or can have a MAXIMUM slope of 1/4" per foot. All other level surfaces within 10 feet of the foundation walls must slope a MINIMUM of 1/4" per foot away from walls.

VALIDITY OF PERMIT:

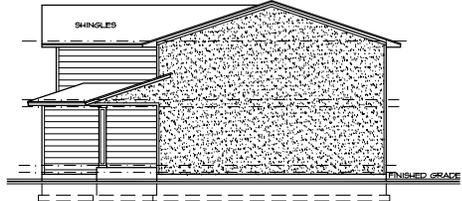
The issuance or granting of a permit or approval of plans, specifications and computations shall not be deemed to be a permit for, or an approval of, any violation of any of the provisions of this code or of any other ordinance of the jurisdiction. Permits presenting to give authority to violate or exceed the provisions of this code or other ordinances of the jurisdiction shall not be valid. The issuance of a permit based upon plans, specifications and other data shall not prevent the building official from thereafter requiring the correction of errors on said plans, specifications and other data, or from preventing building operations being carried on thereunder when in violation of this code or of any other ordinance of this jurisdiction. The building official is also authorized to prevent occupancy or use of a structure where in violation of this code or any other ordinance of this jurisdiction.



REAR ELEVATION
 SCALE 1/8"



LEFT ELEVATION
 SCALE 1/8"



RIGHT ELEVATION
 SCALE 1/8"



FRONT ELEVATION
 SCALE 1/4"

TYP. SECTION
 SCALE 1/4"
 NOT APPLICABLE IN ALL LOCATIONS

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DATE:
 FEB. 01 21
 SHEET:
 1

PLAN NUMBER
D-1740-21UE

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The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

FLOOR PLAN GENERAL NOTES
 1. All openings shall be in accordance with IRC R301.1.
 2. All doors shall be in accordance with IRC R301.1.
 3. All windows shall be in accordance with IRC R301.1.
 4. All doors shall be in accordance with IRC R301.1.
 5. All windows shall be in accordance with IRC R301.1.
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 7. All windows shall be in accordance with IRC R301.1.
 8. All doors shall be in accordance with IRC R301.1.
 9. All windows shall be in accordance with IRC R301.1.
 10. All doors shall be in accordance with IRC R301.1.

GENERAL NOTES
 Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all working conditions and dimensions prior to construction.
 Note: All work shall be in accordance with the applicable code.
 All work shall be in accordance with the applicable code.
 All work shall be in accordance with the applicable code.
 All work shall be in accordance with the applicable code.
 All work shall be in accordance with the applicable code.

GENERAL BUILDING NOTES
 1. All work shall be in accordance with the applicable code.
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 8. All work shall be in accordance with the applicable code.
 9. All work shall be in accordance with the applicable code.
 10. All work shall be in accordance with the applicable code.

ALL exterior doors shall have a floor or landing on each side of the door. The floor or landing at a door shall not be more than 12 inches lower than the top of the threshold. If the door is not a top up door the landing shall not be more than 1/2 inch higher than the top of the threshold. All landings shall be not less than 60 inches wide in the direction of travel.

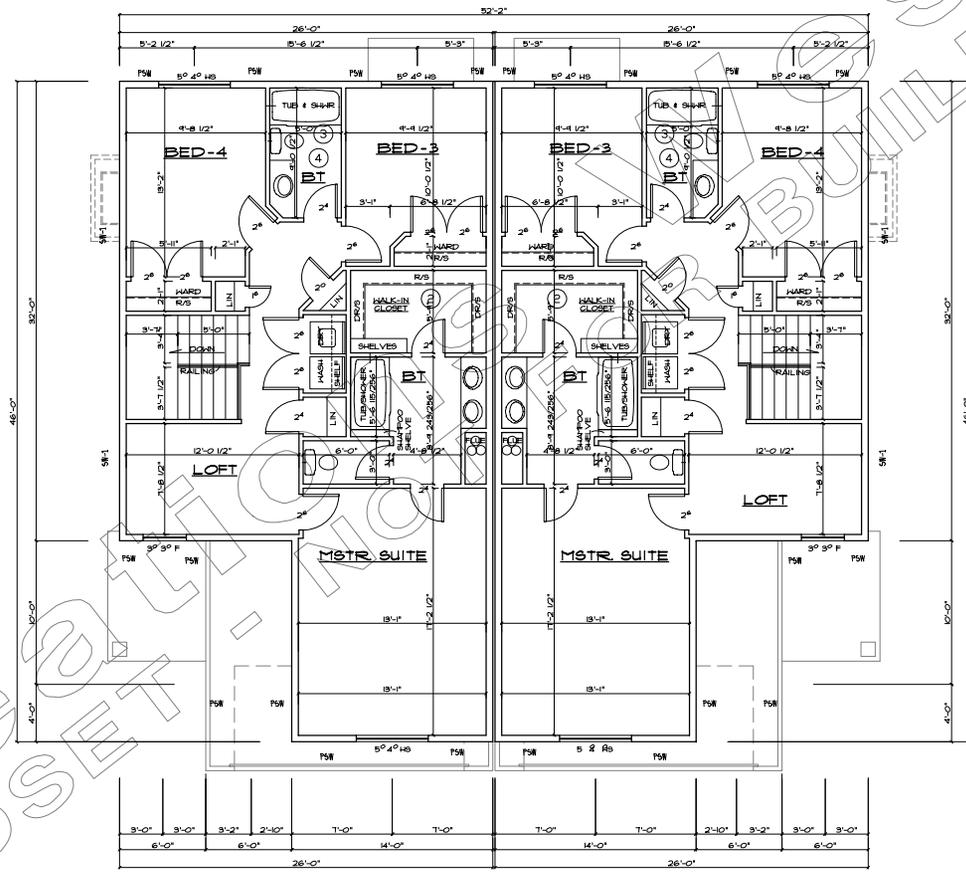
DOOR PROTECTIONS
 Provide 1/2" x 1/2" x 1/2" on all the walls and ceiling of garage if no other protection is provided. Provide 1/2" x 1/2" x 1/2" on all the walls and ceiling of garage if no other protection is provided. Provide 1/2" x 1/2" x 1/2" on all the walls and ceiling of garage if no other protection is provided. Provide 1/2" x 1/2" x 1/2" on all the walls and ceiling of garage if no other protection is provided. Provide 1/2" x 1/2" x 1/2" on all the walls and ceiling of garage if no other protection is provided.

EXHAUST SYSTEM NOTES
 Exhaust system shall comply with the applicable code. Exhaust system shall comply with the applicable code.

FIRE ALARMS
 Fire alarm shall be in accordance with the applicable code. Fire alarm shall be in accordance with the applicable code. Fire alarm shall be in accordance with the applicable code. Fire alarm shall be in accordance with the applicable code. Fire alarm shall be in accordance with the applicable code.

CONCRETE DISPOSAL
 Concrete shall be disposed of in accordance with the applicable code. Concrete shall be disposed of in accordance with the applicable code. Concrete shall be disposed of in accordance with the applicable code. Concrete shall be disposed of in accordance with the applicable code. Concrete shall be disposed of in accordance with the applicable code.

ENERGY NOTES
 Energy shall be in accordance with the applicable code. Energy shall be in accordance with the applicable code. Energy shall be in accordance with the applicable code. Energy shall be in accordance with the applicable code. Energy shall be in accordance with the applicable code.



NOTE
 1'-0" 7/8" CELL HEIGHT TYP.
 2X6 EXTERIOR WALLS (5 1/2")
UPPER FLOOR PLAN
 SCALE: 1/8" = 1'-0" (1/4")

PLANNED FOR:
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DATE:
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PLAN NUMBER
 D-1740-21UE



Planning Commission Staff Report

Subject: Renaissance Towne Centre Development Plan/Ordinance Amendment
Property: [Multiple] Approximately 1500 South to 1800 South between Main Street and Highway 68 (300 West / 400 West)
Author: Francisco Astorga, AICP, Planning Director
Date: March 2, 2021

Background

The applicant, Bruce Broadhead et al., submitted an application to amend the Renaissance Towne Centre Development Plan and its accompanying Ordinance which was approved by the City Council on May 28, 2019. The 2019 approval consisted of a Zoning Map Amendment which rezoned the subject site of approximately 15.5 acres from General Commercial and Mixed-Use Professional Office (C-G/PUD and MXD-PO) to Mixed Use-Residential (MXD-R). The property consists of multiple parcels extending from 1500 South to 1800 South and from Main Street to Highway 68 (300 West / 400 West), formerly known as the Five Points Mall. The May 28, 2019 City Council staff report with specific details is found in this [link](#) and the approved meeting minutes are found in this [link](#).

Proposal

The applicant requests the following amendments:

1. Increasing the overall square footage from 677,717 to 818,668, consisting of an increase of 140,951 square feet.
2. Increasing the building height of certain buildings, see building height section for specific buildings.
3. Changing conceptual photographs/images affecting the potential architectural design precedents consisting of updating the image of Lot 16 (3rd plat lot 12) to reflect the approved site plan, amending the conceptual image of Lot 19 (3rd plat lot 13), and adding an additional conceptual image for Lot 8, 13, 15, 17, and 18.

Staff and the applicant find that various sheets of the Development Plan and the Ordinance need to be revised to clarify requirements, standards, etc., as these documents contained some discrepancies, inaccuracies, and contradictions. The clarifications include:

- Sheet 1: Table of Contents
 - Updated to reflect all sheets in Development Plan in order.
 - Overall square footage is removed (and shown on sheet 2).
- Sheet 2: Project Description (& Potential Mixed Uses)
 - Mixed Use Plan table is updated to reflect square footage of all permitted uses consistent with the Land Use Code and the vision of the project as it

currently shows residential, office, and commercial uses only. The updated table also reflects the potential number of floors and indicates lot designation (development plan number versus plat number). The update mirrors the MXD Code regarding permitted uses.

- Sheet 3: Potential Building Height Diagram
 - Reflects proposed changes which match the specified maximum height specified on Sheet 4: Building Height Plan.
- Sheet 4: Potential Building Height Plan
 - Text, legend (left hand side), and table updated to clarify the maximum building height of each building.
- Sheet 5: Architectural Design Precedents
 - One (1) image amendment regarding lot 14, 17, 18.
- Sheet 6: Architectural Design Precedents
 - No changes
- Sheet 7: Architectural Design Precedents
 - Updates the image of Lot 16 (3rd plat lot 12) to reflect the approved site plan.
 - Amends the conceptual image of Lot 19 (3rd plat lot 13).
 - Additional conceptual image for Lot 8, 13, 15, 17, and 18.
- Sheet 8: Streetscape Design Precedents
 - No change
- Sheet 9: Streetscape Design Precedents
 - No change
- Sheet 10: Streetscape Design Precedents
 - Note change
- Sheet 11: Conceptual Landscape Plan
 - Note change
- Sheet 12: Potential Landscaping
 - Note change
- Sheet 13: Potential Landscaping
 - Note change
- Sheet 14: Potential Landscaping
 - Note change
- Sheet 15: Site Lighting and Signage Plan
 - Note change

- Sheet 16: Site Utilities
 - No change
- Sheet 17: Elevation Contours
 - No change
- Sheet 18: Parking Plan
 - Text, Tables, and drawing updated to clarify Development Plan Parking Requirements
- Sheet 19: Design Guidelines
 - No change

The applicant's proposal shows the removal of the following sheets from the 2019 Development Plan as the above sheets have been renumbered and updated:

- Sheet 3: Conceptual Phasing plan – sheet removed. The phasing plan only indicated an order of construction. No time frames were specified.
- Sheet 6: Conceptual Massing
- Sheet 21: Parking Study (total 3 sheets)
- Sheet 24: Traffic Impact Study

Analysis

Not much has changed since the 2019 Zone Change to MXD-R, which based its decision on the notable changes in the housing market conditions beginning in 2008 that created a higher demand for multi-family housing. The 2019 approved Zone Change created a new residentially driven Mixed-Use Zone allowing for high density residential along with offices already constructed within the site, and some additional non-residential uses to be constructed.

Residential Use

While the original plan did not anticipate residential use of the property, several changes have occurred over the past few decades that supported the idea of a residential component to the development. The Davis-SLC Community Connector Bus Rapid Transit (BRT) route between Salt Lake City and communities in South Davis County progressed to a point that a locally preferred alternative and route for this transit line was identified and selected, as a draft environmental documented is about to be completed this Spring. The choice to place a high frequency transit route along Main Street adjacent to the subject site made it a prime candidate in 2019 for high density residential development. Additionally, the project area is located adjacent to existing multi-family zoning and development both inside and outside Bountiful City limits.

Table 1 below shows the overall area comparison from the 2019 approval to the current proposal:

Table 1- Overall Area Comparison

	2019 Approval		2021 Proposal		Difference
Total building area	677,717		817,811		+140,094
Residential	382,787	56.5%	529,406	64.7%	+146,619 (+8.2%)
Commercial/office spaces (Other uses)	294,930	43.5%	(288,405)	(32.3%)	-6,525 (-8.2%)

Land Use Code Section 14-10-104 indicates that each sub-zone (in this case MXD-R) shall have an emphasis towards a particular category of land-use consisting of 50-75% square feet (in this case residential). The current proposal falls in the specified parameters outlined in the Code as the proposed residential use consists of 64.7% of the overall square footage of the entire development.

In order to understand the 2019 approval and the current request the following tables are provided:

Table 2 Residential Units/Areas

Dev. Plan Lot #	2019 Approval		2021 Proposal		Difference	
Lot #9	40 units	48,000	40 units	46,972	(0)	-1,028
Lot #11	50 units	58,660	96 units	93,750	+46 units	+35,090
Lot #14	217 units	244,000	298 units	333,264	+81 units	+89,264
Lot #16	20 units	32,127	30 units	32,420	+10 units	+293
Lot #19	(none-100% PO)		26 units	23,000	+26 units	23,000
Total	327 units	382,787	490 units	529,406	+163 units	+146,619

Table 3 – Use Comparison

Dev. Plan Lot #	2019 Approval	2021 Proposal	Comment
Lot #1	Professional office	N/A existing building	Office
Lot #6	Professional office	N/A existing building	Office
Lot #7	Professional office	N/A existing building	Office
Lot #8	Professional office	Office	No change
Lot #9	Office/Residential	Residential	Change: office/res to 100% res
Lot #10	Professional office	Office	No change
Lot #11	Office/Residential	Mixed use	*
Lot #13	Commercial	Mixed use	*
Lot #14	Residential	Residential	No change
Lot #15a	Commercial	Mixed use	*
Lot #15b	Commercial	Mixed use	*
Lot #16	Residential	Residential	No change
Lot #17	Commercial	Mixed use	*
Lot #18	Commercial	Mixed use	*
Lot #19	Professional office	Residential	Change

*Mixed use does not necessarily mean a mandatory commercial/retail component. Mixed use in the MXD-R means a use other than residential as indicated as a permitted use in the

MXD Code, See Exhibit 3 – Current MXD Zone. The 2019 approval labeled “other uses” as commercial and office space. The current proposal clarifies “other uses” as non-residential uses, as specified in the Land Use Code and shown on the Development Plan. Staff finds that this needs to be clarified as there were many other uses contemplated for this project that do not fall under either category of commercial and office, e.g., restaurants in the MXD fall under the overall category of entertainment, not commercial. The table below shows all non-residential areas, approved and proposed.

Table 4 – Non-Residential Areas

Dev. Plan Lot #	2019 Approval		2021 Proposal	Comment
	Prof. Office	Commercial	Other Mixed Use	
Lot #1	112,188		112,188	N/A existing building
Lot #6	13,911		13,911	N/A existing building
Lot #7	15,572		15,572	N/A existing building
Lot #8	13,722		13,722	No change
Lot #9	4,687		4,687	No change
Lot #10	44,000		44,000	No change
Lot #11	34,600		46,875	+12,275
Lot #13		8,100	8,100	No change
Lot #14				(100% residential)
Lot #15a		9,150	8,150	-1,000
Lot #15b		10,850	10,850	No change
Lot #16				(100% residential)
Lot #17		6,100	6,100	No change
Lot #18		4,250	4,250	No change
Lot #19	17,800			-17,800
	(256,480)	(38,450)		
Total		294,930	288,405	-6,525

Building Height

The 2019 approval allowed for various heights throughout the development. The 2019 Building Height Plan found in Development Plan contained several discrepancies that needs to be addressed both identified by Staff and the applicant. The 2019 conceptual height guidelines, on the top left of the height document, provides a standard of *stories* while the table on the top right of the same document provides a height standard consisting of *number of floors* and *building height in feet*, all of which are not necessarily consistent with one another given the provided text within the document which indicates a standard height for residential stories ranging between 11-14’ and commercial (non-residential) stories ranging between 14-18’.

Table 5 - Conceptual Height Guidelines- *Stories*

Dev. Plan Lot #	2019 Approval	2021 Proposal	Difference/Comment
Lot #1	5-6	5-6	Not applicable
Lot #6	1-2	1-2	Not applicable
Lot #7	1-2	1-2	Not applicable
Lot #8	1-2	1-4	Potentially 2 more stories

Lot #9	5-6	5-6	No change
Lot #10	3-4	3-4	No change
Lot #11	7-8	7-9	Potentially 1 more story
Lot #13	1-2	1-4	Potentially 2 more stories
Lot #14	5-6	5-6	No change
Lot #15a	1-2	1-4	Potentially 2 more stories
Lot #15b	1-2	1-4	Potentially 2 more stories
Lot #16	3-4	3-4	No change
Lot #17	1-2	1-4	Potentially 2 more stories
Lot #18	1-2	1-4	Potentially 2 more stories
Lot #19	1-2	3-4	Potentially 2 more stories

The above table shows an idea of the 2019 approval and the 2021 proposal based on the number of *stories*; however, based on the varying parameter of a story, Staff and the applicant have agreed that the building height measured in feet is a concise standard without variation, while at the same time allows the same range story to be implemented creating a high-quality amenity. The table below compares the building height (*in feet*) on the right side and the number of floors on the left (which is different that the number of stories above).

Table 6 – Comp. of Number of Floors & **Height (measured in feet)** Building Height Plans

Dev. Plan Lot #	# of floors			Height		
	2019	2021	Dif.	2019	2021	Comment
Lot #1	5	5		90'	90'	N/A existing building
Lot #6	2	2		34'	36'	(+2') N/A existing building
Lot #7	2	2		42'	36'	(-6') N/a existing building
Lot #8	2	4	+2	42'	56'	+14'
Lot #9	5	5		65'	70'	+5'
Lot #10	4	4		60'	65'	+5'
Lot #11	8	9	+1	110'	110'	No change
Lot #13	1	4	+3	30'	56'	+26'
Lot #14	5	5		65'	70'	+5'
Lot #15a	2	4	+2	32'	56'	+24'
Lot #15b	2	4	+2	32'	56'	+24'
Lot #16	3	4	+1	45'	56'	+11'
Lot #17	1	4	+3	30'	56'	+26'
Lot #18	1	4	+3	30'	56'	+26'
Lot #19	2	4	+2	42'	56'	+14'

Regarding the proposed development height, Staff finds that the governing height standard needs to be measured in maximum feet of a specific building and not as a specified number of floors and/or stories, and that the standard height of a residential story ranging between

11-14' and commercial (non-residential) story ranging between 14-18' should remain. Staff recommends that following building height parameters:

- Lot 1 – existing office/commercial building
 - Not applicable, building already built, no requested change.
- Lot 6 – existing office/commercial building
 - Not applicable, building already built, plans update the built structure showing a 2' increase.
- Lot 7 – existing office/commercial building
 - Not applicable, building already built, plans update the built structure showing a 6' decrease.
- Lot 8 – future office/commercial building
 - Currently a maximum of 2 stories, requested to be 4.
 - Currently 42' max, requested to be 56'.
 - Staff does not support the proposed increase of an additional 14', which would potentially allow a 4-story building (14'x4 stories). Given the adjacent neighborhood to the west and the previous maximum building height (prior to the 2019 approval) consisting of 45', staff does not support the requested amendment. Staff supports an increase to 48', which would be able to accommodate a 3-story building.
- Lot 9 – future residential building
 - Not applicable, building already built, plans update the built structure showing a 5' increase.
- Lot 10 – future office/commercial building
 - Currently a maximum of 4 stories, requested to be 4.
 - Currently 60' max., requested to be 65'.
 - Staff does not support increasing the height of this building by an additional 5' as 4 stories seem to have ample room within the already appropriated height in 2019.
- Lot 11 – future residential/office/commercial building
 - Currently a maximum of 8 stories, requested to be 9.
 - Currently 110' max., requested to be 110'.
 - Staff supports the change as the 110' maximum is not being changed, which was already established as potentially the tallest structure in this development and within Bountiful City. Adding a story does not affect the maximum building height that was already appropriated.
- Lot 13 – future entertainment (restaurant) building
 - Currently a maximum of 2 stories, requested to be 4.
 - Currently 30' max, requested to be 56'.

- Staff does not support the proposed increase of an additional 36', which would potentially allow a 4-story building (14'x4 stories). Given the adjacent neighborhood to the west and the previous maximum building height (prior to the 2019 approval) consisting of 45', staff does not support the requested amendment. Staff supports an increase to 48', which would be able to accommodate a 3-story building.
- Lot 14 – future residential building
 - Currently a maximum of 5 stories, requested to be 5.
 - Currently 65' max., requested to be 70'.
 - Staff does not support increasing the height of this building by 5' as 5 stories (5x13') seem to have ample room within the already appropriated height.
- Lot 15a and 15b – future entertainment (restaurant) buildings
 - Currently a maximum of 2 stories, requested to be 4.
 - Currently 32' max, requested to be 56'.
 - Staff does not support the proposed increase of an additional 24', which would potentially allow a 4-story building (14'x 4 stories). Given the adjacent neighborhood to the west and the previous maximum building height (prior to the 2019 approval) consisting of 45', staff does not support the requested amendment. Staff supports an increase to 48', which would be able to accommodate a 3-story building.
- Lot 16 – future residential building (approved)
 - Currently a maximum of 4 stories, requested to be 4.
 - Currently 45' max, requested to be 56'.
 - Staff does not support increasing the height of this building. This site already received site plan approval consisting of a 4-story building that met the 45' maximum parameter.
- Lot 17 & 18 – future entertainment (restaurant) buildings
 - Currently a maximum of 2 stories, requested to be 4.
 - Currently 30' max, requested to be 56'.
 - Staff does not support the proposed increase of an additional 26', which would potentially allow a 4-story building (14'x4 stories). Given the adjacent neighborhood to the west and the previous maximum building height (prior to the 2019 approval) consisting of 45', staff does not support the requested amendment. Staff supports an increase to 48', which would be able to accommodate a 3-story building.
- Lot 19 – future residential building
 - Currently a maximum of 2 stories, requested to be 4.
 - Currently 42' max, requested to be 56'.
 - Staff does not support the proposed increase of an additional 14'. Given the adjacent neighborhood to the west and the previous maximum building height (prior to the 2019 approval) consisting of 45', staff does not support

the requested amendment. Staff supports an increase to 48', which would be able to accommodate a 3-story building.

Design Standards

The approved conceptual design plan includes guidelines for the development of the property. Architectural and design concepts are similar to standards adopted for the Downtown Mixed-Use Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the Land Use Code. Each of the sites/buildings require individual Architectural and Site Plan Review at which time the details of specific design are to be discussed, reviewed, and approved. The proposed amendment does not affect the Design Standards approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan).

Pedestrian Circulation Plan

The approved pedestrian circulation plan includes north/south pedestrian routes along Main Street and Renaissance Towne Drive, with east/west connection occurring along 1500 South, 1800 South, and mid-development. The proposed amendment does not affect the Pedestrian Circulation component approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan).

Traffic and Parking

During the 2019 Zone Change the applicant submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates were found to be consistent with principles included in the MXD Code standards. Peak parking demand for the office and residential uses occur at different time allowing for shared use of the parking. Development of the individual pad sites need to be consistent with the parking study and will be analyzed individually during each Site Plan Review. This proposed amendment does not affect the Traffic and Parking component approved in the 2019 Ordinance (Zoning Map Amendment and Development Plan); however, the approved 2019 Parking Study and Traffic Impact Study need to remain as part of the Development Plan.

The updated Parking Plan incorporates parking rates that were utilized in the 2019 parking study which are the average parking per the ITE, *Parking Generation, 4th Edition, 2010*, which reduced the ratio pf the Bountiful City Codes, as shown below:

Table 7 - 2019 Parking Rates

Medical Office	3.20 stalls per 1,000 square feet
Professional Office	2.84 stalls per 1,000 square feet
Restaurant	10.60 stalls per 1,000 square feet
Commercial	2.94 stalls per 1,000 square feet
Apartments	1.23 stalls per 1,000 square feet

The applicant added a statement on the Parking Plan which indicates that each lot submitted for Site Plan Review will submit and update the Parking Plan table showing the number of planed stalls meet the parking ratios specified in 2019 above. This allows the

applicant and the City to be comfortable with the provided development to check in to make sure that the entire development meets the parking regulation.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Department Review

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

Significant Impacts

The proposed clarifications are necessary to ensure proper communication, interpretation, and expectation from the City and possible future property owners and developers as it removes identified discrepancies, inaccuracies, and contradictions found in the current Development Plan and Ordinance.

The proposed amendments do not have impacts as the increase in square footage is supported by the parameters/standards in Chapter 10 Mixed-Use (MXD) Zone found in the Land Use Code.

Recommendation

Staff recommends that the Planning Commission review the Renaissance Towne Centre Development Plan/Ordinance Amendment application, hold a public hearing, and forward a positive recommendation based on the recommendations provided by staff regarding applicable building heights.

Attachments

- 1. Application Narrative
- 2. Proposed Development Plan
- 3. Current MXD Zone

Renaissance Towne Centre Development Plan Amendment

Application Narrative

- This ordinance amendment clarifies and provides requirements and procedures for continued development within the Renaissance Towne Centre MXD-R Zone.
- This application amends Bountiful City Ordinance No. 2019-05 (“Ordinance No. 2019-05”) and the accompanying Development Plan (May 2019 Development Plan) approved and ordained by Bountiful City Council on May 28, 2019.
- The Development Plan establishes a range for buildable footprints and volumes (Building Envelopes) for future development on each lot.
- The Development Plan is conceptual, establishing ranges for building footprints, elevations, uses, phasing, building heights, massing, circulation, streetscape, landscaping, lighting, signage, utilities, and parking stall counts and locations to be refined with future site plan approval applications.
- In order for development to proceed at RTC, the Development Plan text, tables, and exhibits must be conceptual and adaptable to engineering and survey considerations, changes in uses, changes in construction innovation and changing economic conditions.
- Various Sheets of the Development Plan have been revised to clarify the requirements of the Development Plan:
 - Sheet 1: Table of Contents updated to reflect all sheets in Development Plan
 - Sheet 2: Project Description – Potential Mixed; Text, Tables, and Drawing updated to clarify allowed uses and potential mixed uses
 - Sheet 3: Potential Building Height Diagram; updated to clarify potential building heights
 - Sheet 4: Potential Building Height Plan; Text, Tables, and Drawing updated to clarify maximum allowed building heights and creates building envelopes for each lot
 - Sheet 5: Adds a 3-story mixed use Design Precedent
 - Sheet 7: Shows potential lots of 3-story mixed use and shows design of Platted Lots 12 and 13
 - Sheet 18: Parking Plan; Text, Tables, and drawing updated to clarify Development Plan Parking Requirements

Renaissance Towne Centre

Site Development Plan - Planned Unit Development - MXD-R

Bountiful City, Davis County, Utah

Amended February 11, 2021

Legal Description

Beginning on the Easterly line of a highway(Highway #106) 46.0 feet perpendicularly distant easterly from the centerline thereof at a point which is given as West 1826.73 feet along the section line and south 31°15'30" West 26.08 feet along a street and West 488.46 feet and North 27°01' East 95.83 feet along the easterly line of said highway from the North Quarter Corner of Section 31, Township 2 North, Range 1 East, Salt Lake Base and Meridian, in the City of Bountiful, and running thence Southeasterly along the arc of a 15.00 foot radius curve to the left (radius bears South 63°03'23" East) to the point of tangency with a 460.0 foot radius curve to the left; thence Easterly along the arc of said curve for a distance of 168.26 feet (radius bears North 19°37'02" East); thence North 88°39'34" East 281.94 feet along said street to a point on a 30.00 foot radius curve to the left; thence Northwesterly along the arc of said curve 30.09 feet (radius bears North 01°20'26" West) along said street to the Westerly line of Main Street; thence North 31°11'30" East 634.19 feet along the westerly line of a 5 rod road; thence North 88°18'40" East 9.93 feet along an angle corner in said road to the westerly line of a 4 rod street; thence North 31°11'30" East 792.89 feet along the westerly line of said street to the south line of 1500 South Street; thence South 89°46' West 624.15 feet along the south line of said street to the easterly line of said highway; thence South 26°55' West 1336.94 feet along the easterly line of said highway to the point of beginning.

Project Vicinity Map



Contents

1. Cover Page
2. Project Description - Potential Mixed Uses
3. Potential Building Height Diagram
4. Potential Building Height Plan
5. Potential Architectural Design Precedents
6. Potential Architectural Design Precedents
7. Potential Architectural Design Precedents
8. Potential Streetscape Design Precedents
9. Potential Streetscape Design Precedents
10. Traffic and Pedestrian Thoroughfares
11. Potential Landscape Plan
12. Potential Landscaping
13. Potential Landscaping
14. Potential Landscaping
15. Potential Site Lighting & Signage Plan
16. Site Utilities
17. Elevation Contours
18. Parking Plan
19. Design Guidelines

		Owner	Developer
<p>Renaissance Town Centre Mixed-Use Planned Unit Development Bountiful City, Davis County, Utah</p>			<p style="text-align: center;">Town Center, LLC 1560 S. Renaissance Town Dr. Bountiful, Ut 84010</p>
<p style="text-align: center;">Broadhead & Company 1560 S. Renaissance Towne Dr. Bountiful, Ut 84010</p>			

Project Description - Potential Mixed Uses

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Renaissance Towne Centre

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance Section 14 ("BCC 14-10-xxx"); except as specifically modified within this Development Plan.

BCC 14-10-104 Sub-Zone Standard:

Up to 75% of the building floor area for the entire project are allowed to be residential uses including but not limited to; apartments, townhomes, and condominiums.

Permitted Uses

For the purposes of this Development Plan, Permitted uses will be categorized into two (2) major Uses: Residential and Other Mixed Use. Residential uses will include Residential Uses allowed under BCC 14-10-105a and Other Mixed Use will include the Office, Commercial, Institutional/Public, and Hotel/Entertainment uses per BCC 14-10-105a as outlined below.

BCC 14-10-105a Permitted Uses:

The following uses are allowed in this Development:

Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval

Office

Professional offices
Banks and credit unions
Medical clinics
Artist studios

Commercial

Convenience stores - with or without fuel sales
Grocery stores - maximum 50,000 square feet per tenant
Retail - maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors

Institutional/Public

Medical clinics
Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship
Municipal Facilities

Hotel/Entertainment

Hotels - Rooms off interior corridors (no motor lodges)
Recreation - Indoor/Outdoor
Restaurants and private clubs - without drive-up window
Fast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium
Health clubs

BCC 14-10-108

Uses may be mixed within a building or within an overall development or both.

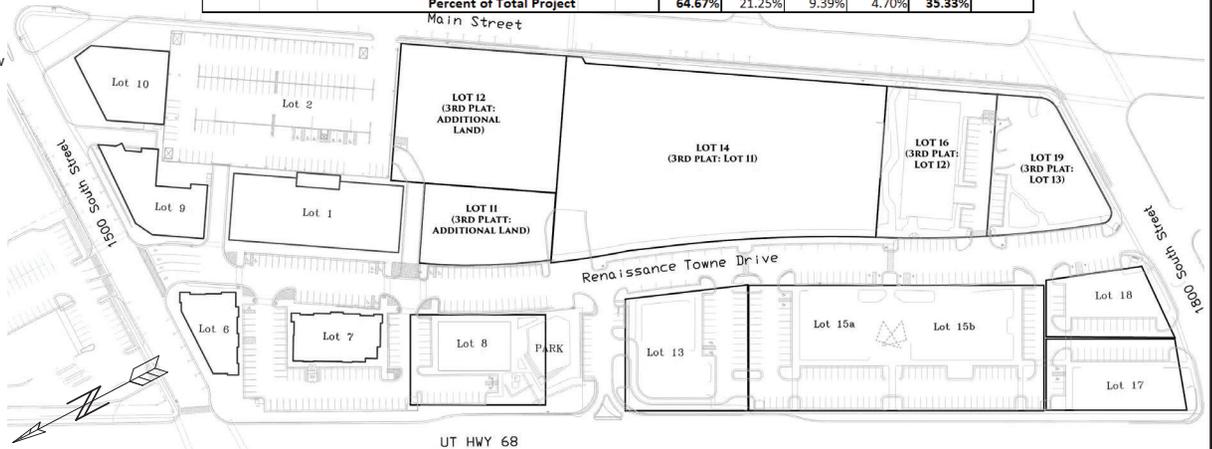
Residential units may be developed as either apartments or condominiums rental or for sale dwellings. Commercial units and professional offices may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Freestanding building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 3,000 square feet if platted as a pad site within a planned unit development.

Any freestanding lot shall have a minimum frontage of 90 feet on a public street.

A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

The diagrams and drawings in this Development Plan are conceptual and represent potential design. Each Lot ready to construct a structure shall submit plans for Site Plan Approval per BCC 14-10. During site plan approval building footprint, height, and parking will be reviewed against this Development Plan for compliance.

Renaissance Towne Center												
Potential Mixed Use Plan												
Dev. Plan	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type							
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use	Total Sq.Ft.		
Lot #1	Lot #1	Existing	24,038	5		88,150	24,038			112,188	112,188	
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831			13,662	13,662	
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839			15,678	15,678	
Lot #8		Future Development	6,861	2		6,861	6,861			13,722	13,722	
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659	
Lot #10	Lot #10	Future Development	11,000	4			33,000	11,000		44,000	44,000	
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625	
Lot #13		Future Development	8,100	1					8,100	8,100	8,100	
Lot #14		Future Development	71,429	5	298 Units	333,264				333,264	333,264	
Lot #15a		Future Development	9,150	2					9,150	9,150	9,150	
Lot #15b		Future Development	10,850	2					10,850	10,850	10,850	
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				32,420	32,420	
Lot #17		Future Development	6,100	1					6,100	6,100	6,100	
Lot #18		Future Development	4,250	1					4,250	4,250	4,250	
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000				23,000	23,000	
Open Space = 17.97%					Totals	490	529,406	173,931	76,881	38,450	289,262	818,668
					Percent of Total Project		64.67%	21.25%	9.39%	4.70%	35.33%	



This Development Plan is based upon the Bountiful City Land Use Code in place January 2021. If the land use code is changed to requirements less than outlined in this Plan, the lesser requirement may prevail.

Lot numbers indicated on site plans will change as lots are platted for construction.

Goal is 2 - 4 restaurants when Development is completely built out. Drive-thru service will be allowed at any restaurant in Development. Restaurants might be sit down, quick serve, or fast food.

Renaissance Town Centre

Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



Town Center, LLC

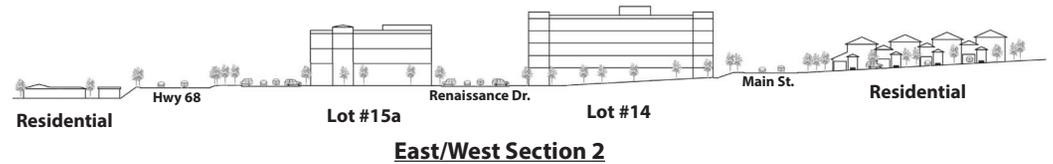
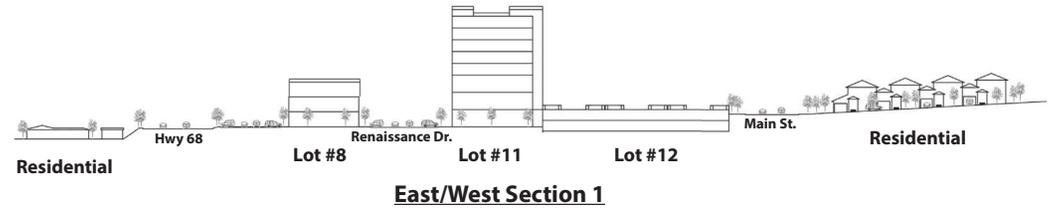
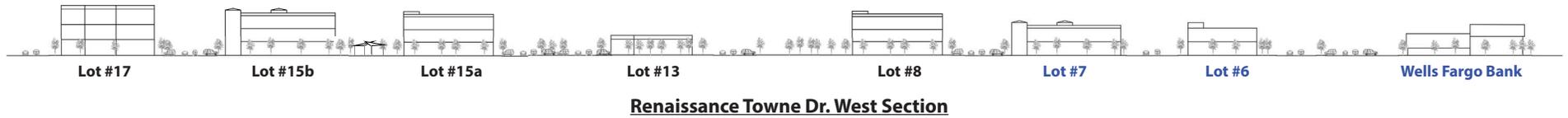
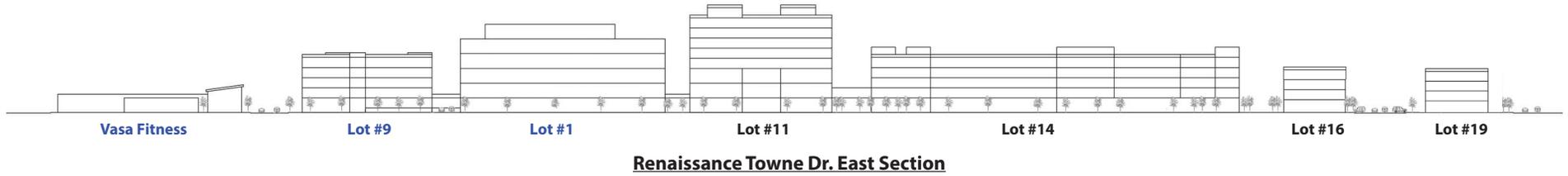
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Bountiful, Ut 84010

Broadhead & Company

1560 S. Renaissance Towne Dr.
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Potential Building Height Diagram

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.



Photos and Images are conceptual and illustrate a representation of building designs.

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Potential Building Height Plan

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Conceptual Height Guidelines

- 1-2 Stories
- 1-4 Stories
- 3-4 Stories
- 5-6 Stories
- 7-9 Stories

Enumerated floors do not include rooms, barriers or floors designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.

Commercial floor heights may vary between 14 and 18 feet with additional height required for some restaurants or recreational spaces. Residential floor heights may vary between 11 and 14 feet with additional height required for lofts and mezzanines. Building heights within Renaissance Center vary depending upon location and use.

Shaded areas for future lots represent the Buildable Envelope for each lot including where the building can be placed subject to setbacks and potential building height.

Maximum Potential Height of Lot 11 and Lot 14 is measured from the adjacent sidewalk along Renaissance Towne Drive.

Platted Lot #	Building Use (Potential Use)	Maximum # of Floors	Maximum Height	
Lot #1	Lot #1	Office	5	90
Lot #6	Lot #6	Office	2	36
Lot #7	Lot #7	Office	2	36
Lot #8		Office	4	56
Lot #9	Lot #9	Residential	5	70
Lot #10	Lot #10	Office	4	65
Lot #11		Mixed Use	9	110
Lot #13		Mixed Use	4	56
Lot #14		Residential	5	70
Lot #15a		Mixed Use	4	56
Lot #15b		Mixed Use	4	56
Lot #16	Lot #12	Residential	4	56
Lot #17		Mixed Use	4	56
Lot #18		Mixed Use	4	56
Lot #19	Lot #13	Residential	4	56



Renaissance Town Centre

Mixed-Use Planned Unit Development
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Lot #15b		Mixed Use	4	56
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Lot #17		Mixed Use	4	56
Lot #18		Mixed Use	4	56
Lot #19	Lot #13	Residential	4	56



Renaissance Town Centre

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Potential Architectural Design Precedents

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Lot #8 & #13



Lot #10, #16 & #19



Lot #15, #17 & #18



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Renaissance Town Centre

Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



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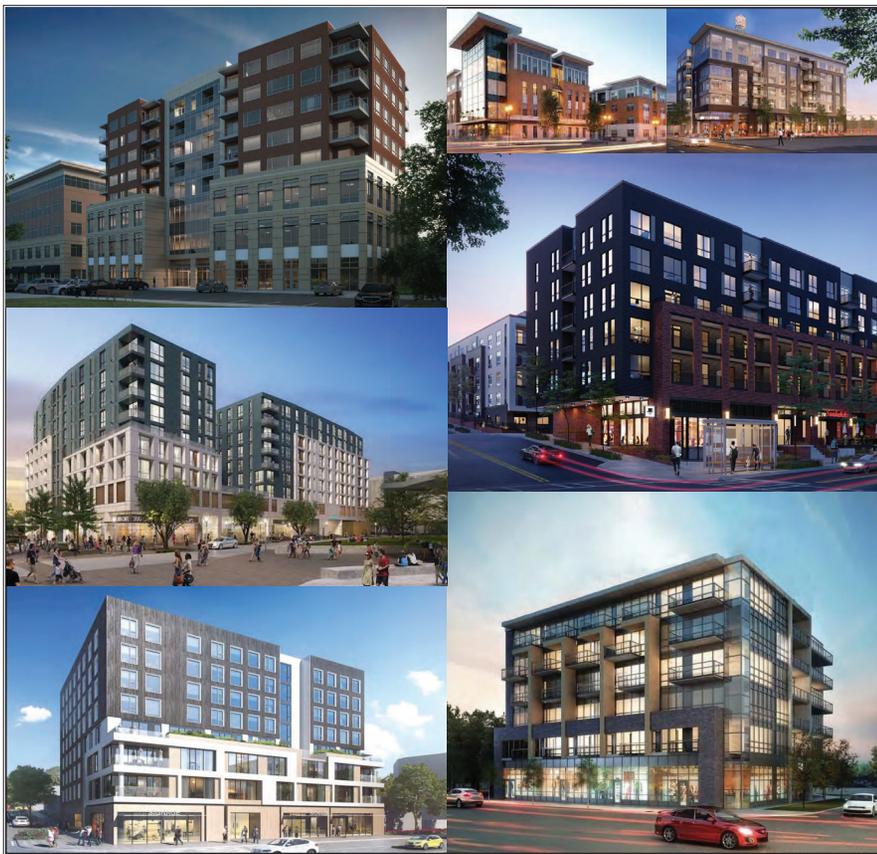
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Lot #11



Lot #14



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Renaissance Town Centre

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Lots 8, 13, 15, 17, 18

Renaissance Town Centre

Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



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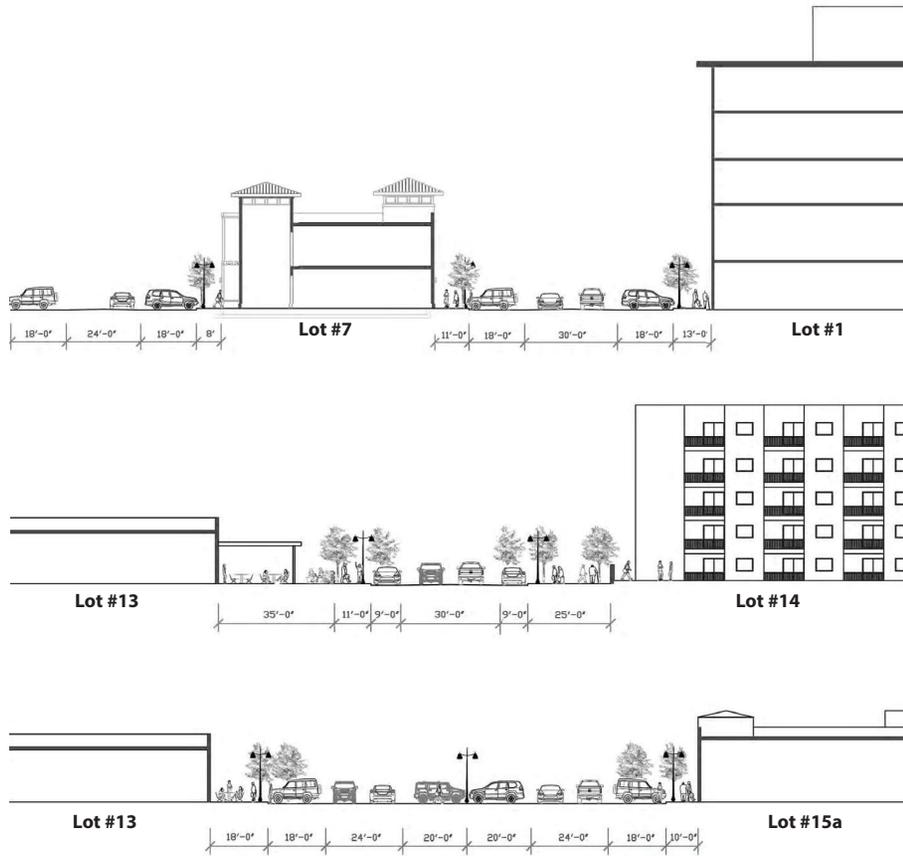
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Potential Streetscape Design Precedents

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Renaissance Town Centre

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Bountiful City, Davis County, Utah



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Potential Streetscape Design Precedents

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Activate corners

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Bountiful City, Davis County, Utah



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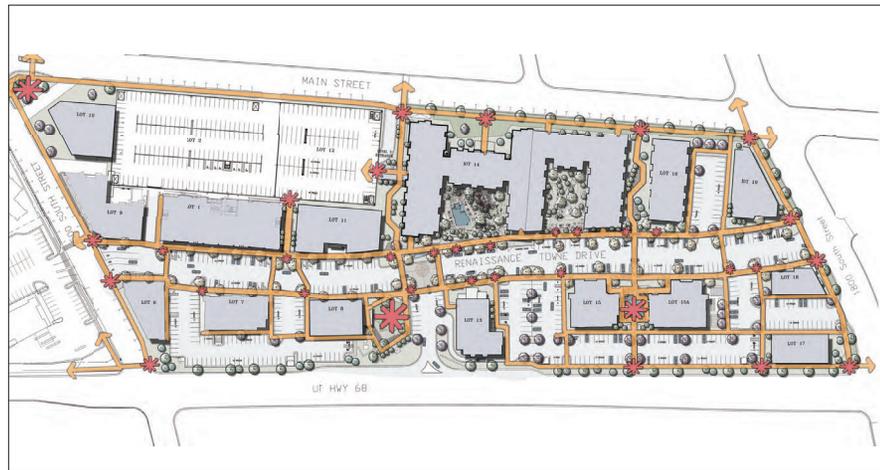
Potential Traffic & Pedestrian Thoroughfares

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Pedestrian Access Plan

Public transportation and walkability in the Renaissance development are notable features for tenants and patrons alike. The site is designed to enable customers and residents to walk throughout the project and take full advantage of the mixed service types. Uses of Residential, Office, Commercial, Institutional and Entertainment will ensure Renaissance Towne Centre is a valuable asset to the community.

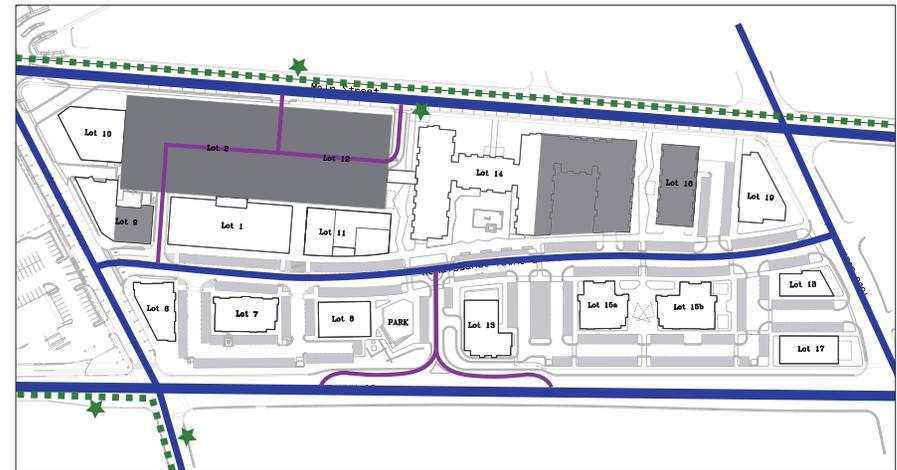
1. Several paths for pedestrian access from Main Street provide travel to all locations on the site from the Parking structure, Bus stop, and residential neighborhood.
2. Buildings up to 3 floors in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk around all other accessible sides of the building.
3. Buildings taller than 3 floors in height will have a minimum 12 foot sidewalk along Renaissance Towne Drive and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and deciduous trees are planted along Renaissance Towne Drive to create a human scale for commercial store fronts no matter the height of the building. The landscaping will also reduce the temperature along the sidewalks and asphalt areas during hot summer months. Trees and planters within the sidewalk shall not reduce the sidewalk width to less than 5 feet for buildings up to 3 floors tall or to less than 7 feet for buildings taller than 3 floors.



Traffic Plan

Renaissance Towne Drive has been designed to handle large amounts of traffic without compromising the value of walkability. These same features also improve visibility to signage and store fronts for Commercial and Office users.

1. The travel lane along Renaissance3 Towne Drive is 30 feet wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several wandering curves to reduce speed and improve the foot traffic for commercial tenants.
2. Typical parking in all Lots and Parking Structures are 90 Degrees with one exception. At the approximate center point of Renaissance Towne Drive, there are 12 stalls that will be perpendicular. This is yet another measure to reduce the speed of traffic and increase the open Landscape area and pedestrian accessibility.
3. Intersections along the road have curb radius of 17.5 feet. At the point where intersection radii, cross walks and unloading zones turn into parking stalls, the curb has a radius of 4 feet.
4. All parking structures and Surface parking lots are connected to maximize use and distribute cars evenly throughout the site and around each building.



*****Building footprints, pedestrian paths, and traffic patterns are a conceptual representation of possible designs. They are shown to show how potential pedestrian and traffic patterns might exist when completed. Actual plans will be reviewed for each lot during the site plan review process.**

Renaissance Town Centre
Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



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Conceptual Landscape Plan

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Common Area and Open Space

1. The development shall provide at least 15 percent of the gross floor area or 15 percent of the gross site area, whichever is greater, as common open space. Open space may include any or all the following: cultivated landscaping, plazas, parks, urban trails/sidewalks, and community recreation space.
2. Other types of landscaping may be permitted as approved by the Planning Commission and City Council.
3. A maximum of 50 percent of all open space may be hard surfaced.

Conceptual Landscape Materials

Tree placement around buildings is site specific and determined by the architecture and articulation of that building. Site Plan submittals for individual buildings will include placement of trees and landscaping to be reviewed and approved by the Planning Commission and City Council.

Trees: Flowering Pear, Sycamore, Royal Red Maple, Ginko Biloba, Redmond Linden, Locust, Emerald Maple, Paperbark Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud

Shrubs & Ground Cover: Bronze Ajuga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Mooredense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew



***Building footprints are a conceptual representation of possible designs. The shapes are shown to show how potential landscaping might look when completed. Actual plans will be reviewed for each lot during the site plan review process.

Renaissance Town Centre

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Potential Landscaping

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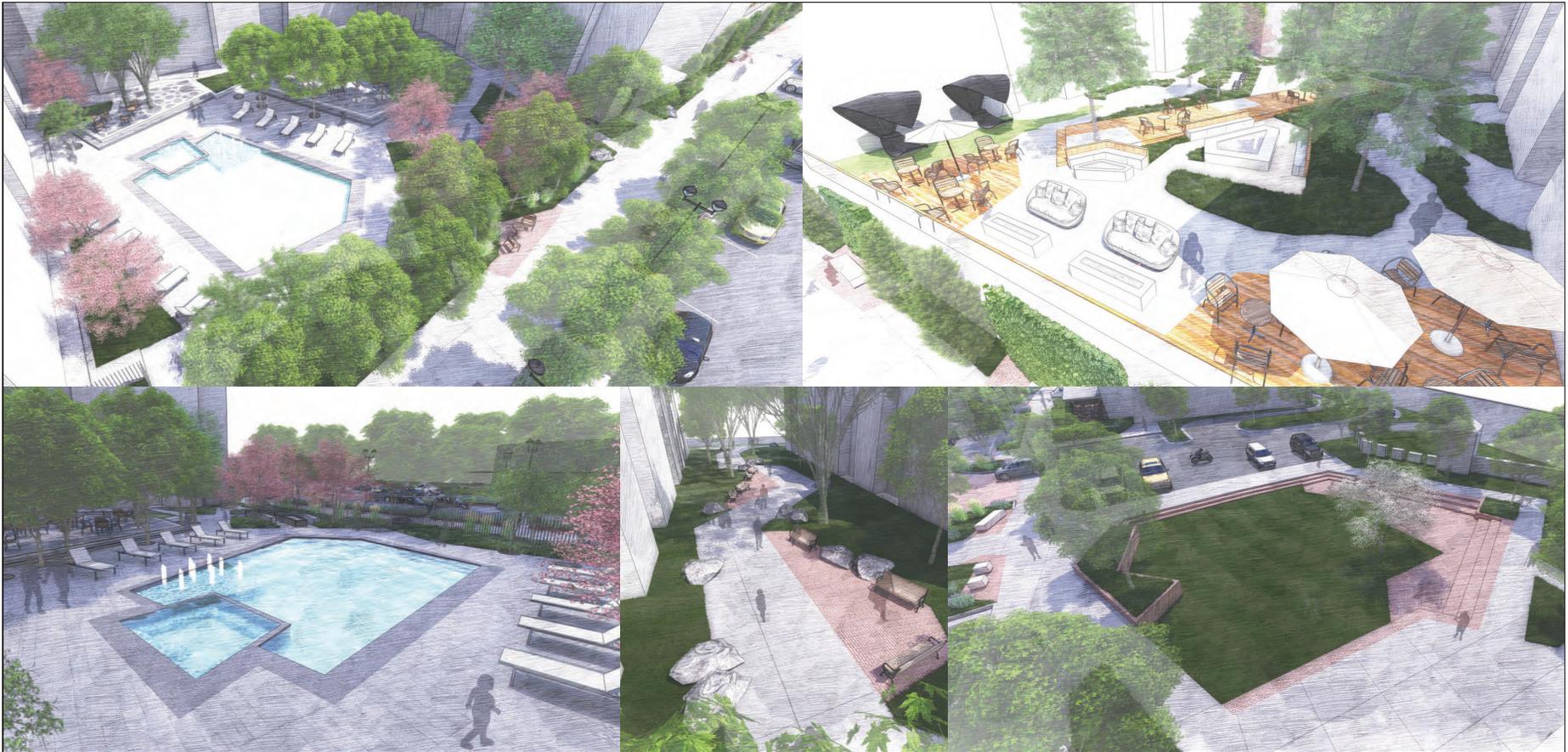
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Potential Site Lighting and Signage Plan

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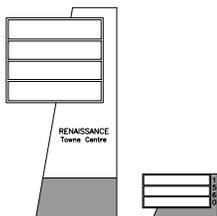
Sign Standards

Signs approved for construction shall meet the standards of the DN – Downtown Zone and the CH – Heavy Commercial Zone, which ever allows the greater sign. Pole signs shall have a base width no greater than 3 feet, a combined base depth no greater than 12 feet and an overall sign depth no greater than 22 feet. Pole signs shall be limited to 30 feet in height with 120 square feet of sign area per side. Monument signs shall have a width no greater than 3 feet and an overall width no greater than 12 feet with a height of 6 feet and a limit of 64 square feet of sign area per side.

Free standing Development signs will meet the height and size criteria established in the GH and DN Zones. Due to varying sizes of pad lots and parcel sizes within the Planned Unit Development, sign sizes and quantities will be approved according to the building floor area and scale. Buildings may have 1 Development sign for up to 40,000 square feet of building floor area, 2 signs for up to 80,000 square feet of floor area and 3 signs above 80,000 square feet of floor area. Development signs may be attached to temporary fencing and exterior building walls with a maximum of 10% wall coverage.

Leasing signs will be limited to 6 two-sided free standing signs on the site with maximum square footage of 64 square feet per side.

Building signs are site specific. Site Plan submittals for individual buildings will include building specific sign placement to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards and as modified in this ordinance.



Lighting Standards

Site Lighting Standards:

Lighting along roads, sidewalks and Parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community; and meet dark sky requirements and ordinances if any. Site lighting may be pole mounted or bollard style fixtures. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.

Building Lighting Standards:

In addition to all site lighting, each building entrance and exterior pedestrian walkways will be illuminated with building sconces which will be maintained in proper working condition.

Site Plan submittals for individual buildings will include site lighting placement and building specific lighting details to be reviewed and approved by the Planning Commission and City Council. General lighting levels should be minimum of 2.0 F.C maintained in traffic areas and 1.0 F.C. in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.



***Building footprints are a conceptual representation of possible designs. The shapes are shown to show how potential site lighting might look when completed. Actual plans will be reviewed for each lot during the site plan review process.

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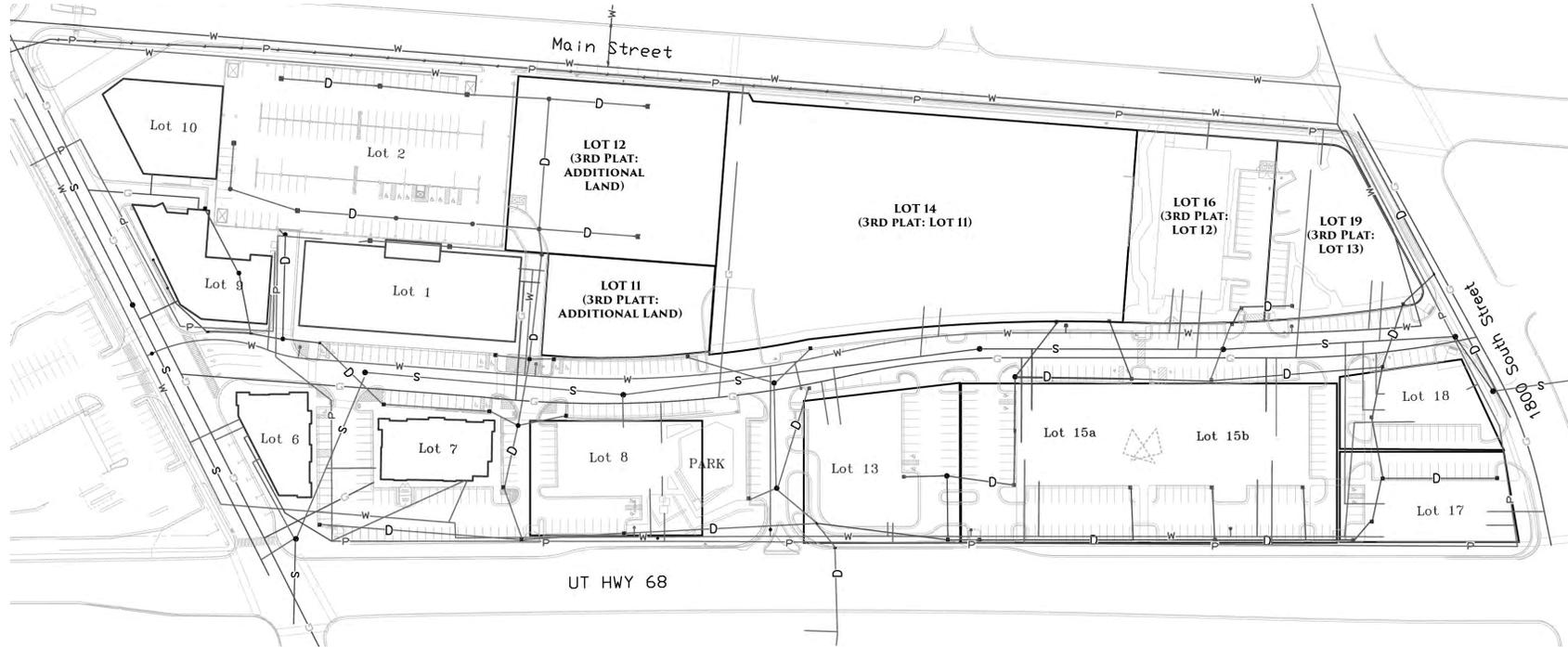
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Site Utilities

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Utilities

All utility services in the Renaissance Towne Centre are designed and engineered to meet local and national building standards and specifications. With the input and direction of Bountiful City Light and Power, the project has been designed to create redundant service loops and a framework for the greater power infrastructure. The power runs along the property line on 1500 South, the old Highway 68, along 1800 South and partially along Main Street to the East. Branches will extend into the property for service connections. A new sewer line will be installed along Renaissance Towne Drive in order to upgrade and eliminate the old clay pipe that runs along the west property line. New water and gas lines will also be run along Renaissance Towne Drive to service all project buildings. Telecommunication services run along the exterior of the development with intermediate laterals to service all project buildings. Access to fiber optics communication has become an essential amenity for Commercial, Office and Residential customers. The project has access to fiber optics from two major providers. Conduits will be installed in order to provide for this service.



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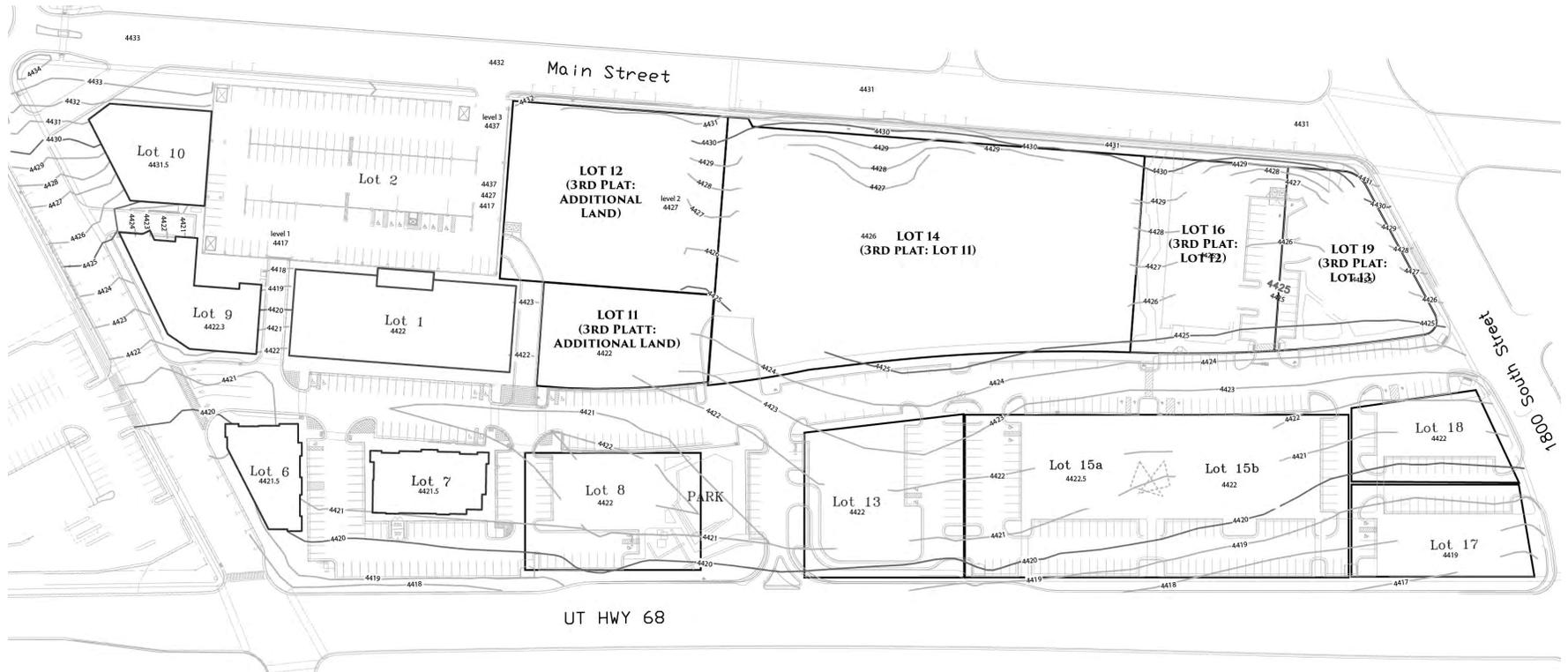
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Elevation Contours

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Contour Plan

The site for the Renaissance Towne Centre project has an average slope of 3% from east to west with a grade change of 14 feet. 11 feet of fall occurs along Main Street within the first 200 feet from the East property line. The slope along that region is 5.5% making the rest of the property to the West relatively flat. The proposed parking structures and buildings will be built into the slope on the east side. Building foundations and footings will be engineered to local and national building standards to retain the soil along Main street. The intent of this design effort is to maximize access from both Main Street and Renaissance Towne Drive. This method will provide building designs that meet the intent of the Renaissance Towne Centre project and create connectivity for the surrounding neighborhood.



Parking Plan

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Parking and Access

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use. Reciprocal/shared parking is encouraged. The City Council may allow additional parking reductions during the site plan approval process.
2. Carports are not allowed without City Council approval.
3. Setbacks: All surface parking areas shall be setback at least 10 (ten) feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
5. Other Mixed Uses: The number of stalls required for other mixed uses in this Development plan will be according to the Institute of Transportation Engineers ("ITE") Parking Generation Ratios Table on this sheet.
6. Parking along Main Street, 1500 South and 1800 South streets will not count towards the minimum parking requirements for this Development.
7. Each Lot submitted for site plan approval shall submitted and updated Parking Plan table showing the number of planned stalls is equal to or greater than the number of required stalls.

Institute of Transportation Engineers (ITE) Parking Generation Ratios

Residential
(Apartments)
1.23 Stalls per Unit

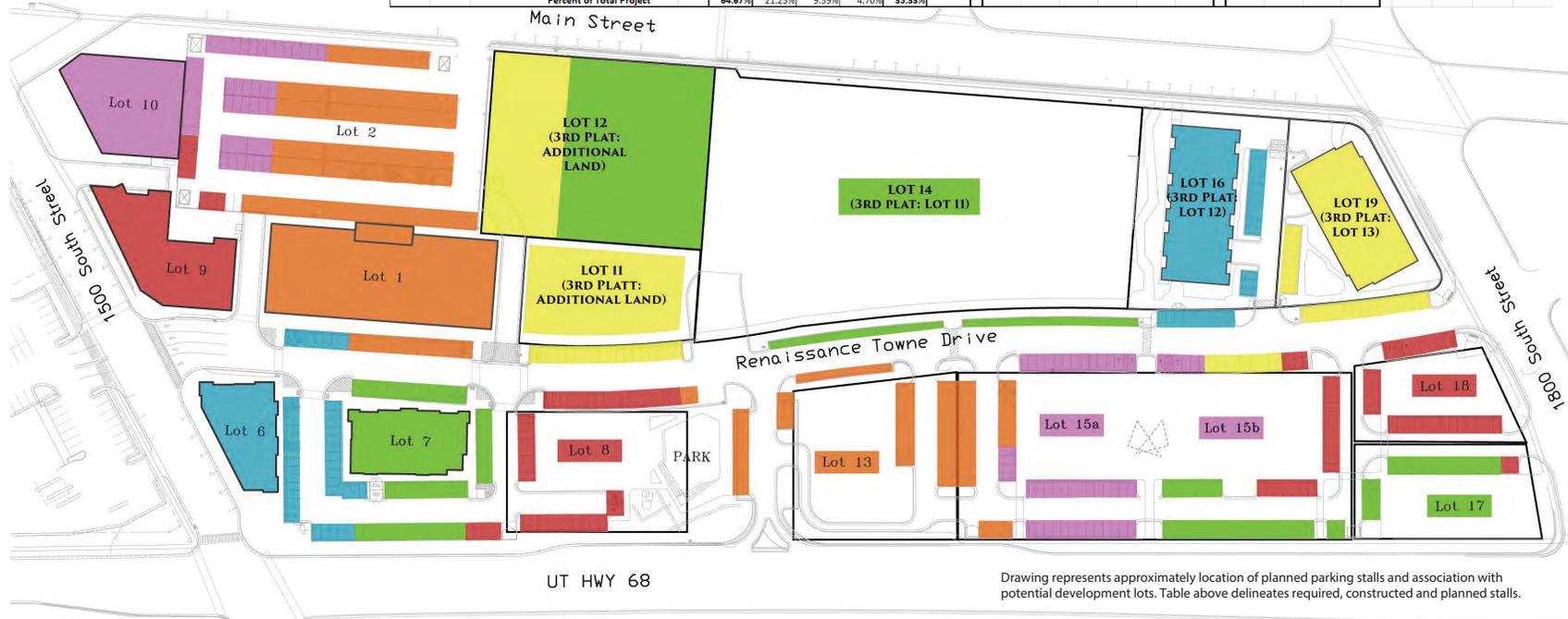
Medical Office
3.20 Stalls per 1,000 sq.ft.

Professional Office
2.84 Stalls per 1,000 sq.ft.

Restaurant
10.60 Stalls per 1,000 sq.ft.

Other Mixed Use
2.94 Stalls per 1,000 sq.ft.

Dev. Plan Lot #	Platted Lot #	Status	Potential Footprint Sq.Ft.	Potential # of Floors	Potential Property Type						Required Parking Stalls						Actual Stalls (Constructed and Planned)					
					Residential	Office	Commercial	Hotel / Entertainment	Total Mixed Use	Total Sq.Ft.	ITE Ratio Other Mixed Use	ITE Ratio Residential	Surface Stalls	Parking Structure	Podium Parking Garage	TOTAL REQUIRED STALLS	Surface Stalls	Parking Structure	Podium Parking Garage	TOTAL STALLS		
Lot #1	Lot #1	Existing	24,038	5		88,150	24,038				112,188	112,188	3.20		21	338			21	338	359	
Lot #6	Lot #6	Existing	6,831	2		6,831	6,831				13,662	13,662	2.84		39				40		40	
Lot #7	Lot #7	Existing	7,839	2		7,839	7,839				15,678	15,678	2.84		45				44		44	
Lot #8		Future Development	6,861	2		6,861	6,861				13,722	13,722	2.84		39				39		39	
Lot #9	Lot #9	Under Construction	11,743	5	40 Units	46,972		4,687		4,687	51,659		2.94	1.23		63			63		63	
Lot #10	Lot #10	Future Development	11,000	4		33,000	11,000			44,000	44,000		2.84		125		125		14	111	125	
Lot #11		Future Development	15,625	9	96 Units	93,750	31,250	15,625		46,875	140,625		2.84	1.23	109	142		251		90	161	251
Lot #13		Future Development	8,100	1					8,100	8,100	8,100		10.60		86			86		19	330	349
Lot #14		Future Development	71,429	5	288 Units	333,264				333,264			2.94		27			27		24	24	24
Lot #15a		Future Development	9,150	2					9,150	9,150	9,150		2.94		32			32		32		32
Lot #15b		Future Development	10,850	2					10,850	10,850	10,850		2.94		7		30	37	13		30	43
Lot #16	Lot #12	Site Plan Approved	11,908	4	30 Units	32,420				6,100	6,100	32,420	2.94		18		18		19		19	19
Lot #17		Future Development	6,100	1					6,100	6,100	6,100		2.94		12			12		24		24
Lot #18		Future Development	4,250	1					4,250	4,250	4,250		2.94		6		28	32	8		26	34
Lot #19	Lot #13	Site Plan Submitted	6,150	4	26 Units	23,000					23,000											
Totals					490	529,406	179,931	76,881	38,450	289,262	818,668			Totals	510	966	56	1,532	473	1,003	56	1,532
Percent of Total Project						64.67%	21.25%	9.39%	4.70%	35.33%												



Drawing represents approximately location of planned parking stalls and association with potential development lots. Table above delineates required, constructed and planned stalls.

Renaissance Town Centre
Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah

epg design
planning + landscape architecture

CivilScience
Engineers | Surveyors | Planners
3160 W Clubhouse Drive, Suite A Lehi, UT 84043
801-768-7200

Town Center, LLC
1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company
1560 S. Renaissance Towne Dr.
Bountiful, Ut 84010

Design Guidelines

*Plan is conceptual only and subject to change. This plan is meant to show the development possibilities of the project.

Structure Design and Materials

Structures shall meet the minimum design criteria as set forth herein.

1. Exterior materials (excluding glass areas) shall be maintenance free wall material such as high-quality brick, natural stone, concrete, weather resistance stucco, fiber cement board siding or Masonite type material.
2. All buildings must meet the ground with some form of base element or detailing, constructed of either concrete, masonry, or stone tile, or fiber cement board siding .
3. Each residential unit shall have some private outdoor space in the form of a balcony or patio. Balconies and patios will be partially inset into the facade to create articulation.
4. Blank walls shall be prohibited on street-facing facades. New or reconstructed first story building walls facing a street shall be devoted to either pedestrian entrances, windows, building offsets and/or exterior materials changes.
 - a. Transparent commercial storefront windows shall provide views into retail, office, restaurant, or lobby areas.
 - b. Ground floor office and residential spaces shall have windows and window areas that (1) meet the building code energy efficiency requirements and (2) divide solid walls.
 - c. Darkly tinted windows are not allowed on the ground floor and mirrored windows are not permitted.
5. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza.
6. Horizontal banding will be used in at least one location around the entire building to break up the vertical height. The banding may be created with reveals or offsets and may create variety in color and material.
7. All windows shall include headers created by reveals or offsets and may vary in color and material.
8. Commercial and Professional office uses will use clear anodized aluminum mullions in storefront frames with door heights of 8 feet and transom heights of 2 feet.
9. Building entrances will be articulated with tower like elements which break the building roof line and add additional setbacks or offsets in the façade. Lobby and common area entrances for Commercial, Professional Office and Residential uses will use store front windows to further articulate building facades and create transparency and ground level.
10. Commercial and Office entrances will include awnings and overhangs or other canopy structures.
11. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing facades that are consistent with the remainder of the building design. Features shall include elements typical of a street façade, including windows or false windows, planters, and/or architectural details providing articulation. False windows shall be integrated into the framing of the building and not a surface mounted element.

Street Design Standards

Renaissance Towne Drive is a unique streetscape that (1) links the north and south development entrances, (2) connects buildings, open spaces and parking areas and (3) encourages pedestrian access throughout the center.

1. Vehicle access as defined and controlled by the Traffic Plan will keep automobile speeds slower and allows parking on both sides of the street.
2. Surface parking stalls will be 9 feet width and 20 foot depth. Locations that allow 2 foot overhangs on sidewalks and landscaping will be reduced to 18 foot depth.
3. Single purpose parking structures will have stalls with 9 foot width and 18 foot depth.
4. Parallel parking stalls will be 20 feet long and 9 feet wide.

Minimum Building Setbacks

1. Public right-of-way: Five (5) feet
2. Spacing Between buildings as required by the International Building Code.
3. With the exception of parking structures, buildings along Main St. will be set back a minimum of 20 feet from the property line.
4. Lot 10 shall be set back 35 feet from the roundabout right of way measured from the point closest to the radius of the roundabout.

Site Plan and Subdivision Approval

Site plan and subdivision approval for individual buildings and lots, respectively, shall implement the Development Plan, the standards and guidelines included herein and be prepared, submitted, reviewed and approved based upon the requirements of Chapter 2 Part 3 – Architectural and Site Plan Approval and Chapter 20 Part 2 – Subdivision Approval Procedure, as applicable. In addition, the following considerations shall be followed as individual lot and building requests are submitted.

1. Building plans, site plans and subdivision applications submitted should be in substantial conformance with the building and site plan included in the approved Development Plan. Major revisions – revisions that add more 20% to the total Development Plan square footage --, shall require a revision to the Development Plan.
2. Applications shall show conformance with the Development Plan Parking Plan / Parking Study by illustrating the construction of sufficient parking as required by the Development Plan.

Renaissance Town Centre

Mixed-Use Planned Unit Development
Bountiful City, Davis County, Utah



Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

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CHAPTER 10

(MXD) MIXED-USE ZONE

14-10-101	PURPOSE
14-10-102	ZONE/PROJECT EVALUATION
14-10-103	SITE CHARACTERISTICS
14-10-104	SUB-ZONE STANDARDS
14-10-105a	PERMITTED USES
14-10-105b	PROHIBITED USES
14-10-106	DEVELOPMENT PLAN
14-10-107	DEFAULT SETBACKS AND HEIGHT LIMITATIONS
14-10-108	DEVELOPMENT CHARACTERISTICS
14-10-109	DEVELOPMENT PROCEDURES

14-10-101 PURPOSE.

The purpose of the Mixed-Use (MXD) zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

14-10-102 ZONE/PROJECT EVALUATION

All proposals to include a property within an MXD zone, and all development proposals within an existing MXD zone, shall at a minimum be evaluated based on their compatibility with:

1. The Bountiful City General Plan
2. The Bountiful City Code and Zoning Code
3. The purpose and characteristics of the MXD Zone
4. Sound planning practices
5. Surrounding land-uses
6. All other City-approved studies

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

14-10-103 SITE CHARACTERISTICS

The typical site zoned MXD shall encompass at least five (5) acres; however, smaller projects that demonstrate outstanding characteristics may also be considered. Sites zoned MXD should be adjacent to major automobile and public transit corridors and should have direct access to both.

14-10-104 SUB-ZONE STANDARDS

Each sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor area within a project and include areas within a structure (floors of a building) and areas on the surface of the land (sidewalks, parks, etc.) Parking, landscaping and similar ancillary uses are calculated on a pro-rated basis for each use category.

MXD-R	50% - 75% sq. ft. in residential uses
MXD-C	50% - 75% sq. ft. in commercial uses
MXD-PO	50% - 75% sq. ft. in professional office uses
MXD-PF	50% - 75% sq. ft. in public facilities
MXD-E	50% - 75% sq. ft. in entertainment/hotel uses
MXD-M	No one category of uses may exceed 33% of the total sq. ft.

14-10-105a PERMITTED USES

Underlined uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed twenty five percent (25%) of the total project floor area, except as indicated by the sub-zone designation.

Residential

Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval.

Office

Professional offices
Banks and credit unions
Medical clinics
Artist studios

Commercial

Convenience stores – with or without fuel sales
Grocery stores – maximum 50,000 square feet per tenant
Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors

Institutional/Public

Medical clinics

Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship
Municipal Facilities

Hotel/Entertainment

Hotels – Rooms off interior corridors (no motor lodges)
Recreation – Indoor/Outdoor
Restaurants and private clubs – without drive-up window
Fast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium
Health clubs

14-10-105b PROHIBITED USES

Motor lodges (drive-up motel units)
Pawn shops
Check cashing/Title loan stores
Sexually oriented businesses
Tattoo parlors
Self-storage units
Body piercing (earrings permitted)

14-10-106 DEVELOPMENT PLAN

1. The property owner (or his agent) shall prepare and submit a proposed Development Plan for the subject property.
2. The Development Plan guides all development within a particular project and at a minimum shall include a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information typically required for site plan approval.
3. The general categories and uses to be established within a mixed-use project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council. A substantial variation is any addition, modification, or alteration to a building or site plan that exceeds twenty percent (20%) of the gross floor area, site acreage or exterior building surface or any change in use greater than five percent (5%) of the total project floor area. All modifications must meet the minimum standards

required by this Code.

14-10-107 DEFAULT SETBACKS AND HEIGHT LIMITATIONS

The location, height and separation between buildings shall be established as part of the Development Plan. Unless otherwise stated in the Development Plan, the default standards shall be as follows:

Minimum building setback	30 feet
Maximum building setback	50 feet
Minimum building separation	20 feet
Maximum building separation	40 feet
Minimum building height	20 feet
Maximum building height	35 feet

14-10-108 DEVELOPMENT CHARACTERISTICS

1. Uses may be mixed within a building or within an overall development, or both. However, the City encourages mixing uses within a building as much as possible. Furthermore, the subdividing of land for stand alone parcels is discouraged, and the City may deny the subdivision of land within the MXD zone if the Planning Commission or City Council determines that the subdivision is contrary to the purpose and intent of this Code.

2. Developments within an MXD zone shall exhibit urban characteristics such as:
 - A. Wide sidewalks
 - B. Street trees and street furniture
 - C. Community gathering spaces
 - D. Shared parking
 - E. Integrated public transit (where available and/or anticipated)
 - F. Diverse and distinctive design features

3. All developments shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

4. All lighting and signs shall be pedestrian scale, with a maximum sign height of twenty

(20) feet. Lights or signs on building facades may be higher than the twenty (20) feet maximum. Sign standards shall be the same as for the Downtown (DN) zone, although for buildings larger than those normally allowed in the Downtown (DN) zone, the City may approve larger scale lighting and/or signs proportional to the size of the buildings approved. Projects ten (10) acres or larger with at least one hundred thousand (100,000) sq. ft. of non-residential uses may have one pole sign per frontage on an arterial street, evaluated using the standards for pole signs in the CH zone. The pole or structural support element of the sign may exceed the maximum pole width allowed if the structure itself incorporates specific site design elements, at the discretion of the approving body.

5. Parking requirements shall be determined per existing City standards for each use. However, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The City reserves the right to dictate the amount of parking and/or the location of parking spaces within a project to achieve the objectives of this Code.
6. Site plans shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the amount of parking prorated to each use and shall illustrate how public transit, (where available and/or anticipated), is to be integrated into the site.
7. An additional site plan shall illustrate pedestrian movement throughout the project area, with trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout. The plan shall provide convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.

14-10-109 DEVELOPMENT PROCEDURES

Upon approval of the Development Plan and zone change to MXD, all uses allowed in the development shall be processed as if they were permitted uses.



Planning Commission Staff Report

Subject: Proposed Amendments to the Land Use Code
Author: Curtis Poole, City Planner
Francisco Astorga, AICP, Planning Director
Date: March 16, 2021

Background

Consideration of omnibus amendments to various sections of the Land Use Code.

Analysis

On a regular basis, usually annually, the Planning Department will bring up various amendments that need to be made to the Land Use Code to provide order, accuracy, and clarifications, etc., that need to be addressed. The current Code is several hundred pages and consists of the work, research, analysis, etc. of current and former City Planners, Planning Commissions, and City Councils. Given the ever-changing nature of land use development it is necessary to periodically revise and amend the Code. The proposed amendments include the following:

1. Building Height
2. Nonconforming uses and Noncomplying Structures
3. Home Occupation – Day Care
4. Mixed Use Zone
5. Mixed-Use Zone (Uses)
6. Planning Commission Voting
7. Shipping Container
8. Location of Street Trees
9. Access Requirements
10. Site Plan Review Application Submittal

Department Review

This staff report was written by the Planning Department and reviewed by the City Attorney.

Significant Impacts

Staff does not identify any impacts with the proposed Land Use Code text amendments.

Recommendation

Staff recommends that the Planning Commission review the proposed Land Use Code text amendments, hold a public hearing, and consider forwarding a positive recommendation for the City Council, based on the findings drafted on the attached proposed Ordinance.

Attachments

1. Proposed Ordinance and text Amendment



BOUNTIFUL

Bountiful City
DRAFT Ordinance No. 2021-03

MAYOR
Randy C. Lewis

CITY COUNCIL
Millie Segura Bahr
Kate Bradshaw
Kendalyn Harris
Richard Higginson
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

An Ordinance amending various omnibus sections of the Bountiful City Land Use Code

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The Planning Department recommends that various changes take place to provide order, accuracy, and clarifications for consideration; and
3. The Planning Commission of Bountiful City held a public hearing on this Ordinance on March 16, 2021, reviewed the Land Use Code amendment, and forwarded a positive recommendation to the City Council; and
4. The City Council of Bountiful City held a public hearing on this Ordinance on March 23, 2021, and after receiving and considering input from Staff, the Planning Commission, and the public, the Council finds it in the best interests of the health, safety, and welfare of the City to adopt the requested amendment.

NOW THEREFORE, be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Applicable sections of the Bountiful City Land Use Code, Title 14 of the Bountiful City Code, is hereby amended as shown in Exhibit A

SECTION 2. This ordinance shall take effect immediately upon passage.

Adopted by the City Council of Bountiful, Utah, this 23rd day of March 2021.

Randy C. Lewis, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

1. Building Height

14-4-107 BUILDING LOCATION AND HEIGHT

A. No building or structure in the (R) Zone shall exceed ~~two (2) stories or~~ thirty-five (35) feet in height as measured at the average grade. Chimneys, flagpoles, church towers and similar accessory elements not used for human occupancy are excluded in determining height; however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.

14-5-107 BUILDING HEIGHT

No building or structure in the (R) Zone shall exceed ~~two (2) stories or~~ thirty-five (35) feet in height as measured at the average grade. Chimneys, flagpoles, church towers and similar accessory elements not used for human occupancy are excluded in determining height; however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.

2. Nonconforming uses and Noncomplying Structures

14-3-102 DEFINITIONS

...

~~197.~~ **NONCOMPLYING SITE:** A site that legally existed before its current land use designation; and because of one or more subsequent land use code changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land.

~~197.~~ **198. NONCOMPLYING STRUCTURE** (~~see also "NONCONFORMING STRUCTURE" or "NONCONFORMING BUILDING"~~): A structure that legally existed before its current land use designation; and because of one or more subsequent land use code changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land.

~~198.~~ **199. NONCONFORMING SIGN** (~~see also "NONCOMPLYING SIGN"~~): A sign or sign structure that legally existed before its current land use (zoning) designation; and because of subsequent changes to the land use code, does not conform to the regulations that now govern the use of the sign.

~~199.~~ **200. NONCONFORMING LOT** (~~see also "NONCOMPLYING LOT"~~): A parcel that legally existed before its current land use (zoning) designation. Shown continuously on the records of the Davis County

Recorder as an independently existing piece of property and because of one (1) or more subsequent land use code changes does not conform to the minimum size, width, frontage, depth or other applicable dimensional requirements of the zone where the lot is located.

~~200.~~ 201. **NONCONFORMING USE:** A use of land that legally existed before its current land use designation that has been maintained continuously since the time the land use code governing the land changed; and because of one or more subsequent land use code changes, does not conform to the regulations that now govern the use of the land.

~~201.~~ 202. **NONCONFORMITY:** Is a general term to collectively describe a noncomplying structure, **noncomplying site**, nonconforming lot, nonconforming sign, nonconforming use, and/or any other item that legally existed before the current land use (zoning) designation of the property where the said item is located, and that, because of subsequent land use code changes does not conform to the regulations that now govern the use of the land.

.....

14-2-111 APPROVAL/REVIEW BODIES

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Conditional Use Permit	Home Occupation Licenses & Commercial Business Operation	No	Final	No	No
	Accessory Dwelling Units	No	Final	No	No
	All Others	No	No	Final	No
Subdivision	All	No	No	Recommend	Final
Re-Zone	All	No	No	Recommend	Final
Land Use Code Text Amendment	All	No	No	Recommend	Final
Combine Lots/Lot Line Adjustment	All	No	Final	No	No
Land Use Code/Map Interpretation	All	Planning Director	No	No	No
General Plan	All	No	No	Recommend	Final
Site Plan	Residential SFD	Final	No	Appeal	No
	Res SFD 200+ feet from street	No	Final	No	No

	All other Residential	No	No	Recommend	Final
	Res. SFD Accessory Structure	Final	No	No	No
	All other Res. Accessory Structure	Final	No	No	No
	Non-Residential	No	No	Recommend	Final
	Non-Residential Accessory Structure	Final	No	No	No
	All Non-SFD Residential Amend	No	No	Recommend	Final
	All Non-Residential Amend	No	No	Recommend	Final
Expansion-Alteration and Modification of Non-Complying Site or Structure	Residential SFD	As Designated	All Others	No	No
	All Others	No	As Designated	All Others	No
Expansion-Alteration and Modification of Non-Conforming Use	All	No	As Designated	All Others	No

14-2-402

GENERAL PROVISIONS

- A. *Continuation. A nonconformity in any zone may be continued as provided so long as no additions or enlargements are made thereto and no structural alterations are made therein, except as provided in this Chapter or as may be required by law. If any nonconformity is removed from the property on which it was located, it shall not be replaced unless it conforms to the current provisions of this Title.*
- B. *Maintenance and Repair. Repairs and structural alterations may be made to any nonconformity within the existing footprint thereof provided that the degree of nonconformity is not increased.*
- C. ~~Expansion and Enlargement~~ *Alteration and Modification. Any expansion of a nonconformity that increases the degree of nonconformance is prohibited except as provided in this Title or as may be required by law. Alterations, modifications or changes to a noncomplying structure or site or nonconforming use may be allowed but only if the proposed alteration, modification or change reduces and mitigates the degree of the existing nonconformity, is in harmony with the surrounding neighborhood and is consistent with the General Plan. When considering if an alteration, modification or change may be approved the Planning Commission shall consider whether the*

following factors reduce and mitigate the nonconformity, where applicable:

- 1. setback restrictions,*
- 2. height restrictions,*
- 3. aesthetics,*
- 4. landscaping,*
- 5. parking,*
- 6. traffic and pedestrian circulation.*

An application to alter, modify or change a nonconforming use or site shall be reviewed by the Planning Commission. For purposes of this Section, the addition of a solar energy device to a building is not an expansion.

- D. Relocation. Only noncomplying structures may be relocated. If a noncomplying structure is relocated within the City, it shall be located in a manner which fully conforms to the applicable requirements of this Title.*
- E. Restoration. A noncomplying structure or a nonconforming sign damaged by fire, wind, tornado, earthquake, or other natural disaster or calamity may be restored as it existed previously and its use may be continued so long as restoration is complete within one (1) year.*

14-2-404 CHANGE OF STATUS

~~*A. Any nonconformity shall not be changed except in conformance with the provisions of this Title.*~~

~~*B. Whenever any nonconforming use is changed to a less intensive nonconforming use, such use shall not be changed back to a more intensive nonconforming use.*~~

Whenever any nonconforming use is changed to a conforming use, the nonconforming use status is immediately abandoned and it is unlawful to revert back to that nonconforming use.

3. Home Occupation – Day Care

14-17-106 SPECIAL CONDITIONS FOR RESIDENTIAL DAY CARE OR GROUP INSTRUCTION

- B. Residential day care facilities shall comply with all regulations of the State of Utah and shall be licensed by the State. One additional person not residing in the dwelling may be employed in the residential day care or group instruction where seven ~~eight~~ (7) or more children or people are involved.*

4. Mixed-Use Zone

14-10-104 SUB-ZONE STANDARDS

Each sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor

area within a project and include areas within a structure (floors of a building) and *open spaces or public* areas on the surface of the land (sidewalks, parks, etc.). ~~Parking, landscaping and similar ancillary uses are calculated on a pro-rated basis for each use category.~~

5. Mixed-Use Zone (Uses)

14-10-105a **PERMITTED USES**

Underlined uses may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed twenty five percent (25%) of the total project floor area, except as indicated by the sub-zone designation.

Residential

*Multi-family - minimum one (1) covered space per unit.
Underground and/or structured parking recommended;
carports are not permitted without specific City Council approval.*

Office

*Professional offices
Banks and credit unions
Medical clinics
Artist studios*

Commercial

*Convenience stores – ~~with or~~ without fuel sales
Grocery stores – maximum 50,000 square feet per tenant
Retail – maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors
~~Personal service and improvement~~
~~Health clubs~~*

Institutional/Public

*Medical clinics
Colleges/Universities/Educational Services
Museums
Open space/Park
Convention center/Assembly/Auditorium
Government offices
Places of worship
Municipal Facilities*

Hotel/Entertainment

*Hotels – Rooms off interior corridors (no motor lodges)
Recreation – Indoor/Outdoor Restaurants and private clubs – without drive-up window*

Fast-food restaurant
Movie Theaters - Indoor
Convention center/Assembly/Auditorium
~~Health clubs~~

6. Planning Commission Voting

14-2-103

PLANNING COMMISSION

- C. *Organization and Procedure. The Planning Commission shall be organized and exercise its powers and duties as follows:*
4. *No official business shall be conducted by the Planning Commission unless a quorum of its members is present. Four (4) members of the Planning Commission shall constitute a quorum. ~~Any action taken shall require a minimum of four (4) yes votes majority of members present and voting from members of the Planning Commission,~~ unless otherwise prescribed by law.*

7. Shipping Container

14-14-108

USE OF MOBILE HOMES, RECREATIONAL VEHICLES, CAMPER TRAILERS AND STORAGE CONTAINERS

- D. *A storage container is not allowed in any ~~residential zone,~~ professional office zone, downtown zone, mixed use zone, watershed protection zone, hospital zone or any other non-commercial ~~or non-residential~~ zone, except as a temporary use associated with construction, renovation, or moving. In such instances, the storage container shall be located on a concrete or asphalt surface, and shall meet all of the following criteria:*
1. *A storage container shall not be placed on a site more than thirty (30) days prior to the permitted activity.*
 2. *A storage container shall be removed within thirty (30) days after a permitted activity is substantially completed.*
 3. *Only one (1) storage container may be located on a lot or parcel except for in a commercial ~~or residential~~ zone.*
- E. *A ~~permanent~~ storage container(s) in a commercial zone shall be used in accordance with the following criteria:*
1. *A storage container shall be used solely for the transportation or shipment of goods and products, and*
 2. *It is unlawful to use a storage container for business operations, and*
 3. *A storage container not being actively used for transportation or shipment shall not be stored within Bountiful City.*
- F. *~~A permanent storage container(s) may be used in a residential zone in accordance with the following criteria:~~*

1. *The storage container(s) shall be fixed to the ground as a permanent structure complying with all IRC standards.*
 2. *The storage container(s) shall have façade installed so the finished structure does not resemble a storage container.*
 3. *Stacking of storage containers is permitted as long as the height does not exceed thirty-five feet (35') and complies with IRC standards.*
 4. *Shall meet all required setbacks.*
 5. *A building permit is required.*
- F. G.** *A temporary storage container shall not be located on any property for more than six (6) months in any twelve (12) month period, measured continuously from the day the container is first placed. The Bountiful City Planning Director may grant extensions of up to six (6) months, but only if he/she determines that:*
1. *The storage container is located on a site with an active building permit, and*
 2. *The storage container is a necessary part of the construction process, and*
 3. *Construction is moving forward in a timely manner and in accordance with generally accepted industry standards.*
- ~~G. *It is unlawful to use a storage container as a permanent structure or as an appendage to a permanent structure.*~~
- H. *It is unlawful, in any zone, to vertically stack two (2) or more storage containers or stack/place any other materials or items on top of or around a storage container, except as provided in this Title.*

8. Location of Street Trees

14-16-109

TYPES AND LOCATION OF LANDSCAPING

- C. *Street trees shall be required along each street and any reverse frontage conditions. **Street trees shall be located within the front, corner side or street yard setback.** Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.*

9. Access Requirements

14-18-109

ACCESS REQUIREMENTS

- A. *Any property, regardless of its use or zone designation, shall be subject to the following.*

1. Any off-street parking area shall be accessed through an approved drive approach, also referred to as a "drive-access" or "curb-cut", meeting city construction standards. It is unlawful to drive a motor vehicle on any sidewalk, park strip, or any other area behind the curb within a public right-of-way, with the exception of an approved drive-approach.
2. The combined area of drive-approaches along any public street frontage shall not exceed fifty-percent (50%) of the linear length of the street curb immediately adjacent to a property, including required curb returns. A legal, non-conforming flag lot shall be limited to one drive-approach which shall be the narrowest width possible to comply with the minimum access requirements of this Title and the Fire Code.
3. No off-street parking area shall be approved or constructed without a drive approach meeting City standards. Any drive-approach shall be located at least five (5) feet from a side or rear property line, with the exception of approved, shared drive-approaches.
4. Each drive approach, drive access or driveway, shall be surfaced with asphalt, concrete pavement or comparable material and shall be graded to dispose of all surface water. All parking, driveways and grading plans shall be reviewed and approved by the City Engineer.
5. Existing drive approaches (drive accesses or curb-cuts) which are abandoned by non-use or which are relocated as part of an approved development project shall be removed and replaced with standard curb, gutter, and sidewalk, as required by the City Engineer.

10. Site Plan Review Application Submittal

14-2-304

ACCOMPANYING MAPS AND DRAWINGS REQUIRED

All maps, drawings, and illustrations shall conform to Chapter 15 - Design Standards for Non-Single Family Development, and to all other provisions of this title, and shall be prepared and drawn to a standard scale large enough to show details clearly with dimensions thereof. Said maps and drawings shall be stamped by a Registered Architect, Engineer, Landscape Architect, or Land Surveyor in accordance with the laws of the State of Utah and the provisions of this Title. The following shall be included:

- A. For Preliminary Review:
 1. A vicinity map showing site orientation and location in relation to streets and arterial roads.
 2. Survey of the subject site prepared by a Surveyor registered in the State of Utah.

3. *Typed statement describing the proposal*
- ~~2.~~ 4. *Statement of building use, occupancy, area tabulations, parking, and landscaping tabulations.*
- ~~3.~~ 5. *The location of all proposed and existing structures on the subject property and within fifty (50) feet on immediately adjoining properties to show that light and air are preserved, and to show that the development will not be detrimental to the orderly and harmonious development of the City.*
- ~~4.~~ 6. *Location and types of landscaping and/or fencing and screening within yards and setback areas, including proposed sprinkling and irrigation systems.*
- ~~5.~~ 7. *Location of existing and proposed utilities (i.e., power, water, sewer, gas, telephone, storm drains) and other public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.*
- ~~6.~~ 8. *Design of ingress and egress to provide a functional on-site traffic flow and to prevent interference with traffic on adjacent streets.*
- ~~7.~~ 9. *Off-street parking and loading facilities in compliance with the off-street parking and loading standards as set forth in Chapter 18 of this Code, including provisions for pedestrians and the disabled.*
- ~~8.~~ 10. *Existing and proposed contours and spot elevations.*
- ~~9.~~ 11. *Preliminary drainage plan.*
- ~~10.~~ 12. *Preliminary building elevations and sections.*
- ~~11.~~ 13. *Architectural drawings, sketches, or perspective drawings of the exterior elevations of proposed buildings, structures, signs, including types, textures, and colors of materials to be used.*
- ~~12.~~ 14. *Other pertinent building features.*