

Bountiful City
Planning Commission Minutes
April 16, 2019
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell, Jim Clark, Tom Smith, and Sharon Spratley; City Council Representation – Richard Higginson; City Planner Consultant – Chad Wilkinson; City Engineer – Lloyd Cheney; City Attorney – Clint Drake; and Recording Secretary – Darlene Baetz

Excused: Planning Commission Member – Von Hill

1. Welcome and Introductions.

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

2. Approval of the minutes for April 2, 2019.

Sharon Spratley made a motion to approve the minutes for April 2 as written with the correction of motion in item 4. Richard Higginson seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

3. PUBLIC HEARING – Consider a proposal to change the zoning designation for approximately 15.5 acres from C-G/PUD and MXD-PO to MXD-R, located at 1520, 1650 and 1750 S Main St and 1512, 1551, 1560 and 1580 Renaissance Towne Center, Bruce Broadhead, applicant.

Bruce Broadhead, Ray Bryson and Steve McCutchan, with Renaissance Towne Center were present. Chad Wilkinson presented staff report.

Bruce Broadhead has submitted a zone map amendment request for the Renaissance Towne Centre. By way of review, the proposal is to amend the zoning designation of several properties (totaling approximately 15.5 acres) from C-G/PUD (General Commercial/ Planned Unit Development) and MXD-PO (Mixed Use-Professional Office) to MXD-R (Mixed Use-Residential). The property consists of multiple parcels extending from 1500 South to 1800 South and from Main Street to 300 West (Highway 68). The subject property is currently developed with commercial buildings and uses including a convenience store and three office buildings, along with a large parking structure. A mixed use building is currently under construction on the northern portion of the property. Surrounding uses include a bank, large fitness center, a recently approved medical office building to the north, an automobile dealership to the south, a mix of commercial and residential uses to the east and residential use to the west.

As discussed with the Commission at the April 2 meeting, the property was approved as a Planned Unit Development (PUD) in 2000. At that time, the height and setback standards of the C-G Zone were waived which allowed for the construction of the existing medical office tower on site. The applicant proposes a Mixed Use zone that will allow multifamily residential along with existing and proposed commercial uses. As proposed, up to 75 percent of the square footage of the property may be developed as residential use. The proposal will allow for heights of up to eight stories in the center of the development with heights of between one and six stories in other areas. The general design of the site will remain consistent with the original development plan with Renaissance Towne Drive running north to south through the property. The higher densities for the property will be focused to the center

of the site and to areas proximate to the transit corridor along Main Street.

Analysis

Much has changed since the original development was approved in 2000. Notably changes in housing market conditions beginning in 2008 have created a higher demand for multifamily housing. Like other communities, Bountiful is faced with determining which locations make the most sense for accommodating additional density within the community. The proposed zone change would create a new mixed use zone allowing for high density residential along with the commercial uses already constructed within the property and some additional commercial uses to be constructed. Analysis of the major components and significant issues with the development is included below.

Residential Use

While the original plan did not anticipate residential use of the property, several changes have occurred over the past 20 years that lend support for the idea of a residential component to the development. First and foremost, plans for the South Davis Transit Connector route between Salt Lake City and communities in South Davis County have progressed to a point that a locally preferred alternative and route for this transit line have been identified. The chosen transportation mode for the line is Bus Rapid Transit (BRT) which will travel along Main Street on the east side of the property. The choice to place a high frequency transit route along the property makes it a prime candidate for high density residential development. Additionally, the project area is located adjacent to existing multifamily zoning and development both inside and outside Bountiful City limits.

Building Height

The proposed standards allow for various heights throughout the development. Most of the buildings will be between one and four stories in height. A few of the buildings, including lots 1, 9 and 14 may potentially be up to 6 stories in height. One of the buildings identified as lot 11 may be up to 8 stories in height. The actual heights of the building will be determined by the use of the building with commercial floor heights being between 14 and 18 feet and residential floor heights between 11 and 14 feet.

As discussed, the previous PUD approval waived building heights for the property and the current proposal would set height standards for each of the various lot and building areas for the site. The tallest of the buildings is planned for the center of the site with heights decreasing in areas closer to existing neighborhoods. The proposed heights are consistent with the original plans for the property and with the existing developments that have been approved including the medical office building and the mixed use building under construction on Pad A. The proposed standards do not include the previous restrictions for buildings adjacent to the roundabout adopted as part of the MXD-PO zone. Previously the Commission had recommended a maximum height of 35 feet for the property adjacent to the roundabout with an additional some additional height allowed with additional setback. These standards should be included in the proposal in order to be consistent with the previous approvals for the site.

Design Standards

The proposed conceptual plan includes some standards guiding the development of the property including the standards for building height previously discussed and architectural standards found under structure design and materials section of the document. The architecture and design concepts are similar to standards adopted for the Downtown Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the zoning ordinance. The proposal includes a number of development examples intended as a palette for design concepts for future

development with flexibility in the implementation of the final design. Each of the buildings will require individual site plan review and approval at which time the details of specific design can be discussed. The Commission may wish to include additional guidance to staff on design standards for the site.

Pedestrian Circulation Plan

The submitted 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, mid development, between lots 16 and 19 and within the parking structure. East/west connections don't currently extend to the west side of the development along Highway 68. In addition buildings located west of Renaissance Towne Drive don't have clearly defined pedestrian connections. Modifications should be made to include pedestrian connectivity to these buildings.

Another issue is pedestrian access along Highway 68. Previous development on the north west portion of the site did not include sidewalks on Highway 68. However, with the new residential component and the desire to build a pedestrian oriented development a sidewalk along the west side is extremely desirable. This sidewalk connection will also provide access from 1800 South to the mid-block pedestrian connection to the potential BRT stop on Main Street. While it may not be desirable to remove existing mature vegetation along the developed portion of the site, the development of the south portion of the property offers an opportunity to provide a needed connection between 1800 South and the midblock east west pedestrian connection. The plan should be modified to provide a sidewalk connection along the south portion of Highway 68. The design of the sidewalk should be coordinated with the Utah Department of Transportation.

Traffic and Parking

The applicant has submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates are consistent with principles included in the MXD zoning standards. Peak parking demand for the office uses on the property and the residential uses will occur at different time allowing for shared use of the parking structures. Development of the individual pad sites will need to be consistent with the parking study and will be analyzed individually during site plan review. The specific language in the parking plan should reflect that on-street parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirement for the site.

A traffic study is required as part of the submittal and as of the date of this report the study has not been received. This traffic study is vital since the proposed use of the property is changing. Therefore, a final recommendation by the planning commission should be delayed until this information is received and reviewed by the City Engineer.

Additional Recommended Modifications to Proposal

In addition to the recommended changes mentioned above, a number of additional changes are included below:

- Signage should reflect the standards of the DN and CH zone as described in Chapter 10 of the zoning ordinance. Changes to the width of the base of the freestanding signs and changes related to number of signs for large parcels as described in Chapter 10 are appropriate and should be incorporated into the plan.
- The Ordinance accompanying the development plan should specifically layout the approval process for individual buildings.

- The ordinance accompanying the development plan should also include the procedure for PUD or subdivision plat approval.
- Any additional grammatical or typographical corrections should be made prior to forwarding the item to City Council for review.

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.

Significant Impacts

The proposed zone change will have impacts on the land use pattern for this portion of the City by allowing residential use in an area currently zoned for commercial. Impacts to traffic, parking and vehicle circulation are anticipated and should be considered as part of the decision. Other impacts will include the construction of new infrastructure including sewer, water, and storm drain and roadways, including sidewalks to serve the development site.

Recommendation:

The proposal is generally consistent with the overall goals and policies of the General Plan for the area. It is therefore recommended that the Planning Commission hold the required public hearing on the item and obtain public input on the proposal. Staff recommends that the Commission review the proposed Zoning Map amendment and accompanying standards included in the conceptual plan, along with suggested changes from staff and provide any additional modifications they deem to be appropriate. The item should then be continued to the next Commission meeting to allow for incorporation and review of any additional modifications, a review of traffic impacts from the development, needed corrections to typographical errors and other grammatical changes prior to forwarding the item to Council for review and decision.

Mr. Wilkinson stated that staff will re-notice this meeting for May 7 meeting as a Public Hearing. He clarified that this the first review of this new zone standards that need to be adapted and there are three ways to precede, Denial, Recommendation with a second meeting, or Approval. Reminded the PC members that each building will need to come back thru PC and CC for approval.

Mr. Bell feels that this is an early version of the site plan and would like to see further refinement in development of the site plan, based on the fact that this project is permanent. The Renaissance Towne Dr is a private road that is open to the public and how does it work and interface with the public. Mr. Wilkinson stated that this meeting is not a site plan approval but includes the approval of regulations not just the map. The mixed use zone has certain regulations that need to be met which does include pedestrian circulation.

Richard Higginson discussed the possible intensity of development on the east side be switched to the west side to have less impact of the neighboring areas. Mr. Wilkinson stated that the development has

been influenced by the transit plans.

The Renaissance staff discussed the existing buildings/projects and showed plans for the proposed buildings/projects. The plans include the pedestrian walkways from Main thru out the Renaissance Towne Center and showed the proposed transit stations that are anticipated to have high ridership along Main St. The design standards which include the heights for the existing and proposed buildings are consistent with what the PC and CC approved in 2000. A parking study was requested, but had not been received at the time of this meeting, and will be given to the City staff when it is completed. Shared parking is anticipated between the Commercial businesses with peak hours during the day hours and Residential properties with peak hours during the evening hours.

Chairman Monson opened the **PUBLIC HEARING** at 7:21 p.m.

Kristina Gilmore resides at 405 S 285 W. Ms. Gilmore is supportive of the zone changes for this site and feels that there is a need for more living areas. She was concerned for the design and orientation of the proposed buildings, and the walkability thru the parking lot and the landscape plan.

Steve Preston resides at 1322 S 300 W. Mr. Preston expressed concern for the parking along both sides of the street next to the Performance Ford Dealership. He discussed the possible increase of traffic due to the closure of Washington Elementary and his concern for the safety of the children to be changing the direction of the walking to school

Ken Olson resides at 166 W 1500 S. Mr. Olsen feels that this project will have a significant impact in the neighborhood with the high density of the project. He feels that the large buildings do not belong in Bountiful and believes it will have a large impact in the area and would like to see the residential plans scaled back.

Sara Flitton resides at 225 W 1700 S. Ms. Colton is concerned about the possible increase in traffic. She likes the family oriented area and would like to see more family friendly parks and playground areas.

Brian Knowlton, owner of Knowlton General. Mr. Knowlton is concerned about the housing crisis in the Wasatch area. He spoke about the need for affordable housing and loves the location of the housing in this area. He feels that this area should be more of a village feel and would like to give feedback with the management guidelines and have the promenade of Renaissance Towne Dr be the focus of the project.

Chair Monson closed the **PUBLIC HEARING** at 7:37 p.m.

Mr. Broadhead noted that he was surprised at the comments from the public about the lack of walkable neighborhoods. He showed the proposed walking areas and stated that the state did not want the sidewalks on the side of the state highway. The Renaissance Center wanted to attract commercial businesses to this project and would like this project to have a “gathering” feel. Proposed amenities include the pool, dining, club house, park, benches/small gathering areas, and the walking areas. The existing business employees currently are using the gym across the street and a future restaurant will become a gathering place for the employees for lunch.

There was discussion that the possible designs include large sidewalks, park location, private use pool,

building façade, storefronts, walkability and parking. Staff discussed the amount of density and the need for more detail for the standards.

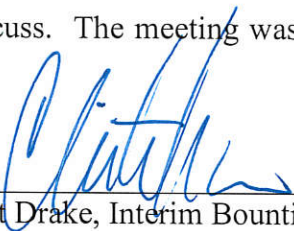
Mr. Monson stated that he is excited about the development of this area. He is concerned about the vision of the walkability and the plan for the gathering areas.

Tom Smith made a motion to continue this item to the next meeting on May 7, 2019. Jesse Bell seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye

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

1. Next Planning Commission meeting will be May 7, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:35 p.m.



Clint Drake, Interim Bountiful City Planner