

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
December 7, 2021

Present: Commission Members Lynn Jacobs (vice -chair), Jesse Bell, Alan Bott, Jim Clark,
and Councilwoman Kendalyn Harris
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
Asst City Planner Nicholas Lopez
Recording Secretary Darlene Baetz

Excused: Commission Chair Sean Monson and Commission Member Sharon Spratley

1. Welcome.

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

2. Swearing in of Alan Bott.

City Recorder Shawna Andrus swore Alan Bott in as a new Planning Commission Member

3. Approval of minutes for October 5, 2021.

MOTION: Councilwoman Kendalyn Harris made a motion to approve the minutes for October 5, 2021, as written. Commissioner Clark seconded the motion.

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

4. 1560 South Renaissance Towne Dr – Renaissance Town Center Lot 14 - Preliminary Architectural and Site Plan Review, Bruce Broadhead, applicant – Planning Director Francisco Astorga

Bruce Broadhead, Owner of Renaissance Town Center and Roy Bartee, Project Manager for Renaissance Town Center were present. Planning Director Francisco Astorga presented the item.

In May 2019, this site received an approved zone change for Mixed-Use (MXD-R) and was amended in April of 2021.

The proposed plans meet all the standards and will have 287 residential units consisting of 255,921 square feet. The development will comply with the minimum building setbacks and spacing and is proposed to have a building height of sixty-five feet (65') with 5 stories. There was an updated parking study by Hales Engineering that indicated a requirement of 376 parking spaces and the proposed parking garage will contain 397 parking spaces. The proposed plans moved the parking garage to the middle of the building thus creating a break in the two parking garages. The landscaping plans for the development will be required at final site plan stage. The development will have a flat roof with parapets and will be covered with high end materials.

Mr. Bartee stated the proposed building will be no more than five (5) feet taller than the medical

1 building to the north. He noted the first build will start with the parking garage the first quarter of
2 2022, second build will be south to pod 2, third build will be south to pod 3 and the fourth build will
3 be north to the garage of pod 4. This is anticipated to take 26 months in total.
4

5 Commissioner Bell thanked the developer for adding the patios to face Main Street.
6

7 MOTION: Commissioner Bell made a motion to forward a positive recommendation to the City
8 Council to approve the Preliminary Architectural and Site Plan Review for the proposed apartment
9 building subject to the nine (9) conditions outlined by staff. Commissioner Clark seconded the
10 motion.
11

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

14 CONDITIONS OF APPROVAL:
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- 16 1. Minor typos found
- 17 2. Placing private patios along Main Street completely within private property, not on the right-of-
18 way.
- 19 3. Removing incorrect footprints of future buildings adjacent to the subject site.
- 20 4. Providing more specificity in the required sidewalk widths throughout.
- 21 5. Minor amendments to the Grading Plan for clarity.
- 22 6. Receiving a Landscape Plan (signed and stamped by landscape architect) with specific trees,
23 shrubs, planting.
- 24 7. Consistency between the landscape plan, architectural site plan and civil set site plan.
- 25 8. Placing the property line boundary on all floor plans for clarity.
- 26 9. Minor amendments to the elevation sheets for clarity.
27

28 **5. 262 North 500 West – Deseret First Credit Union PUD – Preliminary and Final PUD Review,**
29 **Brian Knowlton, applicant – City Engineer Lloyd Cheney**
30

31 Brian Knowlton was present. City Engineer Lloyd Cheney presented the item.
32

33 The site is located in the Heavy Commercial (C-H) zone. The applicant has submitted a Planned Unit
34 Development (PUD) plat for the property comprised of the existing credit union facilities and the
35 remaining vacant eastern portion of the site. The Credit Union building was completed in March
36 2021. The proposed plans will include six (6) units. This includes the completed sewer and water
37 service to the east end of the development.
38

39 MOTION: Councilwoman Harris made a motion to forward a positive recommendation to the City
40 Council for Preliminary and Final Approval of the Deseret First Planned Unit Development with the
41 three (3) conditions outlined by staff. Commissioner Bott seconded the motion.
42

43 VOTE: The motion passed unanimously (5-0).
44

45 CONDITIONS OF APPROVAL:
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- 47 1. Provide a current title report.
- 48 2. Make any required minor corrections to the plat.

1 3. Pay all required fees.
2

3 **6. 262 North 500 West – Deseret First Credit Union PUD – Preliminary and Final Architectural**
4 **and Site Plan Review, Brian Knowlton, applicant – *Planning Director Francisco Astorga***
5

6 Brian Knowlton was present. Planning Director Francisco Astorga presented the item.
7

8 The applicant requests the preliminary and final Architectural and Site Plan Review for the
9 construction of a new building consisting of five (5) indoor storage units. Heavy Commercial (C-
10 H) zone lists “Vehicle Storage – Indoor” as a permitted use. The proposed structure is located
11 approximately 200 feet from 500 West. Staff does not find it necessary for a 20-foot landscape
12 buffer next to the Manor Condominiums carport but finds the 10-foot setback sufficient. The
13 building height will be 28 feet from average grade. Staff recommends allocating one (1) parking
14 space per indoor vehicle storage unit equaling a total of five (5) parking spaces. There will be six
15 (6) parking spaces east of the drive-thru to comply with the staff recommendation.
16

17 MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City
18 Council for Preliminary and Final Architectural and Site Plan Review for the proposed indoor vehicle
19 storage building with the three (3) conditions outlined by staff. Commissioner Bott seconded the
20 motion.
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22 VOTE: The motion passed unanimously (5-0).
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24 **CONDITIONS OF APPROVAL:**
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- 26 1. A signed/stamped landscape plan is provided during building permit review consistent with the
27 landscaping provided on the Overall Site Plan, and applicable landscaping requirements.
28 2. During the building permit review process the five (5) parallel parking spaces shown along the
29 south side of the proposed building shall be removed from the site plan.
30 3. All units will only be used for indoor vehicle storage. Traditional storage units are prohibited.
31

32 **7. Election of Chairman and Vice Chairman of the Planning Commission for 2022**
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34 MOTION: Commissioner Bell made a motion to nominate Lynn Jacobs as Chairman of the Planning
35 Commission for 2022. Councilwoman Harris seconded the motion.
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37 VOTE: The motion passed unanimously (5-0).
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39 MOTION: Councilwoman Harris made a motion to nominate Alan Bott as the Vice-Chairman of the
40 Planning Commission for 2022. Commissioner Clark seconded the motion.
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42 VOTE: The motion passed unanimously (5-0).
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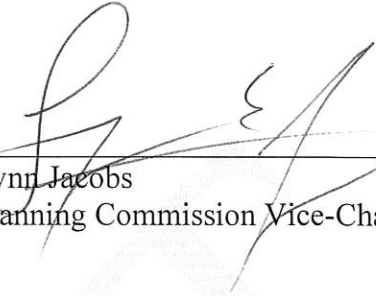
44 **8. Approval of the 2022 Planning Commission Meeting Calendar**
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46 MOTION: Commissioner Clark made a motion to approve the 2022 Planning Commission Meeting
47 Calendar. Commissioner Bell seconded the motion.
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VOTE: The motion passed unanimously (5-0).

Vice-Chair Jacobs adjourned the meeting at 7:35



Lynn Jacobs
Planning Commission Vice-Chair

