



**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, July 6, 2021**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, 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 May 18, 2021
3. 260 North 500 West – Deseret First Credit Union Zoning Map Amendment from Heavy Commercial to Mixed-Use Professional Office, Brian Knowlton, applicant – *Planning Director Francisco Astorga*
  - a. Continued to a future date (To be re-noticed)
4. 419 West 500 South – Duerden’s Zoning Map Amendment from General Commercial to Heavy Commercial, Steven Duerden, applicant – *Assistant City Planner Kendal Black*
  - a. Review and Public Hearing
  - b. Possible recommendation to the City Council
5. 1791 Renaissance Towne Drive - Renaissance Towne Centre Lot 11 Preliminary/Final Architectural and Site Plan Review, Brian Knowlton, applicant – *City Planner Curtis Poole*
  - a. Review
  - b. Possible recommendation to the City Council
6. 390 South Main Street – City Creek Construction Offices Preliminary/Final Architectural and Site Plan Review, Bob Murri, applicant – *City Planner Curtis Poole*
  - a. Review
  - b. Possible recommendation to the City Council

7. 1608 Ridge Point Drive – Findings of Fact for the approved Variance – *City Planner Curtis Poole*

a. Review Findings of Fact in written form

8. Adjourn

Draft Minutes of the

**BOUNTIFUL CITY PLANNING COMMISSION**

**May 18, 2021**

Present: Commission Chair Sean Monson  
Commission Members Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), and Sharon Spratley  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
City Planner Curtis Poole  
Recording Secretary Darlene Baetz

Excused Commission Members Councilwoman Kendalyn Harris and Sam Bawden

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**1. Welcome.**

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

**2. Approval of minutes for March 16, 2021.**

MOTION: Commissioner Clark made a motion to approve the minutes for March 16, 2021, with a correction to page 3 line 42 stating “Commissioner Spratley was concerned...changes *in light of the exhaustive analysis and extensive public input previously done from prior hearings*”. Commissioner Bell seconded the motion.

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

**3. Approval of minutes for April 6, 2021.**

MOTION: Commissioner Spratley made a motion to approve the minutes for April 6, 2021, as written. Commissioner Jacobs seconded the motion.

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

**4. Variance for driveway greater than 10% and fills over 10 feet for 1608 Ridge Point Dr, Eric Beard representing Patricia Cox, applicant**

Patricia Cox and Eric Beard were present. City Planner Curtis Poole presented the item.

City Planner Poole indicated that the applicant requested a variance to allow for construction of a new single-family dwelling on slopes thirty percent (30%) or greater, a reverse driveway slope greater than seven percent (7%) and cuts and fills greater than ten feet (10’). This lot was part of an approved subdivision in 1991 and was approved as a double frontage lot between Ridge Point Drive and Stone Ridge Drive.

City Planner Poole indicated that the property has a natural ravine that runs east to west with a basin created from the installation of Stone Ridge Drive at the bottom which will catch a large portion of runoff and that the rear of the proposed home will have the largest fill section of about 18 feet (18’) and will not have retaining walls that will be over 10 feet (10’).

1  
2 City Planner Poole recommended that the Planning Commission approve the variance with the  
3 following conditions outlined:  
4

- 5 1. The Applicant will continue to work with City Staff to ensure the final plans approved for the  
6 single-family dwelling will have a reasonable impact on slopes thirty percent (30%) or greater.  
7 2. The Applicant shall obtain a separate permit for retaining walls taller than four feet (4') in addition  
8 to obtaining a building permit.  
9

10 City Engineer Lloyd Cheney reported that the City had received a number of inquiries and potential  
11 site plans for this lot and noted that this lot would need extensive cuts and fills to accommodate a  
12 driveway from Stone Ridge Drive with a very modest house and a reverse grade driveway.  
13

14 Chair Monson opened and closed the public hearing at 6:43 p.m. without any comment.  
15

16 MOTION: Commissioner Spratley made a motion to grant the variance with the two (2) conditions  
17 outlined by staff. Commissioner Bell seconded the motion.  
18

19 VOTE: The motion passed unanimously (5-0).  
20

21 City Planner Poole discussed possible changes to the code for approving construction of homes on  
22 steep slopes that have required variance approvals and noted the approval process could be through  
23 site plan application reviewed by the Planning Commission. This change will be brought forward at  
24 a future meeting.  
25

26 The meeting was adjourned at 6:47 p.m.  
27  
28

29 \_\_\_\_\_  
30 Sean Monson  
Planning Commission Chair

# Planning Commission Staff Report



**Subject:** Zoning Map Amendment from General Commercial to Heavy Commercial  
**Property:** 419 West 500 South (Duerden's Appliance)  
**Author:** Kendal Black, Assistant City Planner  
Francisco Astorga, AICP, Planning Director  
**Date:** July 6, 2021

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## **Background**

The applicants, Steven & Jacquelyn Duerden, submitted a Zoning Map Amendment (Zone Change) application proposing to change the zoning designation of 419 West 500 South (Duerden's Appliances) from General Commercial (C-G) subzone to Heavy Commercial subzone. The site is 0.60 acres (26,136 square feet). Adjacent land uses include commercial uses to the west, north, and east. The neighboring property to the south is open space (Washington Park). The applicants stated on the written narrative (Attachment 1) that at the present time, they are not planning on changing anything on the current property, but by changing it to Heavy Commercial, it would give them more options for future development or changes. They also feel that it would add value to their current property.

The City Council has authority to amend the official Zoning Map of Bountiful City after the Planning Commission has reviewed the proposed amendment and made an official recommendation to the Council. As a matter of procedure, whenever the City Council considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205(B) AMENDMENTS TO THE LAND USE CODE 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 Code or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.*

## **Analysis**

Regarding the subject site, there are two (2) development parameters that affect the character between the General Commercial and the Heavy Commercial subzones: 1.) Regulated uses and 2.) Allowed signage. All other development parameters are the same, i.e., setbacks, height, parking, etc.

### **1. Regulated Uses (permitted, conditional, and prohibited uses)**

Subject to the provisions and restrictions of the Land Use Code, the listed principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Use	C-H	C-G	C-N
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	N
Bar, Tavern, Drinking Establishment	C	N	N
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Firearm/Shooting Range – Indoor	C	N	N
Firearm/Shooting Range – Outdoor	N	N	N
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	C
Grocery Store	P	P	C
Hotels (Interior room access)	P	C	N
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	N
Medical/Dental Office	P	P	C
Millwork, Cabinetry	P	C	C
Motels (Drive-up/exterior room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	C
Professional Services	P	P	C
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C

Security Services	P	N	N
Use	C-H	C-G	C-N
Self Storage Units or Warehouses w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	C
Tattoo Parlor	C	N	N
Telecommunication Facility not on City Property	C	C	C
Telecommunication Facility on City property	P	P	P
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	C
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N

If the current zoning designation of the subject site is changed from C-G to C-H, the site becomes more permissive as follows:

- A. The site would allow (or permit) the following uses that are currently not permitted:
1. ATV and Snowmobile Sales with Outside Display
  2. Security Services
  3. Vehicle repair
  4. Vehicle sales
  5. Warehouse w/ Office
  6. Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor
- B. The site would allow, via a conditional use permit (CUP), the following uses that are currently not permitted:
1. Bail Bonds
  2. Bar, Tavern, Drinking Establishment
  3. Construction Services w/ Outside Storage
  4. Firearm/Shooting Range – Indoor
  5. Mail Order/Online Distribution Office w/ Onsite Outdoor Storage
  6. Motorized Recreation
  7. Pawnshop, Secondhand Merchandise
  8. Sexually Oriented Business, Escort Service
  9. Tattoo Parlor
  10. Vehicle Storage – Outdoor
  11. Welding, Autobody, Machine Shop, Fiberglass, Painting – Outdoor

C. The site would allow (or permit) the following uses that currently require a CUP:

1. ATV and Snowmobile Sales w/o Outside Storage and/or Display
2. Bottling, Canning, Food Production
3. Building/Construction Materials and Supplies w/o Outside Storage
4. Check Cashing, Title Loans
5. Construction Services w/o Outside Storage
6. Convenience Stores
7. Dry Cleaner, Laundry Service
8. Fast Food Restaurant w/ or w/o Drive-up
9. Funeral Parlor, Cemeteries, and Crematory Services
10. Hotels (Interior room access)
11. Mail Order/Online Distribution Office w/ Onsite Indoor Storage
12. Medical/Dental Laboratory
13. Millwork, Cabinetry
14. Thrift Store
15. Vehicle Service and Wash

2. Allowed Signage.

See tables below to compare the differences between the C-G subzone and the C-H subzone:

<b>Freestanding or Pole Sign</b>	<b>C-G</b>	<b>C-H</b>
Min. frontage	100 feet	100 feet
Max. height	<b>15 feet</b>	<b>30 feet</b>
Min. ground clearance	8 feet	7 feet
Min. setback	5 feet	5 feet
Max. pole width	2 feet	2 feet
Min. setback from res. use	10 feet	10 feet
Building Code	Engineered to withstand 100 mph wind	Meet IBC
Max. Sign Area / Multi-faced provision	<b>64 square feet per side for double faced sign or 64 square feet total for multi-faced sign</b>	<b>60 square feet for the first lineal 100 feet, plus 1 square foot for each additional lineal foot of frontage to a max. of 120 square feet total. Double-faced signs allowed max. size on each side. Multi-faced signs allowed only a combined sign face total equal to the maximum allowed per frontage.</b>



Regarding freestanding/pole signs, the subject site has a frontage of ninety-nine feet (99’); therefore, it doesn’t qualify for a freestanding / pole sign as it is the same standard in either subzone. The maximum height in the C-H subzone is double what is in the C-G subzone; however, there is more allowed sign area in the C-G subzone.

<b>Wall Sign</b>	<b>C-G</b>	<b>C-H</b>
Max. sign area of primary façade	20%	20%
Max. number of additional signs	<b>Allowed on 3</b> secondary facades, not to exceed 5% of each façade.	<b>Allowed on 2</b> secondary facades, not to exceed 5% of each façade.
Additional	No sign or any part of a sign shall be more than 2 feet above the highest point of a flat roof or mansard roof.	

Regarding wall signs, the C-G subzone allows one (1) additional secondary façade than what the C-H subzone allows.

<b>Electronic Message Centers</b>	<b>C-G</b>	<b>C-H</b>
	Only allowed with a Conditional Use Permit (CUP) on 500 South (west of 100 East.	Permitted use. Not allowed on 500 South (west of 100 East)

Regarding Electronic Message Centers (EMC), it becomes more permissive, via a CUP; however, EMC are not allowed in the subject site.

The Land Use Code indicates that the Commercial Zone is established to provide areas dedicated primarily to retail, office, and service-related uses. Within the Commercial zone are various subzones with individual criteria that has been created to address specific needs pertinent to the areas these subzones encompass:

- A. The Heavy Commercial (C-H) subzone is intended for uses which involve heavy automobile and semi-truck traffic, and/or that are regional in nature. Areas zoned C-H should be near or immediately adjacent to major arterials. Typical uses in the C-H subzone include big-box retail, light manufacturing, planned commercial developments, office towers, automobile repair and service, outside storage yards and office/warehouse buildings.
- B. The General Commercial (C-G) subzone is intended for uses which involve medium automobile and semi-truck traffic, and/or that are sub-regional in nature. Areas zoned C-G should be near or immediately adjacent to major collector streets. Typical uses in the C-G subzone include small retail centers, supermarkets, restaurants, offices and general services.

- C. The Neighborhood Commercial (C-N) subzone is intended for uses which involve light vehicle traffic and/or that are local in nature. Areas zoned C-N should be near or immediately adjacent to collector roads.

The 2009 Land Use Master Plan, part of the 2009 General Plan, contains a map identified as the Non-Residential Future Land Use Map. While this map identifies the subject area as Heavy Commercial, Staff finds that based on the current location of the site, the differences between the regulated uses and allowed signage, and purpose of each subzone, the current designation of General Commercial (C-G) is appropriate for this site. There are too many uses listed as permitted and/or conditional that would potentially have an adverse effect on abutting properties, that are not consistent with nearby properties' current businesses/uses, and the current zoning designation. Approval of such a request without a specific plan for the site and the neighboring properties, and zone in general could have significant unintended consequences. Such changes should not be considered individually without a plan but wholistically after careful and updated consideration of the future of the neighboring properties, the zone/5<sup>th</sup> South Corridor, and the vision of the City Council.

### **Department Review**

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

### **Significant Impacts**

Significant impacts are found in that if the Zoning Map is amended as requested at this site from C-G to C-H it would permit/allow six (6) additional uses not allowed in the C-G (see Analysis section 1a); eleven (11) additional uses not allowed in the C-G would be allowed via a CUP (see Analysis section 1b); and fifteen (15) additional uses listed as conditional uses would become permitted/allowed uses (see Analysis section 1c).

### **Recommendation**

Staff recommends that the Planning Commission review the request, hold a public hearing, and forward negative recommendation to the City Council regarding the request for a Zoning Map Amendment at 419 West 500 South (Duerden's Appliances) from General Commercial (C-G) subzone to Heavy Commercial subzone.

### **Attachments**

1. Applicant's Narrative
2. Zoning Map

## Francisco Astorga

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**From:** STEVEN DUERDEN <duerdens@msn.com>  
**Sent:** Monday, May 31, 2021 3:51 PM  
**To:** Francisco Astorga  
**Subject:** Rezone to heavy commercial

Planning and Economic Development

Rezone from Commercial to Heavy Commercial - C-G to C-H

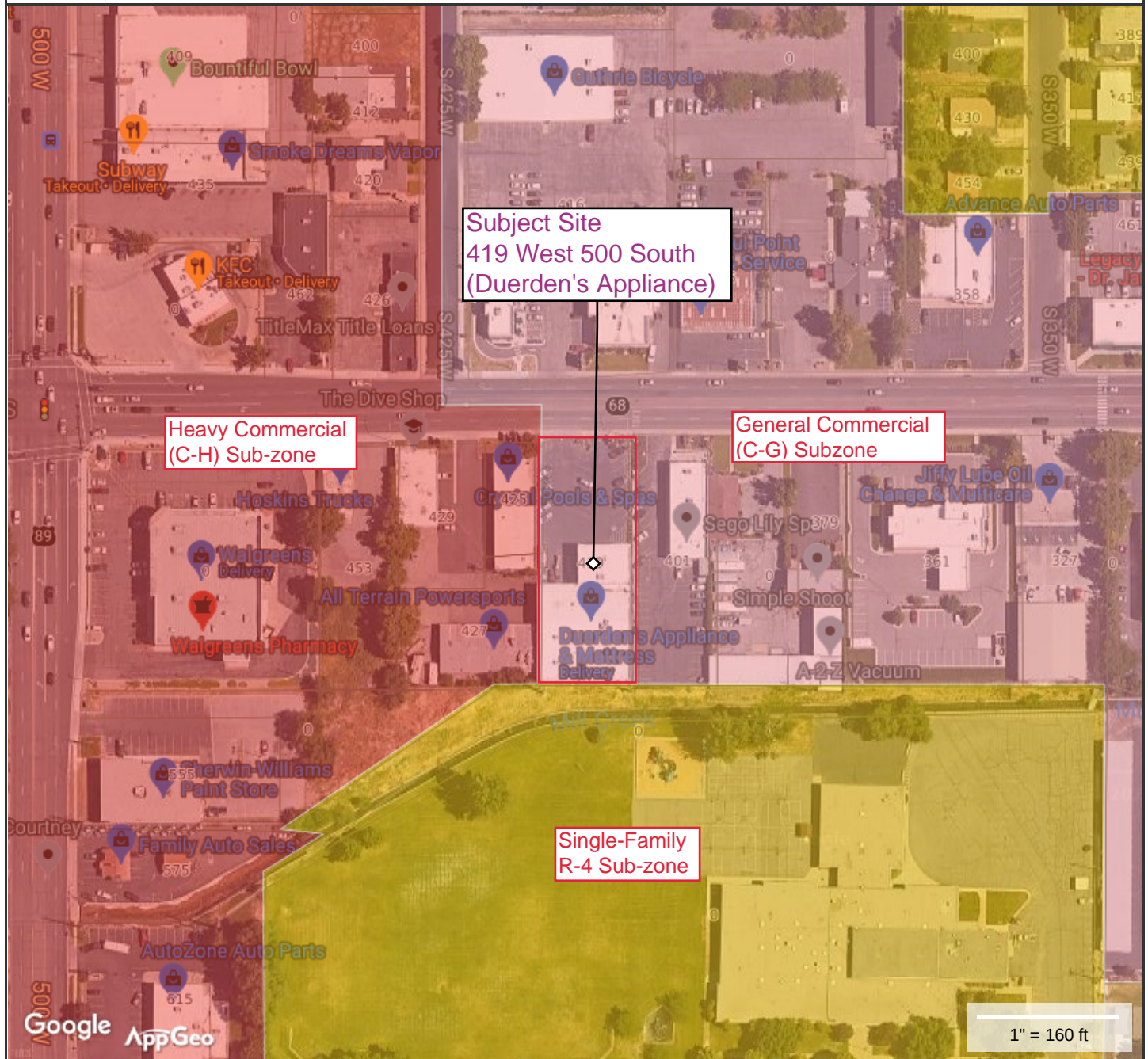
Our family has owned a retail business in Bountiful since 1957. We sold our business, Duerden's Appliance, in 2013, but still own the building. We are landlords and this building is our retirement. We are in hopes that Duerden's will continue to lease the building from us, but you never know what the future will bring. At the present time, we are not planning on changing anything on the current property located at 419 W 500 S. But by changing to Heavy Commercial, it will give us more options for future development or changes. We feel like this change would add value to our current property.

Our property presently borders the heavy commercial area to the west. We feel this would be a great benefit to be heavy commercial. We don't foresee that this change will impact anyone in the community.

Sincerely,

Steve and Jackie Duerden

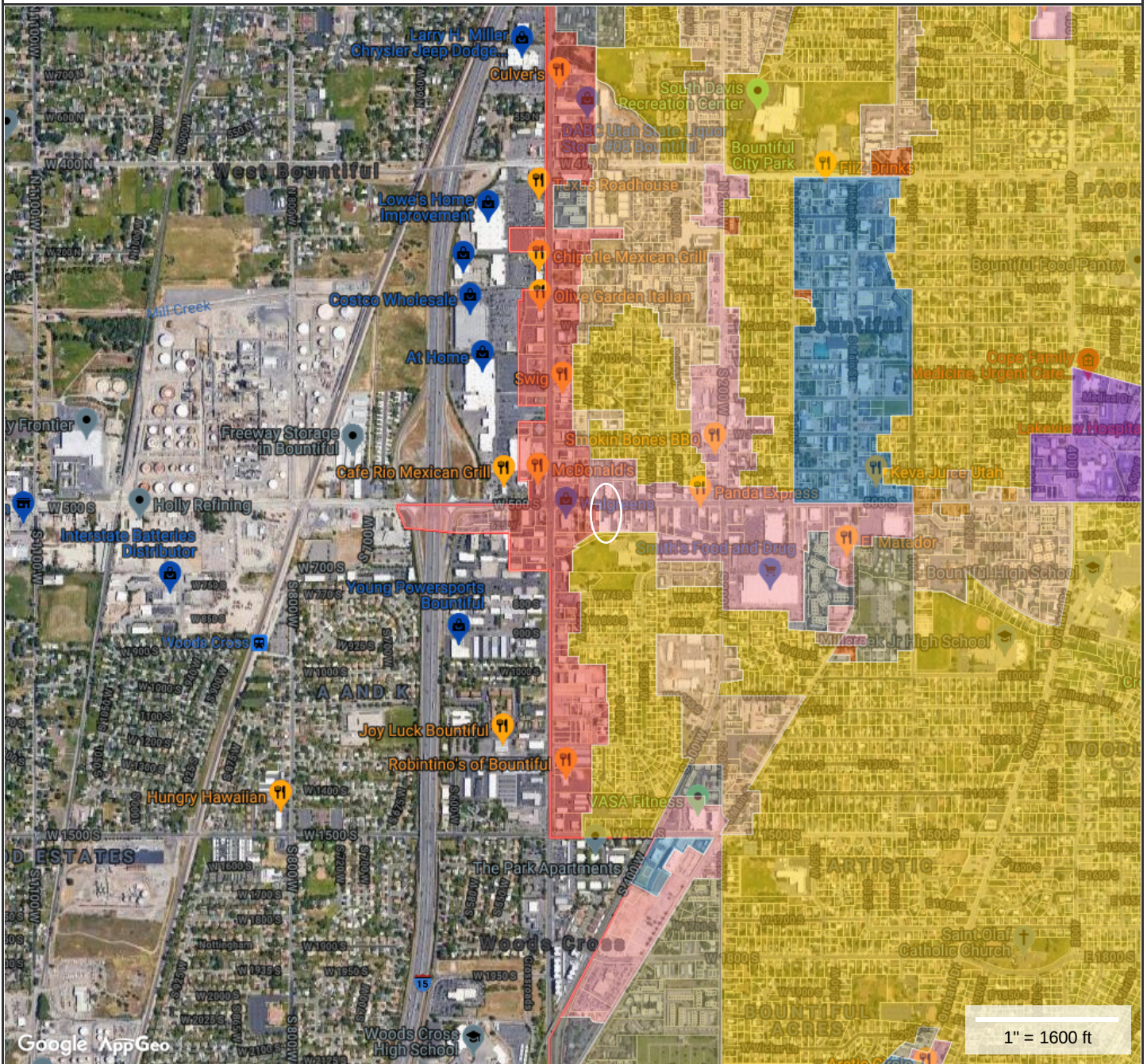
### 419 West 500 South



**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



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# Planning Commission Staff Report



**Subject:** Preliminary/Final Architectural & Site Plan Review for Renaissance Towne Centre Dev. Plan Pad Site 19 (Lot 11)  
**Author:** Curtis Poole, City Planner  
Francisco Astorga, AICP, Planning Director  
**Address:** 1791 South Main Street  
**Date:** July 6, 2021

---

## **Background**

The Applicant, Knowlton General, LC, represented by Brian Knowlton and Randy Beyer, requests Preliminary/Final Architectural and Site Plan approval for a 26-unit multi-family residential development at 1791 Renaissance Towne Drive, currently known as the Renaissance Towne Centre (RTC) Development Plan pad site 19, to be re-platted as Lot 11. The site is located on the southeast corner of the Renaissance Towne Center (RTC) development which is zoned Mixed-Use Residential (MXD-R).

On April 13, 2021, the City Council approved an amendment to the RTC Development Plan and its accompanying Ordinance. The approved amendment provided greater specificity to regulate how RTC will develop, such as permitted uses, building height, parking, etc.

## **Analysis**

The subject site is approximately 0.56 acres. The proposal is designed to complement the previously approved multi-family residential development directly north (known as pad site 16 / platted lot 12) as well as the potential architectural design precedents identified within the Development Plan.

The Applicant proposes to construct a 26-unit multi-family residential building, consisting of twelve (12) 2-bedroom units and fourteen (14) 1-bedroom units over three (3) stories. The proposed building would be four (4) stories with a parking garage on the ground (lower) floor. The building would appear as a three-story building from Main Street as the site slopes away from Main Street towards the development (west). The proposal meets the maximum building height consisting of forty-six feet (46'). The proposal indicates that the total square footage would be 38,660 including the parking garage.

The proposal includes shared vehicle access with the recently approved multi-family residential development directly north (known as pad site 16 / platted lot 12) off Renaissance Towne Drive. The proposal indicates a total of forty-eight (48) parking spaces for the development consisting of twenty-six (26) covered parking spaces in the parking garage (ground level), eight (8) directly north of the proposed building along the driveway, and fourteen (14) parking spaces along Renaissance Towne Drive. Based on the number of units and bedrooms the Land Use Code requires a total of forty-eight (48) parking spaces. Pedestrian entrances are shown from both Renaissance Towne Drive and the corner of Main Street and 1800 South.

The Applicant submitted building elevations and renderings proposing a combination of high-quality materials including metal paneling, brick veneer, and cementitious panel. Each elevation shows a mix of vertical and horizontal articulation consisting of entries, balconies, and other architectural elements. The proposed building is consistent with the architectural design precedent shown in the approved Development Plan.

The proposed landscape plan shows an appropriate mix of pedestrian walkways, vegetation (grasses, shrubs, flowers, etc.) and trees, including a total of six (6) street trees along Main Street and 1800 South. The proposed landscape plan is consistent with the landscape plan precedent shown in the approved Development Plan.

The proposed development requires the installation of new utilities in the Renaissance Towne Drive corridor, including culinary water, sewer, and storm drain. The applicant will continue to work with Bountiful Light and Power on a final location of transformer boxes. The proposal includes sharing two (2) dumpsters between this subject site and the recently approved multi-family residential development directly north (known as pad site 16 / platted lot 12).

### **Department Review**

This Staff Report was written by the Planning Department and reviewed by the City Engineer and City Attorney.

### **Significant Impacts**

Impacts from the development of this site have been anticipated in the design of the storm water, sewer, culinary water, and transportation systems.

### **Recommendation**

Staff recommends that the Planning Commission review the Preliminary/Final Architectural and Site Plan Review at 1791 Renaissance Towne Drive, and forward a positive recommendation to the City Council based on the following Conditions of Approval:

1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along Main Street and 1800 South shall be replaced and a new ADA compliant ramp to be constructed at the Northwest corner of the 1800 South / Main Street intersection.
3. Sign a Public Improvement Development Agreement, pay fees, and post an acceptable bond in the amount determined by the City Engineer.

### **Attachments**

1. Aerial photograph
2. Civil Set - Site Plan, Grading Plan, and Utility Plan
3. Architectural Set
  - Cover Sheet with Rendering
  - Architectural Site Plan
  - Floor Plans (ground, level 2, level 3, Level 4) & Roof Plan
  - Exterior & Aerial Views



- Exterior Elevations
  - Landscape Rendering & Landscape Plan
4. Parking Impact Plan

# Aerial Photograph





**AREA TABULATION**

**SYMBOL LEGEND**

- C1 PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900
- C2 PRIVATE CONCRETE ASPHALT & BASE PER DETAIL, SHEET C900
- C3 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- C4 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
- C5 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- C6 DUMPSTER PAD AND APRON PER DETAIL, SHEET C900
- A1 ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SHEET C900
- M1 MINOR CONCRETE RETAINING WALL PER DETAIL, SHEET C900
- M2 MINOR ROCK RETAINING WALL PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNERS STANDARDS & SPECIFICATIONS.

**ACCESSIBLE AREA CONSTRAINTS**

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:  
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:  
MINIMUM WIDTH OF 48"; MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:  
A CLEAR 40" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:  
MINIMUM SIZE OF 60"x60"; MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:  
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:  
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELLED).

1470 South 600 West  
Woods Cross, UT 84010  
Phone: 801.298.2236  
www.Entellus.com



Client: Knowlton General  
Contact: Randy Beyer  
Phone: 801-828-0756  
randy@knowltongeneral.com

LOT 13 OF RENAISSANCE TOWNE CENTER

1560 S MAIN STREET  
TAX PARCEL #03-041-0042  
LOCATED IN THE SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DATE: 7/1/20  
DRAWN: CWF 7/1/20  
APPROVED: LKM 7/1/20  
PROJECT: 1185016  
SET: 1185016.dwg  
**C400**  
SITE PLAN



**ACCESSIBLE AREA CONSTRAINTS**

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

**ACCESSIBLE PARKING:**  
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

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 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%)  
 ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%)

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 A CLEAR 60' TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**LEVEL LANDING / EXTERIOR DOOR LANDING:**  
 MINIMUM SIZE OF 60'x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**ACCESSIBLE EGRESS TO PUBLIC WAY:**  
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE.  
 MAXIMUM CROSS-SLOPE OF 1:48 (2%).

**ADA ACCESS RAMPS:**  
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone: 801.298.2236  
 www.Entellus.com

Client: Knowlton General  
 Contact: Randy Beyer  
 Phone: 801-828-0756  
 randy@knowltongeneral.com

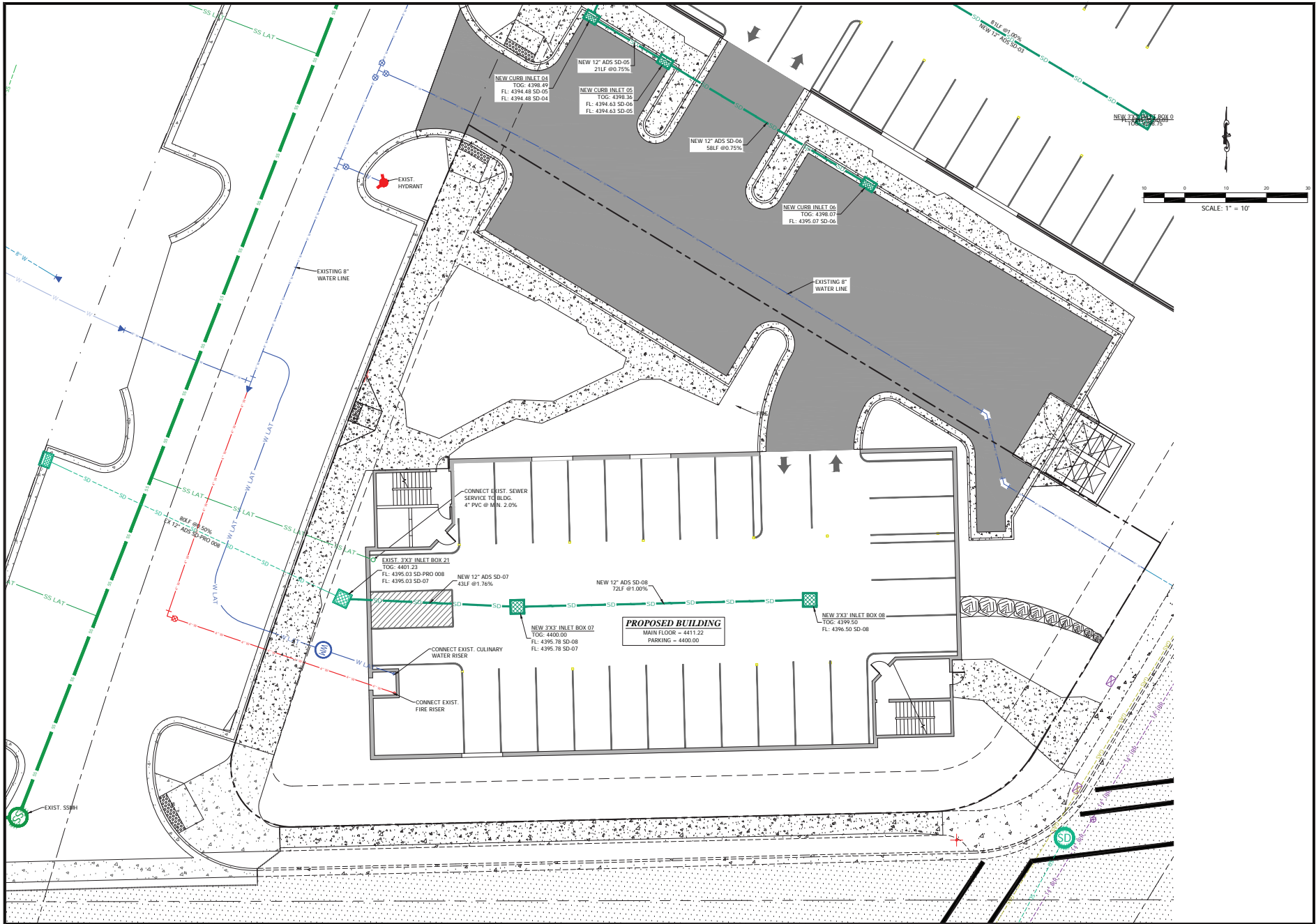
**LOT 13 OF RENAISSANCE TOWNE CENTER**

1560 S MAIN STREET  
 TAX PARCEL #03-041-0042  
 LOCATED IN THE SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UT

REV #

DRAWN: CWF	7/1/20
APPROVED: IAM	7/1/20
PROJECT #	1185016
SET: 1185016.dwg	

**C500**  
 GRADING PLAN



1470 South 600 West  
 Woods Cross, UT 84010  
 Phone: 801.298.2236  
 www.Entellus.com



Client: Knowlton General  
 Contact: Randy Beyer  
 Phone: 801-828-0756  
 randy@knowltongeneral.com

**LOT 13 OF RENAISSANCE TOWNE CENTER**  
 1560 S MAIN STREET  
 TAX PARCEL #03-041-0042  
 LOCATED IN THE SW CORNER OF SECTION 30, T.2N., R.1E., S.1.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #  
 DRAWN: CWF 7/1/20  
 APPROVED: LAM 7/1/20  
 PROJECT: 1185016  
 SET: 1185016.dwg

**C600**  
 UTILITY PLAN

# RENAISSANCE TOWNE CENTER LOT #13

RENAISSANCE TOWNE CENTER  
 OWNERS: Owner  
 SITE PLAN REVIEW | 07.01.2020

P R O C E S S

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84109  
 (801) 596-0866  
 www.procopsllc.com

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**PROJECT INFORMATION:**

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS: 8,935 SF LEVEL 04 (RESIDENTIAL)  
 9,667 SF LEVEL 03 (RESIDENTIAL)  
 9,667 SF LEVEL 02 (RESIDENTIAL)  
 13,324 SF SURROUND LEVEL (PARKING)  
 30,600 SF TOTAL

\* DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT) INCLUDES 2 ADA STALLS  
 9 SURFACE STALLS (ON-SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

**DRAWING LIST:**

SHEET #	SHEET NAME
GENERAL	GI001 COVER SHEET
ARCHITECTURAL	AS 101 ARCHITECTURAL SITE PLAN
	AE 101 GROUND LEVEL PLAN
	AE 102 LEVEL 02 FLOOR PLAN
	AE 103 LEVEL 03 FLOOR PLAN
	AE 104 LEVEL 04 FLOOR PLAN
	AE 105 ROOF PLAN
	AE200A EXTERIOR VIEWS
	AE200B AERIAL VIEW
	AE200C AERIAL VIEW
	AE201 EXTERIOR ELEVATIONS
	AE202 EXTERIOR ELEVATIONS

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0726  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

No.	Description	Date

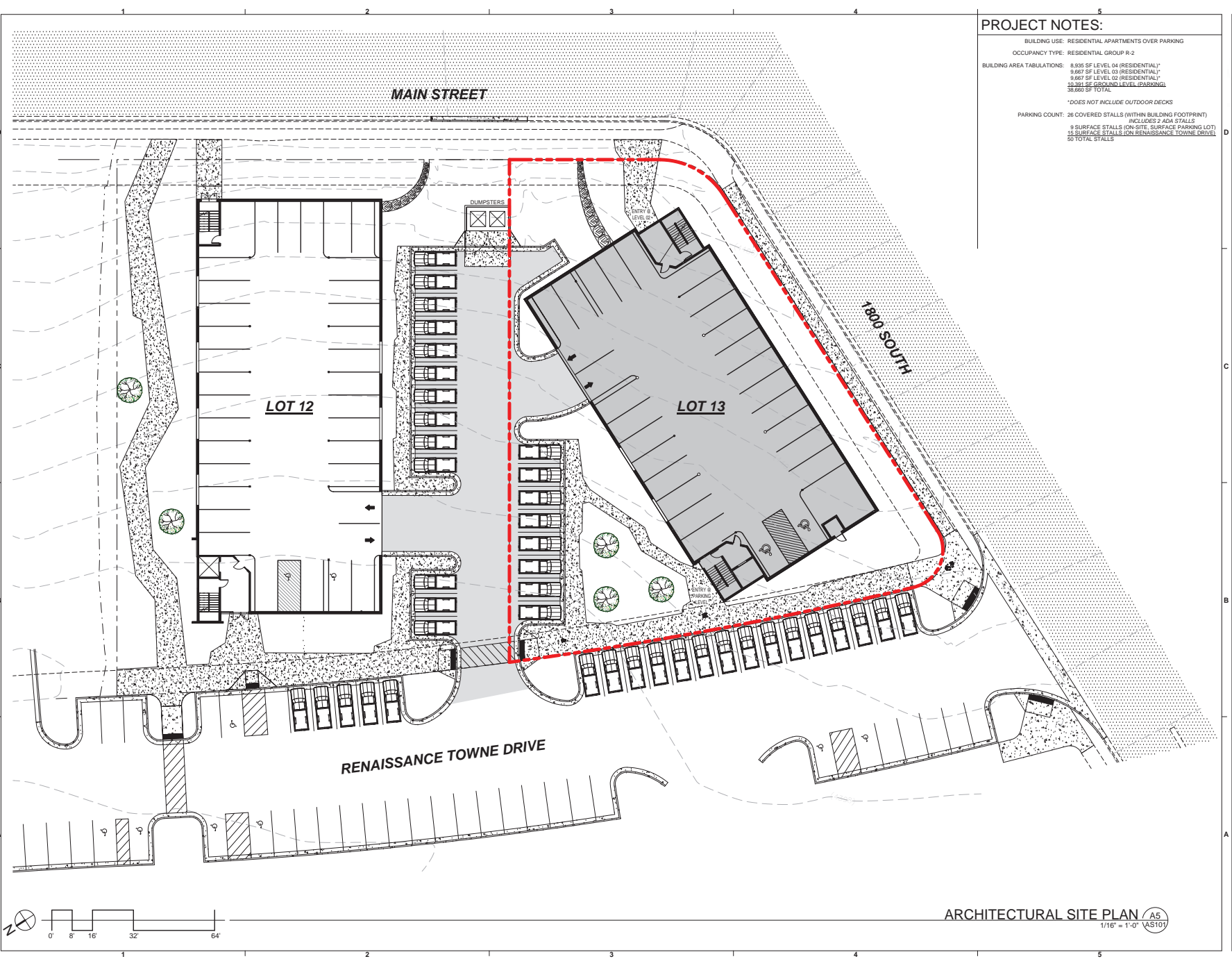
RENAISSANCE TOWNE  
 CENTER LOT #13  
 COVER SHEET

Project Status SITE PLAN REVIEW  
 Project Number 20\_0003  
 Date 07.01.2020  
 Drawn by EGE  
 Checked by DJY

GI001

Scale

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**PROJECT NOTES:**

OCCUPANCY TYPE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:  
 8,935 SF LEVEL 04 (RESIDENTIAL)  
 9,987 SF LEVEL 03 (RESIDENTIAL)  
 9,667 SF LEVEL 02 (RESIDENTIAL)  
 10,391 SF GROUND LEVEL (PARKING)  
 38,980 SF TOTAL

\* DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT: 28 COVERED STALLS (WITHIN BUILDING FOOTPRINT) INCLUDES 2 ADA STALLS  
 9 SURFACE STALLS (ON SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

**PROCESSES**

3035 S. grace street  
 salt lake city, utah 84109  
 p: 801.396.0565  
 www.processplc.com

**GENERAL CONTRACTOR:**  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0756  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

**REVIEW SET  
 NOT FOR CONSTRUCTION**

No.	Description	Date

**RENAISSANCE TOWNE  
 CENTER LOT #13  
 ARCHITECTURAL SITE PLAN**

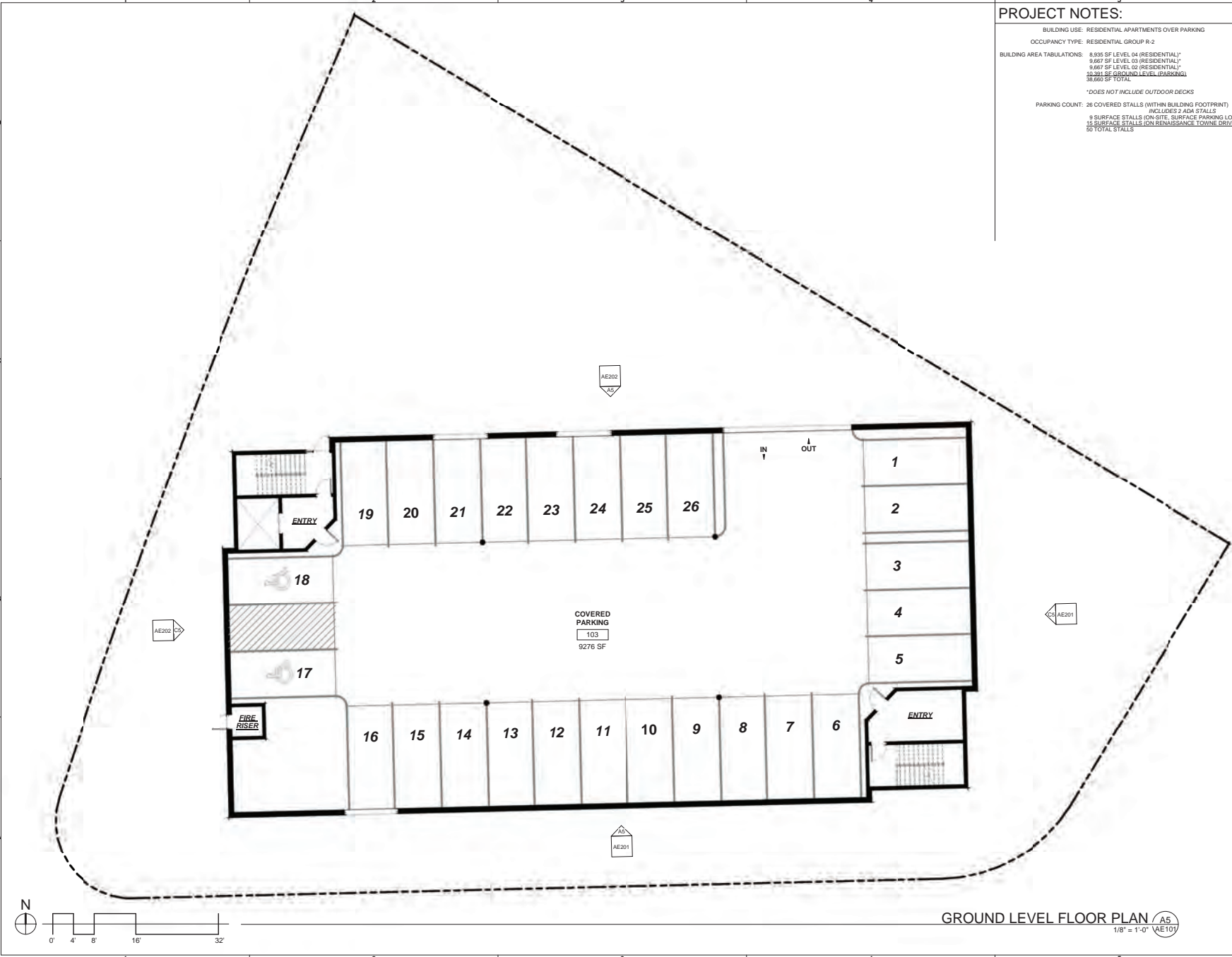
Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

**AS101**

Scale: 1/16" = 1'-0"

**ARCHITECTURAL SITE PLAN** A5  
 1/16" = 1'-0" (AS101)

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**PROJECT NOTES:**

OCCUPANCY USE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:

- 8,936 SF LEVEL 04 (RESIDENTIAL)
- 9,687 SF LEVEL 03 (RESIDENTIAL)
- 9,667 SF LEVEL 02 (RESIDENTIAL)
- 10,201 SF GROUND LEVEL (PARKING)
- 38,693 SF TOTAL

\* DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT)  
 INCLUDES 2 ADA STALLS  
 9 SURFACE STALLS (ON-SITE, SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

P R O C E S S

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84109  
 P: 801.306.0966  
 WWW.PROCESSPCL.COM

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-629-0795  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

**REVIEW SET  
 NOT FOR CONSTRUCTION**

No.	Description	Date

RENAISSANCE TOWNE  
 CENTER LOT #13  
 GROUND LEVEL PLAN

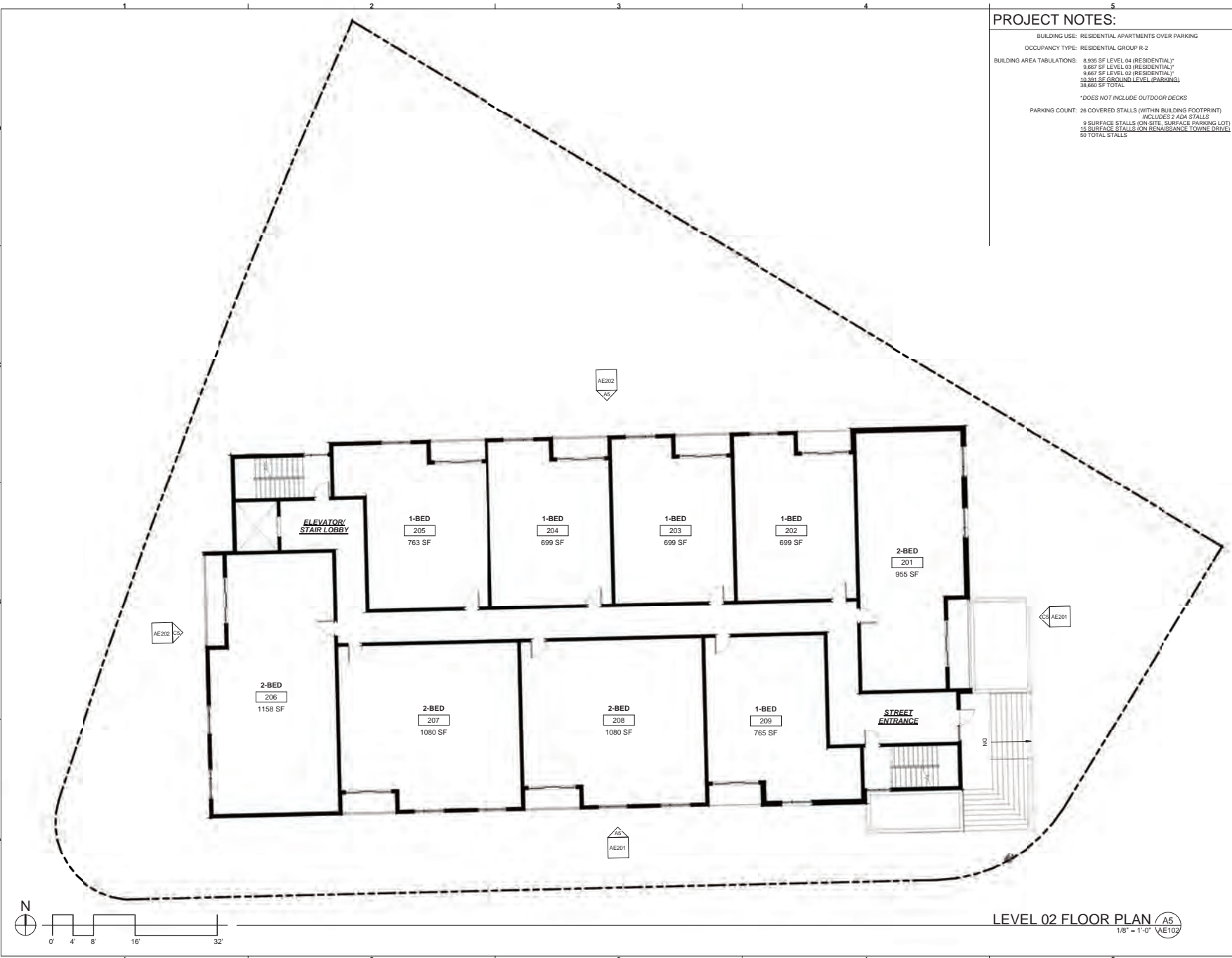
Project Status	SITE PLAN REVIEW
Project Number	20-00003
Date	07.01.2020
Drawn by	EGE
Checked by	DJY

AE101

Scale: 1/8" = 1'-0"  
 1/8" = 1'-0"



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**PROJECT NOTES:**

OCCUPANCY TYPE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY GROUP: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:

8,936 SF LEVEL 04 (RESIDENTIAL)
9,687 SF LEVEL 03 (RESIDENTIAL)
9,667 SF LEVEL 02 (RESIDENTIAL)
10,301 SF GROUND LEVEL (PARKING)
36,691 SF TOTAL

\* DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT)  
 INCLUDES 2 ADA STALLS

9 SURFACE STALLS (ON-SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

P R O C E S S

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84119  
 P: 801.506.0866  
 WWW.PROCESSPLC.COM

**GENERAL CONTRACTOR:**  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0726  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

No.	Description	Date

**RENAISSANCE TOWNE  
 CENTER LOT #13  
 LEVEL 02 FLOOR PLAN**

Project Status	SITE PLAN REVIEW
Project Number	20_0003
Date	07.01.2020
Drawn by	EGE
Checked by	DJY

AE102

Scale 1/8" = 1'-0"

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**PROJECT NOTES:**

OCCUPANCY TYPE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY GROUP: RESIDENTIAL GROUP R-2

BUILDING AREA TABULATIONS:  
 8,939 SF LEVEL 04 (RESIDENTIAL)  
 9,667 SF LEVEL 03 (RESIDENTIAL)  
 9,667 SF LEVEL 02 (RESIDENTIAL)  
 10,201 SF GROUND LEVEL (PARKING)  
 38,474 SF TOTAL

\*DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT)  
 INCLUDES 2 ADA STALLS  
 9 SURFACE STALLS (ON-SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

**PROCESS**

3033 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84109  
 P: 801.306.0965  
 WWW.PROCESSPCLLC.COM

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801.429.0795  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

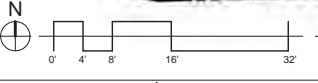
No.	Description	Date

RENAISSANCE TOWNE  
 CENTER LOT #13  
 LEVEL 03 FLOOR PLAN

Project Status: SITE PLAN REVIEW  
 Project Number: 20-0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

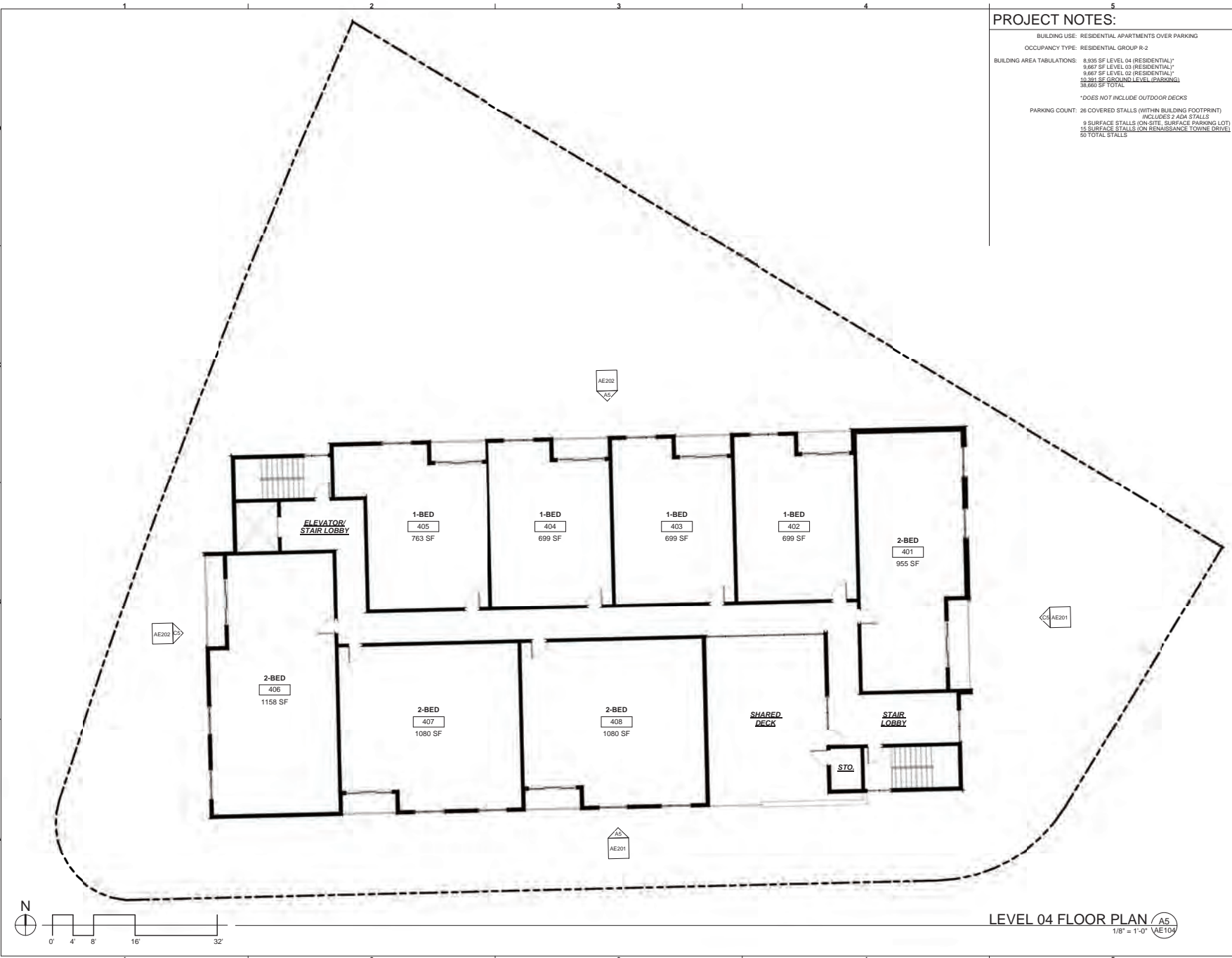
AE103

Scale: 1/8" = 1'-0"



LEVEL 03 FLOOR PLAN AE  
 1/8" = 1'-0" AE103

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**PROJECT NOTES:**  
 OCCUPANCY USE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2  
 BUILDING AREA TABULATIONS:  
 8,899 SF LEVEL 04 (RESIDENTIAL)  
 9,667 SF LEVEL 03 (RESIDENTIAL)  
 9,667 SF LEVEL 02 (RESIDENTIAL)  
 10,201 SF GROUND LEVEL (PARKING)  
 38,434 SF TOTAL  
 \*DOES NOT INCLUDE OUTDOOR DECKS  
 PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT)  
 9 SURFACE STALLS (ON-SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS  
 INCLUDES 2 ADA STALLS

**P R O C E S S**

3055 S. grace street  
 salt lake city, utah 84109  
 p 801.586.0565  
 www.processplc.com

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-629-0726  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

**REVIEW SET  
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No.	Description	Date

**RENAISSANCE TOWNE  
 CENTER LOT #13  
 LEVEL 04 FLOOR PLAN**

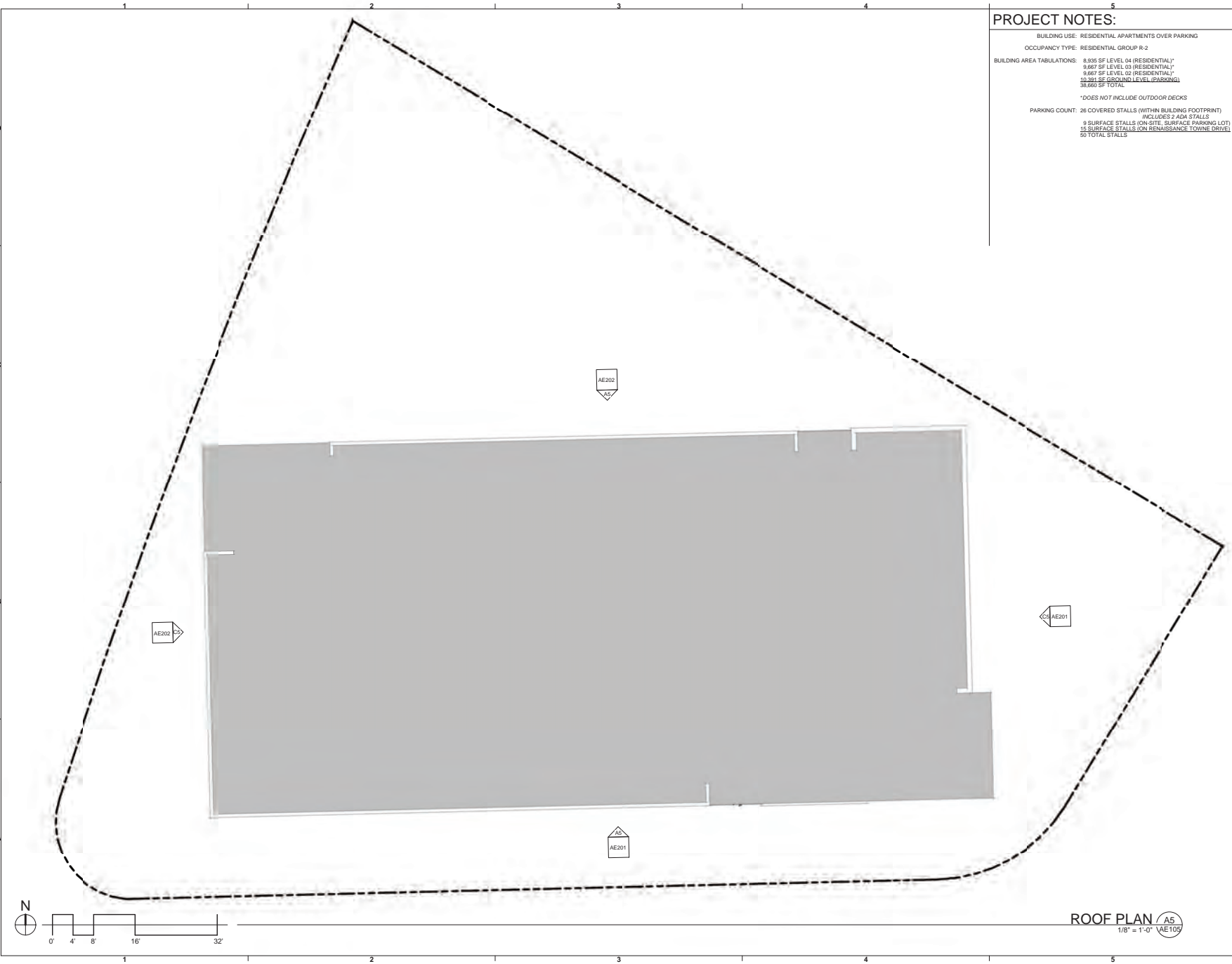
Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

**AE104**

Scale: 1/8" = 1'-0"

7/1/2020 3:50:18 PM

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**PROJECT NOTES:**  
 OCCUPANCY USE: RESIDENTIAL APARTMENTS OVER PARKING  
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2  
 BUILDING AREA TABULATIONS: 8,895 SF LEVEL 04 (RESIDENTIAL)  
 9,687 SF LEVEL 03 (RESIDENTIAL)  
 9,667 SF LEVEL 02 (RESIDENTIAL)  
 10,391 SF GROUND LEVEL (PARKING)  
 38,620 SF TOTAL  
 \*DOES NOT INCLUDE OUTDOOR DECKS  
 PARKING COUNT: 26 COVERED STALLS (WITHIN BUILDING FOOTPRINT) INCLUDES 2 ADA STALLS  
 9 SURFACE STALLS (ON SITE SURFACE PARKING LOT)  
 15 SURFACE STALLS (ON RENAISSANCE TOWNE DRIVE)  
 50 TOTAL STALLS

**P R O C E S S**

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84109  
 P: 801.596.0866  
 WWW.PROCESSPLC.COM

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0795  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

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No.	Description	Date

**RENAISSANCE TOWNE  
 CENTER LOT #13  
 ROOF PLAN**

Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

**AE105**

Scale: 1/8" = 1'-0"

ROOF PLAN AS  
 1/8" = 1'-0" AE105

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P R O C E S S

3055 S. GRACE STREET  
SALT LAKE CITY, UTAH 84119  
P: 801.596.0165  
WWW.PROCESSPLC.COM

GENERAL CONTRACTOR  
KNOWLTON GENERAL  
70 N. MAIN STREET, SUITE #106  
BOUNTIFUL, UT 84010  
PHONE: 801-629-0725  
CONTACT: RANDY BEYER  
EMAIL: randy@knowltongeneral.com

REVIEW SET  
NOT FOR CONSTRUCTION

No.	Description	Date

RENAISSANCE TOWNE  
CENTER LOT #13  
EXTERIOR VIEWS

Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY  
 AE200A  
 Scale:

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NOTE: SEE CIVIL AND LANDSCAPE PLANS FOR SITE DESIGN.

**PROCESS**

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84119  
 P: 801.296.0966  
 WWW.PROCESSPLC.COM

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0795  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

No.	Description	Date

RENAISSANCE TOWNE  
 CENTER LOT #13  
 AERIAL VIEW

Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

**AE200B**

Scale: \_\_\_\_\_

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NOTE: SEE CIVIL AND LANDSCAPE PLANS FOR SITE DESIGN.

**P·R·O·C·E·S·S**

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84109  
 P: 801.596.0866  
 www.processplc.com

GENERAL CONTRACTOR:  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84040  
 PHONE: 801-429-0795  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

**REVIEW SET  
 NOT FOR CONSTRUCTION**

No.	Description	Date

RENAISSANCE TOWNE  
 CENTER LOT #13  
 AERIAL VIEW

Project Status: SITE PLAN REVIEW  
 Project Number: 20-0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

**AE200C**

Scale: \_\_\_\_\_

7/1/2020 3:57:41 PM

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**GENERAL NOTES:**

**MATERIAL LEGEND:**

- ⬡ BRICK VENEER. COLOR TO BE SELECTED.
- ⬡ CEMENTITIUS PANEL. COLOR TO BE SELECTED.
- ⬡ CEMENTITIUS SIDING. COLOR TO BE SELECTED.

**MATERIAL LEGEND:**

**KEYED NOTES:**

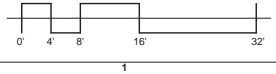
**KEYED NOTES:**



**EAST (MAIN STREET) ELEVATION** C5  
1/8" = 1'-0" A/E201



**SOUTH (1800 SOUTH) ELEVATION** A5  
1/8" = 1'-0" A/E201



**GENERAL CONTRACTOR:**  
 KNOWTONGENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801.629.0755  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowtongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

No.	Description	Date

<b>RENAISSANCE TOWNE CENTER LOT #13 EXTERIOR ELEVATIONS</b>	
Project Status	SITE PLAN REVIEW
Project Number	20_0003
Date	07.01.2020
Drawn by	EGE
Checked by	DJY
<b>A/E201</b>	
Scale	1/8" = 1'-0"

7/12/2020 3:57:48 PM



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1 GENERAL NOTES:      2 MATERIAL LEGEND:      3 MATERIAL LEGEND:      4 KEYED NOTES:      5 KEYED NOTES:

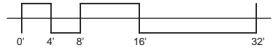
- BR BRICK VENEER. COLOR TO BE SELECTED.
- CE CEMENTITIOUS PANEL. COLOR TO BE SELECTED.
- CS CEMENTITIOUS SIDING. COLOR TO BE SELECTED.



WEST (RENAISSANCE TOWNE DRIVE) ELEVATION C5  
1/8" = 1'-0" A/E202



NORTH (PARKING LOT) ELEVATION A5  
1/8" = 1'-0" A/E202



P R O C E S S

3055 S. GRACE STREET  
 SALT LAKE CITY, UTAH 84119  
 P 801.506.0866  
 WWW.PROCESSPLC.COM

GENERAL CONTRACTOR  
 KNOWLTON GENERAL  
 70 N. MAIN STREET, SUITE #106  
 BOUNTIFUL, UT 84010  
 PHONE: 801-429-0755  
 CONTACT: RANDY BEYER  
 EMAIL: randy@knowltongeneral.com

REVIEW SET  
 NOT FOR CONSTRUCTION

No.	Description	Date

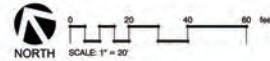
**RENAISSANCE TOWNE  
 CENTER LOT #13  
 EXTERIOR ELEVATIONS**

Project Status: SITE PLAN REVIEW  
 Project Number: 20\_0003  
 Date: 07.01.2020  
 Drawn by: EGE  
 Checked by: DJY

A/E202

Scale: 1/8" = 1'-0"

7/10/2020 3:57:56 PM



**epg design**  
 Planning +  
 Landscape Architecture  
 Phone: (Salt Lake) / Fax: / Email:  
 208 East 800 South  
 Salt Lake City, UT 84111

Contact:  
 Dave Harris, PLA  
 482.213.6534  
 dharris@epgdc.co

www.epgdc.design

REVIEW DOCUMENT  
 NOT FOR CONSTRUCTION

1470 South 600 West  
 Salt Lake City, UT 84115  
 Phone: 801.296.2236  
 www.entellus.com



KNOWLTON GENERAL  
 Owner's Representative:  
 Randy Bayer  
 801.828.0756  
 randy@knowltongeneral.com

**LOT 13 OF RENAISSANCE TOWNE CENTER PARK**  
 1560 S MAIN STREET  
 TAX PARCEL #03-041-0042  
 SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV	DATE	DESCRIPTION

DESIGNED BY: DAH  
 DRAWN: BHWLKS  
 CHECKED: DAH  
 ISSUE DATE: 07.01.2020  
 PROJ #: TOWNCENTER002

Sheet Name:

Sheet Number:  
**LM100**



**epg design**  
 Planning + Landscape Architecture  
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 Salt Lake City, UT 84111  
 Contact:  
 Dave Harris, P.L.A.  
 480.213.6534  
 dharris@epgdc.co  
 www.epgdc.design

REVIEW DOCUMENT  
 NOT FOR CONSTRUCTION

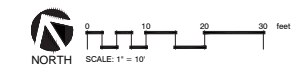
1470 South 600 West  
 Woods Cross, UT 84015  
 www.intellus.com

KNOWLTON GENERAL  
 Owner's Representative:  
 Randy Beyer  
 801.868.0789  
 randy@knowltongeneral.com

LOT 13 OF RENAISSANCE TOWNE CENTER PARK  
 1560 S MAIN STREET  
 TAX PARCEL #03-041-0042  
 SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**REFERENCE NOTES SCHEDULE**

SYMBOL	CAST-IN-PLACE CONCRETE DESCRIPTION	QTY	DETAIL
03-30-01	4" THICK CONCRETE PAVEMENT OVER 4" A.B.C. NATURAL GRAY COLOR LIGHT BROOM FINISH	10,027 SF	1/LM201
SYMBOL	BRICK MASONRY DESCRIPTION	QTY	DETAIL
04-21-01	BRICK PAVERS TO MATCH EXISTING	2,100 SF	6/LM201
SYMBOL	AGGREGATE SURFACE DESCRIPTION	QTY	DETAIL
32-15-01	GRAVEL MULCH 2" THICK	11,872 SF	4/LM201
SYMBOL	SITE FURNISHINGS DESCRIPTION	QTY	DETAIL
32-33-01	LANDSCAPE FORMS G50-TRAD-B-3AA 72" L BACKED, W/ ANGLED SIDE AND CENTER ARMS.	6	
32-33-02	LANDSCAPE BOULDER 2'-3" DIAMETER	11	7/LM201
32-33-03	LANDSCAPE BOULDER 3'-4" DIAMETER	5	7/LM201
32-33-04	LANDSCAPE FORMS CAT-40D-C CATENA 42IN ROUND TOP, WITH CATENA FREESTANDING / SURFACE MOUNT SUPPORT	3	
32-33-05	LANDSCAPE FORMS 21-CHAIR-A FREESTANDING CHAIR W/ ARMS, STEEL TUBE FRAME, DIE-CAST ALUMINUM SLATS.	12	
32-33-06	LANDSCAPE FORMS TUC-PLANT-10-HEX TUCO'S PLANTATION CLASSIC HEXAGONAL SUN SHADE, ALUMINUM AND STEEL CONSTRUCTION WITH MARINE GRADE FIBER FOR SUN PROTECTION. 125.5" W X 109" D X 109" H.	3	
SYMBOL	TURF AND GRASSES DESCRIPTION	QTY	DETAIL
32-92-01	TURF SEE PLANTING PLAN	15,543 SF	



REV	DATE	DESCRIPTION

DESIGNED BY: DAH  
 DRAWN: BVHLKS  
 CHECKED: DAH  
 ISSUE DATE: 07/21/2020  
 PROJ #: TOWNCENTER0002

Sheet Name:  
 LANDSCAPE PLAN

Sheet Number:  
**LM101**



**PLANT SCHEDULE**

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	6	RED SUNSET MAPLE ACER RUBRUM 'RED SUNSET'	2" CAL
	3	MAIDENHAIR TREE GINKGO BILOBA 'AUTUMN GOLD' TM	2" CAL
	5	KANZAN FLOWERING CHERRY PRUNUS X 'KANZAN'	2" CAL
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	61	KELSEYI DOGWOOD CORNUS SERICEA 'KELSEY'	5 GAL
	33	PLANTAIN LILY HOSTA X 'ATLANTIS' PP17093	5 GAL
	280	LITTLE BUNNY FOUNTAIN GRASS PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	5 GAL
	40	ALDER BUCKTHORN RHAMNUS FRANGULA 'COLUMNARIS'	5 GAL
	15	GOLDMOUND SPIRAEA SPIRAEA X 'GOLDMOUND'	5 GAL
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	6,083 SF	KENTUCKY BLUEGRASS TURF SOD BLUEGRASS	SOD

**epg design**  
 Planning + Landscape Architecture  
 208 East 85th Street  
 Salt Lake City, UT 84111  
 Contact: Dave Harris, PLA 480.213.6534  
 #daveharrispl  
 PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION  
 REVIEW FOR CONSTRUCTION NO FOR CONSTRUCTION

1470 South 600 West  
 Woods Cross, UT 84086  
 www.entrallus.com

**Entrallus**

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 Owner's Representative:  
 Randy Beyer  
 801.628.0799  
 randy@knowltongeneral.com

LOT 13 OF RENAISSANCE TOWNE CENTER PARK  
 1560 S MAIN STREET  
 TAX PARCEL #03-041-0042  
 SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV	DATE	DESCRIPTION

DESIGNED BY: DAH  
 DRAWN: BVHLKS  
 CHECKED: DAH  
 ISSUE DATE: 07.21.2020  
 PROJ #: TOWNCENTER0002

Sheet Name:  
 PLANTING PLAN

Sheet Number:  
**PP101**



**epg design**  
 Planning +  
 Landscape Architecture  
 Phoenix • Salt Lake City • Denver  
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 Salt Lake City, UT 84111  
 Contact:  
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 480.213.6534  
 dharris@epgllc.co  
 www.epgllc.com

REVIEW DOCUMENT  
 NOT FOR  
 CONSTRUCTION

1470 South 600 West  
 Woods Cross, UT 84015  
 www.entrillus.com

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 Owner's Representative:  
 Randy Beyer  
 801.628.0769  
 randy@knowltongeneral.com

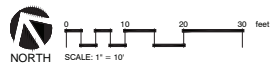
LOT 13 OF RENAISSANCE TOWNE CENTER PARK  
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 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV	DATE	DESCRIPTION

DESIGNED BY: DAH  
 DRAWN: BVHLKS  
 CHECKED: DAH  
 ISSUE DATE: 07-21-2020  
 PROJ #: TOWNCENTER002

Sheet Name:  
 IRRIGATION PLAN

Sheet Number:  
 IR101



# Renaissance TOWNE CENTRE Parking Impact Plan

		Required Parking Stalls from RTC Site Development Plan Approved May 2019				Actual Stalls Allocated (Constructed, In Use, and Planned)				
	Building Use	# of floors	Total Stalls	Surface Stalls	Parking Structure (Lots #2 & #12)	Parking Garages under Residential Structures	Total Stalls	Surface Stalls	Parking Structure (Lots #2 & #12)	Parking Garages under Residential Structures
Lot #1	Professional Office	5	352	18	334		352	18	334	
Lot #6	Professional Office	2	40	40			40	40		
Lot #7	Professional Office	2	45	45			45	45		
Lot #8	Professional Office	2	40	40			40	40		
Lot #9	Office/Residential	5	64		24	40	64		24	40
Lot #10	Professional Office	4	125		125		137	12	125	
Lot #11	Office/Residential	8	161	15	146		161	15	146	
Lot #13	Commercial	1	86	86			86	86		
Lot #14	Residential	5	267		168	99	267		168	99
Lot #15a	Commercial	2	27	27			27	27		
Lot #15b	Commercial	2	32	32			32	32		
Lot #16	Residential	3	25	5		20	53	24		30
Lot #17	Commercial	1	65	65			65	65		
Lot #18	Commercial	1	46	46			46	46		
Lot #19	Professional Office	2	51	51			53	23		26
			1,426	470	797	159	1,468	473	797	195

Available Parking Stalls from RTC Site Development Plan Approved May 2019	
North East Surface	41
North West Surface	128
South East Surface	68
South West Surface	191
Lot #9 Garage	40
Lot #14 Garage	99
Lot #16 Garage	20
Phase 1 Parking - Lot #1	489
Phase 2 Parking - Lot #12	362
	1,438

Stalls Highlighted in Green are stalls constructed and in use  
 Stalls Highlighted in Dirty Yellow are planned stalls pending site plan approval  
 Note: Lot #19 is now a residential use, 3-stories above parking garage  
 This table updates the parking stall counts for Lot #16 and Lot #19, currently submitted for Site Plan approval.  
 This table will be updated as future development progresses.



# Planning Commission Staff Report



**Subject:** Preliminary/Final Architectural and Site Plan Review for an Office Development  
**Author:** Curtis Poole, City Planner  
**Address:** 390 South Main Street  
**Date:** July 6, 2021

---

## **Background**

The Applicants, Steven Beyer and Bob Murri, on behalf of City Creek Construction, request Preliminary and Final Architectural and Site Plan approval for an office development. The property is located at the corner of Main Street and 400 South in the Downtown (DN) Mixed Use Zone.

## **Analysis**

The proposed development is located on approximately 0.74 acres spread across three (3) parcels. The vacant Deseret First Credit Union building is the only structure to occupy the overall site. The current proposal is to renovate the vacant building, extend the building to the property line along Main Street and construct a new façade on the building exterior.

The Applicants propose to renovate the existing two-story office building that will house City Creek Construction offices and have space for an additional tenant. The DN Zone lists professional services (offices) as a permitted use. Plans show the Applicants will be removing the existing drive-through canopy and adding approximately seventeen (17) feet to the east side of the building, which would bring the building to the property line along Main Street. Plans show with the addition the building would be 10,060 square feet. The interior of the building would also be renovated.

Plans show the eastern drive approach along 400 South will be shortened and replaced with curb, gutter and sidewalk to allow additional landscaping to be added to the development. There is currently parking adjacent to Main Street to the north and west sides of the building. The Applicants are proposing to use the existing parking configuration consisting of forty-nine (49) stalls, which exceed the thirty-four (34) stall requirement. Pedestrians could access the building from 400 South, however the primary entrance is located on the north of the building. This primary entrance could be accessed from Main Street and the surface parking by the pedestrian walkway, which is permitted by code.

The Applicants have submitted building elevations and renderings which will feature a board-formed concrete pylon at the corner of 400 South and Main Street. Plans indicated the Applicants would use a combination of cementitious siding and longboard aluminum cladding. The proposed elevations meet the architectural standards of the DN Zone by providing roof offsets, extensions and recesses.

The proposed landscape plan shows the Applicants would preserve the existing trees on-site. Any trees immediately adjacent to the site within the public right-of-way, including the park strip, are not to be removed. Plans show an addition of shrubs and flowers to the north and south of the building providing a better streetscape. The proposed landscaping meets the 10 percent (10%) requirement in the DN Zone.

Applicants indicate they would add an elevator to the building to meet ADA building code standards. They will continue to work with Bountiful Light and Power regarding the potential increase in power needs for the building.

### **Department Review**

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

### **Significant Impacts**

Impacts from the development of this property have been anticipated and utility services are currently installed.

### **Recommendation**

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for Preliminary and Final Architectural and Site Plan for the Office Development at 390 South Main Street based on the following Conditions of Approval:

1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along Main Street and 400 South shall be replaced.
3. Resolve any potential electrical upgrades with Bountiful Light and Power prior to applying for a building permit.
4. Record a parking agreement which memorializes the parking for the three (3) parcels.
5. Sign a Public Improvement Development Agreement, pay fees and post an acceptable bond in the amount determined by the City Engineer.

### **Attachments**

1. Aerial Photograph
2. Site Demolition / Vicinity Plan
3. Site / Landscape Plan
4. Building Elevations
5. Renderings



# Aerial Photograph





390 S. Main - Office Addition/Remodel - SITE DEMOLITION / VICINITY PLAN  
 Scale: 1/16" = 1'-0"

BABCOCK DESIGN | 800 W. Main Street, Suite 940 | Boise, ID 83702 | 208-424-7675 | 52 Exchange Place, SLC, UT 84111 | 801-331-1144 | babcockdesign.com



390 S. Main - Office Addition/Remodel - SITE PLAN  
Scale: 1" = 10'-0"

**PARKING ANALYSIS:**  
 RENTABLE BUILDING AREA: 7420 S.F.  
 PARKING REQUIRED: 1 PER 200 S.F.  
 = 7420/200 = 37.1,  
 ROUNDED UP TO 38 STALLS REQUIRED  
 46 STALLS PROVIDED

**CODE SUMMARY AND PROJECT INFORMATION:**

**APPLICABLE CODES AND STANDARDS:**

- 2018 INTERNATIONAL BUILDING CODE (IBC)
- 2018 INTERNATIONAL PLUMBING CODE (IPC)
- 2018 INTERNATIONAL MECHANICAL CODE (IMC)
- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 INTERNATIONAL FIRE CODE (IFC)
- 2018 IBC A117.1

**PROJECT DESCRIPTION:**  
 Remodel of 7400 S.E. Existing Office Building with an addition of 2,160 s.f.

**USE AND OCCUPANCY CLASSIFICATION (IBC CHAPTER 5):**  
 1 OFFICE

**GENERAL BUILDING HEIGHTS AND AREA (IBC CHAPTER 6):**  
 CONSTRUCTION TYPE: V-B

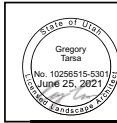
**FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (IBC CHAPTER 7):**  
 CONSTRUCTION TYPE: FIRST FLOOR: V-B

**FIRE AND SMOKE PROTECTION FEATURES (IBC CHAPTER 7):**  
 ALLOWABLE AREA OF OPENINGS:  
 OPENING PROTECTION UNPROTECTED (SPRINKLED): ALLOWABLE AREA: NO LIMIT

**INTERIOR FINISHES (IBC CHAPTER 8):**  
 INTERIOR WALL AND CEILING FINISHES: SEE Table 803.1

**MEANS OF EGRESS (IBC CHAPTER 10):**  
 OCCUPANCY CLASSIFICATION: OFFICE

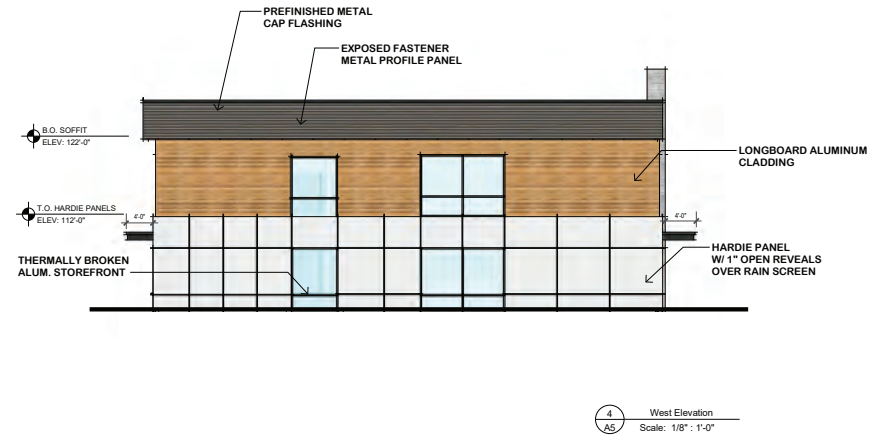
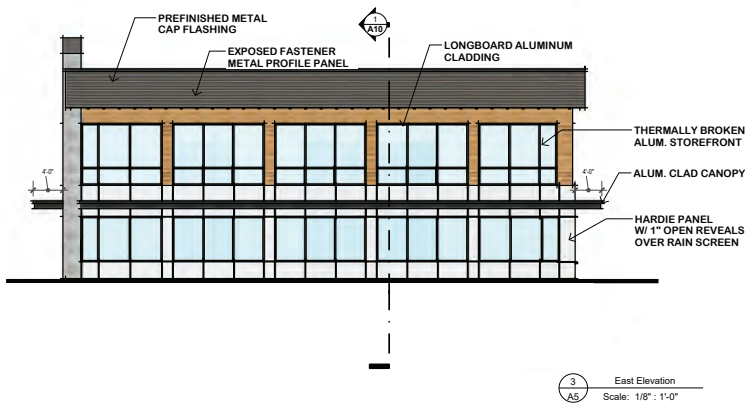
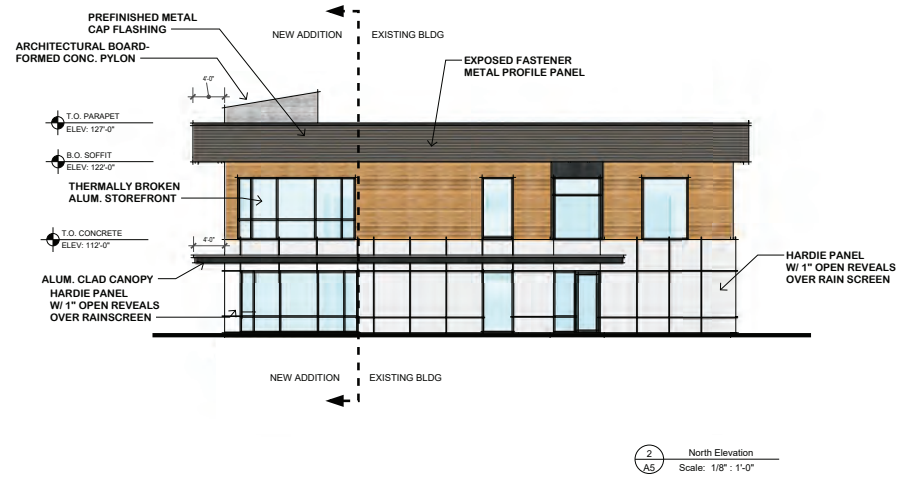
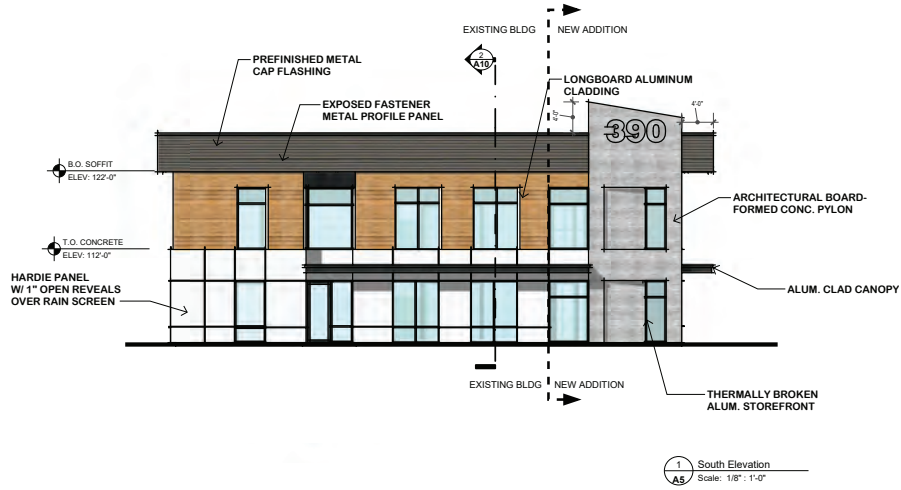
**INTERNAL ENVELOPE SCHEDULE:**  
 PROVIDE INSULATION AS FOLLOWS:  
 EXTERIOR WALLS: R-13  
 OTHER OPACQUE WALL SURFACES: R-5 FIBERGLASS BATT INSULATION  
 FOUNDATION WALL: R-5 POLYISOCYANURATE INSULATION  
 ROOF: R-10 POLYISOCYANURATE INSULATION



City Creek Construction - 390 S. Main Office Building Addition / Remodel

**A2**

DATE:  
24 JUNE 2021



City Creek Construction - 390 S. Main Office Building Addition / Remodel

BABCOCK DESIGN | 800 W. Main Street, Suite 900 | Boise, ID 83702 | 208-242-7675 | 32 Exchange Place, SLC, UT 84111 | 801-331-1144 | babcockdesign.com

**A5**

DATE:  
24 JUNE 2021



SOUTHEAST PERSPECTIVE



NORTHEAST PERSPECTIVE



NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE



Babcock Design

City Creek Construction - 390 S. Main Office Building Addition / Remodel

BABCOCK DESIGN | 800 W. Main Street, Suite 140 | Boise, ID 83702 | 208-424-7635 | 52 Exchange Place, SLC, UT 84111 | 801-331-1144 | babcockdesign.com

T3

DATE:  
28 MAY 2021



**BOUNTIFUL CITY PLANNING COMMISSION  
FINDINGS OF FACT AND CONCLUSIONS**

**Applicant:** Eric Beard on behalf of Patricia Cox

**Application Type:** Request for a variance to allow for encroachments on slopes thirty percent (30%) or greater, reverse driveway slope greater than seven percent (7%) and cuts and fills greater than ten feet (10').

**I. Description of Request**

The Applicant, Eric Beard on behalf of Patricia Cox, has requested a variance to allow for encroachments on slopes greater than thirty percent (30%), a reverse driveway slope greater than seven percent (7%) and cuts and fills greater than ten feet (10'). The property is located at 1608 South Ridge Point Drive, which is in the R-F (Residential Foothill) Subzone. The requested variance would allow for construction of a new single-family dwelling.

**II. Land Use Ordinance Authority:**

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to encroachments on slopes thirty percent (30%) or greater, reverse driveway slopes greater than seven percent (7%), and cuts and fills greater than ten feet (10').

**III. Appeal Procedure:**

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

**IV. Summary of Evidence:**

1. The basic facts and criteria regarding this application are contained in the staff report, which is attached as Exhibit A and is incorporated herein.
2. The minutes of the public hearing held by the Planning Commission on Tuesday, May 18, 2021, which are attached as Exhibit B summarize the oral testimony presented and are hereby incorporated herein.

## V. Findings of Fact:

Based upon the information presented and oral testimony given at the public hearing the Planning Commission made the following findings regarding each underlined Variance criterion:

1. The literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance.

The purpose of the building standards in the R-F Subzone is to preserve the hillsides and manage erosion. Standards for building on steep slopes require any development to be minimal and reasonable. The Planning Commission determines the disturbance to be reasonable within the constraints of the property, given that the lot has been platted. The applicant's proposed placement of the structure on the lot minimizes the impacts of disturbance because it is placed as far as possible from the steepest grades of the lot while meeting required setbacks.

2. There are special circumstances attached to the property that do not generally apply to other properties in the district.

The Applicant's property, which has been platted as a buildable lot of record, contains steeper slopes which limit the buildable area and require steep driveways, cuts and fills and disturbance of slopes thirty percent (30%) or greater. The Applicant's property is unique to most other properties in the R-F Subzone because of the double frontage lot and the existence of the natural drainage ravine. The variance has been the process for which properties in the R-F Subzone can develop.

3. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district.

Granting the variance will allow the Applicant to enjoy similar property rights which have been granted to other properties, which include the construction of a single-family dwelling, in the R-F Subzone through the variance process. The (5) abutting properties all have single-family structures built on the respective lots. Denying the variance will allow other properties a right not extended to the Applicant's property.

4. The variance will not substantially affect the general plan and will not be contrary to the public interest.

Granting the variance will allow the Applicant to enjoy similar property rights which have been granted to other properties, which include the construction of a single-family dwelling, in the R-F Subzone through the variance process. Denying



the variance will allow other properties a right not extended to the Applicant's property.

5. The spirit of the land use ordinance is observed and substantial justice is done.

The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Subzone with special circumstances and the variance process provides a way for those lots to be developed; however, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been an effort to reasonably reduce the impact development will have on the steep slopes and mitigate potential drainage onto neighboring properties by moving the proposed structure to the west, away from the steepest grades on the lot.

## VI. Decision and Summary

The Planning Commission grants the requested variance with the conditions as follows:

1. The Applicant will continue to work with City Staff to ensure the final plans submitted for the residence and retaining walls will have a reasonable impact on slopes greater than thirty percent (30%).
2. The Applicant shall obtain a separate permit for retaining walls taller than four feet (4') in addition to a obtaining a building permit.

**FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission this 18th day of May 2021.**

---

Sean Monson, Chairman  
Bountiful City Planning Commission