

1 **Bountiful City Planning Commission**  
2 **Approved Minutes**  
3 **May 5, 2020**  
4

5 *This meeting was viewed by Planning Commission members, staff and residents via video conference*  
6 *meeting (Zoom).*  
7

8 Present: Chair – Sean Monson; Vice Chair – Jesse Bell; Planning Commission Members – Sam  
9 Bawden, Jim Clark, Lynn Jacobs and Sharon Spratley; City Council Representation –  
10 Kendalyn Harris; City Attorney – Clint Drake; City Engineer – Lloyd Cheney; City Planner –  
11 Francisco Astorga; Assistant City Planner – Curtis Poole and Recording Secretary – Darlene  
12 Baetz  
13

14 **1. Welcome and Introductions.**

15  
16 Vice Chair Bell opened the meeting at 6:43 pm and welcomed all those present.  
17

18 **2. Approval of the minutes for April 7, 2020.**

19  
20 Commissioner Spratley made a motion to approve the minutes for April 7, 2020 as written.  
21 Commissioner Bawden seconded the motion.  
22

23 Roll call vote was taken. Voting passed 5-0 with Commission members Bawden, Bell, Clark, Jacobs,  
24 and Spratley voting aye.  
25

26 **3. Consider forwarding a recommendation to the City Council – Cottages on Main Final PUD**  
27 **Subdivision consisting of 34 units (12 multi-family and 22 single-family dwellings), located at**  
28 **1295 N Main Street, Chase Freebairn representing Ivory Development, applicant.**  
29

30 Chase Freebairn was present. Lloyd Cheney presented the staff report.  
31

32 Ivory Development has completed the plat and construction drawings for the project and is requesting  
33 final approval for the 34 unit Cottages on Main P.U.D. Preliminary approval was granted by the City  
34 Council on January 28, 2020. As a review, the project is split into two phases, with the first  
35 consisting of 12 townhomes (four buildings w/ three units each) which front on to Main Street. The  
36 second phase includes 22 single family homes on the western portion of the property. Ivory has  
37 obtained its permit from UDOT for access, provided easement descriptions for the utilities that cross  
38 the western boundary of the project onto the City's property and addressed the access issue to the  
39 City's property by granting an access and utility easement in the northwest corner of the  
40 development.  
41

42 Staff recommends the Planning Commission forward a positive recommendation to the City Council  
43 for final approval of the Cottages on Main PUD with the following conditions:

- 44 1. Complete the redline corrections for minor issues on the plats.
- 45 2. Provide a current title report.
- 46 3. Complete any minor redline corrections on the construction drawings.
- 47 4. Obtain UDOT permits and approvals for construction.
- 48 5. Obtain Davis County approval and permits for connection of the storm drain system to the  
49 Stone Creek channel.

- 1                   6. Enter into a maintenance agreement with Bountiful City for the storm drain and detention
- 2                   system, as required by City Ordinance.
- 3                   7. Prepare a SWPPP, obtain all necessary storm water permits, and post a bond as is required
- 4                   by City Ordinance.
- 5                   8. Post the required Bond and pay the fees as determined by the City Engineer.
- 6

7                   Commissioner Spratley made a motion to forward a recommendation to the City Council of approval  
8                   of Cottages on Main Final PUD Subdivision consisting of 34 units (12 multi-family and 22 single-  
9                   family dwellings), located at 1295 N Main Street with the eight (8) conditions outlined by staff.  
10                  Commissioner Jacobs seconded the motion.

11  
12                  Roll call vote was taken. Voting passed 5-0 with Commission members Bawden, Bell, Clark, Jacobs,  
13                  and Spratley voting aye.

14  
15                  **4. Consider forwarding a recommendation to the City Council – Cottages on Main Final**  
16                  **Architectural & Site Plan Review of 12 multi-family dwellings, located at 1295 N Main Street,**  
17                  **Chase Freebairn representing Ivory Development, applicant.**  
18

19                  Chase Freebairn was present. Curtis Poole presented the staff report.

20  
21                  ***Chair Monson and Councilwoman Harris joined the video conference meeting (Zoom).***  
22

23                  The Applicant, Ivory Development, is requesting Final Architectural and Site Plan approval for a 12  
24                  Unit Multi-Family Townhome Residential Development at 1265 and 1295 North Main Street. The  
25                  Planning Commission reviewed the Preliminary Architectural and Site Plan request at its January 21,  
26                  2020 meeting, and forwarded a positive recommendation of approval with conditions to the City  
27                  Council. The City Council reviewed and approved with conditions the Preliminary request at its  
28                  January 28, 2020 meeting. The Applicant is now requesting Final Architectural and Site Plan  
29                  approval for a twelve (12) Unit Multi-Family Townhome which will accompany a twenty-two (22)  
30                  lot Single-Family Residential development.

31  
32                  On October 8, 2019 the site was rezoned from General Commercial (C-G) to Multiple Family  
33                  Residential (RM-13) subject to a Development Agreement with limitations on density and  
34                  subdivision layout. The Development Agreement capped the density for the site at thirty-four (34)  
35                  units, consisting of no more than twenty-two (22) single-family lots and twelve (12) townhomes,  
36                  instead of a potential of fifty-one (51) multi-family units. The site is to be developed consistent with  
37                  Exhibit B of the Development Agreement which reduced setbacks and landscaping requirements  
38                  based on the layout and size of each unit/lot.

39  
40                  The proposed development is located on three (3) parcels which total 3.94 acres, and is the current  
41                  location of Bountiful RV. These three (3) parcels will need to be re-subdivided and recorded with  
42                  Davis County prior to applying for building permits. To the north, west and east of the subject  
43                  property is the R-4 (Single-Family Residential) Zone. The RM-13 (Multiple Family Residential)  
44                  Zone is to the south and northeast and the C-G (General Commercial) Zone to the north of the  
45                  property.

46  
47                  The proposal submitted by the Applicant shows the twelve (12) unit townhomes located adjacent to

1 Main Street with the Single-Family homes behind. There will be two (2) drive approaches from Main  
 2 Street, with the northern drive approach closed to vehicular traffic, which is a direction from UDOT,  
 3 with an emergency “crash gate.” The approaches will need to receive approval from UDOT prior to  
 4 the Applicant applying for a building permit. The proposal also shows a horseshoe shaped road that  
 5 will be owned and maintained by the Homeowners Association. This private road will loop the  
 6 development from one approach to the other, with a connecting road behind the townhomes.  
 7

8 A central feature in the proposal is open space located to the west of the townhomes. The open space  
 9 provides an appropriate buffer between the townhomes and the Single-Family homes. The Applicant  
 10 has provided a Landscape Plan for the Multi-Family units. The Applicant shall provide at least 50  
 11 square feet of private, fenced outdoor space in the form of balconies or patios.  
 12

13 The Site Plan submitted shows the Applicant will meet the parking standards of the Code. The  
 14 townhomes will each have a rear loaded two (2) car garage with thirteen (13) additional parking  
 15 spaces behind the townhomes. Each future Single-Family home will be required to provide for its  
 16 own parking. The Planning Commission reviews the Site Plan for the Multi-Family townhomes. The  
 17 Single-Family homes will be required to submit a separate site plan as part of their building permit to  
 18 be reviewed and approved by Staff.  
 19

20 As indicated on the proposed layout shown in Exhibit B of the Development Agreement during the  
 21 zone change the Applicant indicated the following:  
 22

<b>Regulation</b>	<b>Current Code</b>	<b>Proposal / DA Exhibit B</b>
Minimum Street Setback	25'	Varies between 19'-10'
Minimum Interior Setback	17'-6" based on proposal	10'
Minimum Side Bldg. Separation	23'-4" based on proposal	12.5'
Maximum Permissible Coverage	60%	70%
Minimum Landscaping Area	40%	30%
Individual private space	Each dwelling unit shall have at least 50 square feet of private, fenced outdoor space in the form of balconies or patios.	No private fenced outdoor space in the townhouses but there will be private fenced outdoor space in the single family lots.

23 Because the zoning change approval and accompanying Development Agreement were approved  
 24 under the old City Planned Unit Development (PUD) Code which has since been repealed. The City  
 25 has the ability to provide flexibility to PUD's if the Applicant demonstrates an integrated design in  
 26 which the regulations may be varied or waived. Due to the decrease in possible density, the overall  
 27 design and layout of the proposal consisting of a combination of residential housing types (a mix of  
 28 single and multiple family dwellings, or partial life-cycle housing), and the size of all the units based  
 29 on the size and layout of the lots/units, the City decreased and waived some components of the RM-  
 30 13 development standards to allow this development to move forward.  
 31  
 32

33 Staff recommends that the Planning Commission forward to the City Council a positive  
 34 recommendation of approval the Final Site Plan for 12 Unit Multi-Family Townhome Development  
 35 subject to the following conditions:  
 36  
 37

1. Complete any and all redline corrections.

- 1 2. Prior to the issuance of building permits, the three (3) parcels will need to be re-subdivided.
- 2 3. The drive approaches shall receive approvals from UDOT prior to applying for a building permit.
- 3 4. Provide plan showing location of the minimum private space for each unit.
- 4 5. All damaged curb, gutter and sidewalk along Main Street shall be replaced.
- 5 6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 6 7. Sign a Development Agreement.
- 7

8 There was discussion about the UDOT entrance. The crash gate will be used for emergency access  
9 only. Mr. Freebairn stated that the crash gate is an emergency access and the HOA would enforce  
10 this as a no parking area. This large entrance would allow for the large turning radius for the  
11 emergency vehicles. Mr. Freebairn stated that there has been an increase of brick and mortar for the  
12 outside of the buildings and will provide staff with the renderings. Mr. Poole stated the change of the  
13 setback requirements for the PUD is part of the development agreement with Ivory Homes.

14  
15 Commissioner Spratley made a motion to forward a recommendation to City Council of approval for  
16 the Preliminary and Final Architectural and Site Plan Review for Cottages on Main of 12 multi-  
17 family dwellings, located at 1295 N Main Street with the seven (7) conditions outlined by staff and  
18 applicant will continue to work with staff for any enhancements to the outside of the building.  
19 Commissioner Bawden seconded the motion.

20  
21 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
22 Jacobs, Monson, and Spratley voting aye.

23  
24 *Chair Monson continued as chair.*

25  
26 **5. PUBLIC HEARING – Consider approval of a Conditional Use Permit – Cottages on Main CUP**  
27 **of 22 single-family dwellings, located at 1295 N Main Street, Chase Freebairn representing**  
28 **Ivory Development, applicant.**

29  
30 Chase Freebairn was present. Francisco Astorga presented the staff report.

31  
32 The Applicant, Ivory Development, submitted a Conditional Use Permit (CUP) for the construction  
33 of 22 single-family dwellings at approximately 1265/1295 North Main Street. The Residential  
34 Multiple Family (RM-13) Zone lists new single-family dwellings as a conditional use. On October 8,  
35 2019 the site was rezoned from General Commercial (C-G) to RM-13 subject to a Development  
36 Agreement with limitations on density and subdivision layout. The Agreement capped the density to  
37 34 units consisting of no more than 22 single-family dwellings and 12 townhouses, instead of  
38 allowing 51 multi-family units. The site is to be developed consistent with Exhibit B of the  
39 Development Agreement which reduced setbacks and landscaping requirements based on the layout  
40 and size of each unit/lot.

41  
42 Concurrently with this application, the Planning Commission is also reviewing a Final Planned Unit  
43 Development (PUD) Subdivision Plat, which is split into phase 1 consisting of the 12 townhouses  
44 along Main Street and phase 2 consisting of the subject 22 single-family dwellings behind the  
45 proposed townhouses. The CUP is solely for phase 2 as multi-family residential dwellings  
46 (townhouses) are listed as a permitted use.

47  
48 Certain uses which necessitate special conditions in order to make them compatible with permitted

1 uses within a zone designation, are classified as conditional uses and require approval of a CUP. A  
2 CUP may be revoked upon failure of the original applicant or any successor, owner, or occupant to  
3 comply with conditions precedent to the original approval of the permit, or as otherwise provided in  
4 the Bountiful City Code. The Bountiful City Land Use Code indicates that a CUP shall be approved  
5 if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated  
6 detrimental effects of the proposed use in accordance with the applicable standards. If the reasonably  
7 anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the  
8 proposal, or if the imposition of reasonable conditions to achieve compliance with applicable  
9 standards is not possible, the CUP request may be denied.

10  
11 Standards applicable to conditional uses include the consideration of:

- 12 1. The location of the proposed use in relationship to other existing uses in the general vicinity.
- 13 2. The effects of the proposed use and/or accompanying improvements on existing developments in  
14 the general vicinity;
- 15 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the  
16 use of building materials and landscaping which are in harmony with the area.

17  
18 As indicated on exhibit B of the Development Agreement the setbacks are reduced as follow:  
19

Setback	Current Code	DA Exhibit B
Front Yard	25'	18'
Side	8'	5'
Side yard (corner Lot)	20'	10'
Rear yard	20'	13.5'

20  
21 Furthermore, the landscaping requirement is reduced from a minimum of 40% to 30%; therefore, the  
22 maximum permissible lot coverage of 60% is changed to 70%.

23  
24 Staff recognizes that a condition of approval needs to be added to further mitigate floor plan/building  
25 repetition. There should be substantial variation in individual building form and style. Staff  
26 recommends adding a condition of approval reflecting that no more than two (2) similar floor plans  
27 may occur consecutively along a street and that the Planning Department shall review these  
28 requirements on a case by case basis through building permit submittal.

29  
30 Staff does not recognize other reasonable conditions that need to be proposed or imposed to mitigate  
31 anticipated detrimental effects of the proposed 22 single-family dwellings.

32  
33 Staff recommends that the Planning Commission hold a public hearing and consider approving the  
34 CUP for the 22 single-family dwellings subject to the following condition:

- 35  
36 1. No more than two (2) similar floor plans may occur consecutively along a street. The Planning  
37 Department shall review this requirement on a case by case basis through the building permit  
38 submittal.

39  
40 Chair Monson opened and closed the **PUBLIC HEARING** at 7:19 p.m. Mr. Astorga noted there  
41 were no comments given to the Planning Department by way of email, mail or in person prior to the  
42 meeting.  
43

1 Mr. Cheney stated there should be 2 access driveways if there are more than 30 units. UDOT has  
2 been firm in the decision of 1 entrance and 1 emergency access.

3  
4 Commissioner Spratley made a motion to approve the Conditional Use Permits for Cottages on Main  
5 of 22 single-family dwellings, located at 1295 N Main Street with the one condition outlined by staff  
6 and to revise the language of condition 1 to read “*No more than two (2) front elevations may occur*  
7 *...*”. Commissioner Bell seconded the motion.

8  
9 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
10 Jacobs, Monson, and Spratley voting aye.

11  
12 **6. Consider forwarding a recommendation to the City Council – The Towns at 5<sup>TH</sup> and Orchard**  
13 **Final PUD Subdivision for 28 multi-family dwellings located at 554 S Orchard Drive, Shawn**  
14 **Poor representing Brighton Homes, applicant.**

15  
16 Shawn Poor was present. Lloyd Cheney presented the staff report.

17  
18 Brighton Homes has completed the plat and construction drawings for the project and is requesting  
19 final approval for the twenty eight (28) unit townhome style development on the southwest corner of  
20 500 S and Orchard Drive. Preliminary approval for this project was granted by the City Council on  
21 March 17, 2020. As a review, twenty eight (28) three (3) bedroom units are proposed to be built in 5  
22 separate buildings. The new units will be configured in three (3) six-unit and two (2) five-unit  
23 townhome style structures.

24  
25 In response to the discussion of the preliminary approval by the City Council, the Applicant has  
26 revised the construction drawings to include a separated entrance and exit which will create the right-  
27 in, right-out turning movements from 500 South. At the time of the writing of this memo the design  
28 was still under review by South Davis Metro Fire and any resulting comments will be relayed to the  
29 Planning Commission during the presentation of this item.

30  
31 Staff has also consulted with the Applicant and Entellus (the Applicant’s engineer) regarding a  
32 revision to the storm drain concept. The preliminary plans reflected a buried retention system in the  
33 northwest corner of the development. The revised storm drain system would replace the retention  
34 system with a buried detention system that would discharge to a new storm drain. Construction of the  
35 storm drain would be a joint effort between the City and the Applicant and require the City to relocate  
36 a planned capital improvement project one block east and one block south from the original location  
37 (from 200 East Street to 300 East Street, and starting at the Barton Creek crossing at 200 South). The  
38 City would install the entire system under a separate contract, but Brighton Homes would fund the  
39 portion of the project from the intersection of 300 E / 400 S to the detention outlet on 500 South  
40 Street.

41  
42 Staff recommends the Planning Commission forward a positive recommendation for final approval of  
43 the Towns at 5<sup>th</sup> & Orchard P.U.D. to the City Council with the following conditions:

- 44  
45 1. Complete redline corrections for minor issues on the plat, including providing an easement to  
46 the City for the relocated sidewalk along Orchard Drive and 500 South Street.  
47 2. Provide a current title report.  
48 3. Complete any minor redline corrections on the construction drawings.

- 1           4. Restrict the site access from 500 S to right-in right out movements by construction of a
- 2           separated entrance/exit and installation of “Right Turn Only” signage.
- 3           5. Enter into a maintenance agreement with Bountiful City for the storm drain and detention
- 4           system, as required by City Ordinance.
- 5           6. Prepare a SWPPP, obtain all necessary storm water permits, and post a bond as is required by
- 6           City Ordinance.
- 7           7. Post the required Bond and pay the fees as determined by the City Engineer.
- 8           8. Enter into a Development Improvement Agreement.
- 9

10           There was discussion about the 28 foot driveway radius and that it is a viable decision. The  
11           applicant, Members of Commission and staff feel the “pork chop” entrance is a better decision.  
12           Brighton Homes would partner with Bountiful City to increase the water system project to change  
13           this to a retention system instead of a detention system.

14  
15           Commissioner Spratley made a motion to forward a recommendation to City Council of approval for  
16           The Towns at 5<sup>TH</sup> and Orchard Final PUD Subdivision for 28 multi-family dwellings located at 554 S  
17           Orchard Drive with the eight (8) conditions outlined by staff. Commissioner Jacobs seconded the  
18           motion.

19  
20           Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
21           Jacobs, Monson, and Spratley voting aye.

22  
23           **7. Consider forwarding a recommendation to the City Council – The Towns at 5<sup>TH</sup> and Orchard**  
24           **Final Architectural & Site Plan Review of 28 multi-family dwellings located at 554 S Orchard**  
25           **Drive, Shawn Poor representing Brighton Homes, applicant.**  
26

27           Shawn Poor was present. Curtis Poole presented the staff report.

28  
29           The Applicant, Brighton Homes Utah, is requesting Final Architectural and Site Plan approval for a  
30           28 Unit Multi-Family Residential Townhome Development located at 554 South Orchard Drive. The  
31           Planning Commission reviewed the Preliminary Architectural and Site Plan Review request at its  
32           meeting on March 3, 2020 and forwarded a recommendation of approval to the City Council. The  
33           City Council reviewed and approved the Preliminary request at its March 17, 2020 meeting. The  
34           Applicant is proposing to consolidate six (6) separate properties into one (1) property consisting of  
35           2.19 acres. This property is currently located in the RM-13 (Multiple Family) Zone. Single-Family  
36           dwellings and a water tank owned by West Bountiful City are located to the west. There is an existing  
37           Multi-Family development to the south and Multi-Family dwellings to the east across Orchard Drive.  
38           The Hospital Zone is located to the north of the property across 500 South.

39  
40           The Applicant is proposing twenty-eight (28), three (3) bedroom units. The Site Plan submitted by the  
41           Applicant shows five (5) separate buildings with three (3) buildings consisting of six (6) units each  
42           and two (2) buildings consisting of five (5) units each. The units fronting Orchard Drive and 500  
43           South will have their entrances facing the streets with back loaded garages. There will be two (2)  
44           drive approaches into the development, one on the south of the property from Orchard Drive and the  
45           other on the north of the property from 500 South.

46  
47           The Applicant submitted building elevations and renderings showing a mix of stone, wood panels,  
48           stucco and vertical lap siding. The front of each building shows an appropriate mix of vertical and

1 horizontal articulations with porches, balconies and other architectural elements which provide  
2 aesthetically pleasing views. The Applicant has added architectural elements to Units 19 and 28, at  
3 the request of the Commission, to avoid large flat walls visible from Orchard Drive and 500 South.  
4

5 The Landscape Plan shows an appropriate mix of street and interior trees. The proposal shows a three  
6 (3) foot tall vinyl picket-style fence matching the color of the structures which will divide the private  
7 and common spaces of the development. The Applicant has submitted a fencing plan which shows  
8 both the perimeter fencing and the interior fencing.  
9

10 The Applicant has also altered the drive approach on the north of the development into a “pork chop”  
11 access permitting only right-in/right-out movement. The Applicant will provide an ADA accessible  
12 ramp to connect the sidewalk which intersects this access. The triangular island would be landscaped  
13 by the Applicant. Interior vehicle circulation is provided by twenty-four (24) foot drive aisles  
14 connecting the two (2) drive approaches. The Site Plan also shows twenty-one (21) parking stalls in  
15 addition to the two (2) car garages for each unit. Based upon the per unit bedroom count the  
16 Applicant meets the parking calculation standard of the Code consisting of seventy-seven (77)  
17 parking spaces.  
18

19 The Applicant has added stairs connecting the 5-plexes along Orchard Drive to the sidewalk. The  
20 Applicant is also proposing to accommodate a parkstrip along 500 South and Orchard Drive to  
21 provide additional separation for pedestrian and vehicular traffic. Bountiful Light and Power will  
22 work with the Applicant on locations of transformer boxes. This development will have individual  
23 trash cans instead of a communal dumpster.  
24

25 Staff recommends the Planning Commission forward a recommendation of approval to the City  
26 Council for The Towns at 5<sup>th</sup> and Orchard Final Architectural and Site Plan Review for the proposed  
27 28 unit Multi-Family Residential Development subject to the following conditions:  
28

- 29 1. Complete any and all redline corrections.
- 30 2. Prior to applying for a building permit the six parcels shall be consolidated and recorded,  
31 including any easements, with Davis County by the Applicant.
- 32 3. All damaged curb and gutter along 500 South and Orchard Drive shall be replaced.
- 33 4. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
- 34 5. Sign a Public Improvement Development Agreement.  
35

36 Mr. Cheney stated the pork chop entrance will have limited landscaping due to the pedestrian  
37 walkway. Commissioner Jacobs stated that he feels that this is a good compromise instead of a raised  
38 median on 500 South.  
39

40 Commissioner Bell made a motion to forward a recommendation to City Council of approval for the  
41 Final Architectural & Site Plan Review of 28 multi-family dwellings located at 554 S Orchard Dr  
42 with the five (5) conditions outlined by staff. Commissioner Clark seconded the motion.  
43

44 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
45 Jacobs, Monson and Spratley voting aye.  
46



1       **8. Consider forwarding a recommendation to the City Council – Renaissance Towne Center**  
2       **Phase 3, Plat 1 Preliminary & Final PUD Subdivision located at 1701, 1771 and 1791 S**  
3       **Renaissance Towne Drive, Bruce Broadhead, applicant.**

4  
5       Bruce Broadhead, owner and Brian Knowlton representing Renaissance were present. Lloyd Cheney  
6       presented the staff report.

7  
8       Mr. Bruce Broadhead is requesting preliminary and final approval of Phase 3 Plat 1 of the  
9       Renaissance Towne Center Commercial Mixed Use Planned Unit Development. This phase  
10      encompasses (roughly) the south half of the old 5 Points Mall property; completes the north to south  
11      alignment of Renaissance Towne Drive to 1800 South Street; and creates 3 lots along the Main Street  
12      side of the development. The plat also reserves 2 parcels which will be developed in subsequent  
13      phases of the project.

14  
15      In April 2019 Rezoning approval, the three proposed structures were identified as:

- 16      • Lot 14, a 5 story 217 unit residential structure (now identified as Lot 11 on this Plat)
- 17      • Lot 16, a 3 story 20 unit residential structure (now identified as Lot 12 on this Plat)
- 18      • Lot 19, a 2 story professional office structure (now identified as Lot 13 on this Plat)

19  
20      The April 2019 rezoning process thoroughly addressed the proposed development and the impact to  
21      the surrounding community. As proposed, this phase of the development appears to comply with the  
22      development concept presented to the Planning Commission and City Council. With the dedication of  
23      the common areas around Lots 12 and 13 and the inclusion of Renaissance Towne Drive as a  
24      dedicated utility corridor, sufficient easements are provided to serve the development.

25  
26      This phase of development will require the installation of new utilities in the Renaissance Towne  
27      Drive corridor to serve the two new structures. This will include new culinary water, sanitary sewer  
28      and storm drain. There is an existing sanitary sewer main on the west side of the project that will be  
29      abandoned after the new sewer main has been completed. This existing system serves the  
30      Performance Ford dealership across 1800 S. Rerouting of the sewer will relieve the need for the  
31      sewer easement, which is identified as being vacated by the plat. The storm drain system will also be  
32      rerouted as it crosses the site from east to west on Renaissance Way. This East to West trunk line will  
33      remain under the jurisdiction of the City, since it carries drainage from Main Street, but all other  
34      storm drain piping on the site will be considered a private system associated with the development.  
35      The plans do not include a new irrigation main in the development, but irrigation service can be  
36      provided from the existing system in Main Street. Power is available, and the Power Department is  
37      currently (no pun intended) working on the details.

38  
39      This project will require minor modifications to the adjacent right of ways of Main Street and 1800  
40      South. Along Main Street, the proposal will remove the existing southerly drive approach to the site  
41      and replace it with curb and gutter. On 1800 South, a new entry will be constructed at the intersection  
42      of Renaissance Towne Drive. This new entry will be constructed with a waterway to maintain the  
43      traditional routing of storm water runoff from 1800 South, and ADA compliant ramps and landings at  
44      each side of the new intersection.

45  
46      Staff recommends that the Planning Commission forward a recommendation for Preliminary and  
47      Final approval of the Renaissance Towne Center Commercial Mixed Use Planned Unit Development,  
48      Phase 3 Plat 1 to the City Council, with the following conditions:

- 1
- 2
- 3 1. Sign a Development Improvement Agreement for installation of improvements in the public right
- 4 of way and for the installation of public utilities (culinary water).
- 5 2. Post the necessary bonds and pay the fees as outlined in the bond letter as determined by the City
- 6 Engineer.
- 7 3. Make the necessary red-line corrections to the plat and construction drawings.
- 8 4. Provide a current title report.
- 9 5. Provide a Storm Water Pollution Prevention Plan, obtain necessary Storm Water permits, post a
- 10 storm water bond for construction on Lots 12, 13 and the surrounding common area to those lots.
- 11 6. Replace any damaged or settled curb and gutter and sidewalk along Main Street and 1800 South
- 12 Street.
- 13 7. Compliance with all Bountiful City zoning ordinances for the site.

14 Mr. Astorga stated UTA is still working on the details of the alignment of the proposed bus transit  
15 system in this area. Mr. Broadhead clarified the numbering of the lots have been changed from  
16 previous plans. The current numbering of the lots should be used. Commissioner Spratley suggests  
17 the numbering should be cleaned up. Mr. Cheney noted the numbering would be appropriately  
18 reflected in the recorded plats.

19  
20 Councilwoman Harris made a motion to forward a recommendation to City Council of approval for  
21 the Preliminary and Final PUD Subdivision located at 1701, 1771 and 1791 S Renaissance Towne  
22 Drive with the seven (7) conditions outlined by staff. Commissioner Bell seconded the motion.

23  
24 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
25 Jacobs, Monson and Spratley voting aye.

26  
27 **9. Consider forwarding a recommendation to the City Council – Renaissance Pad 16 (Lot 12)**  
28 **Preliminary Architectural & Site Plan Review of a 30 unit building, located at 1771 S**  
29 **Renaissance Towne Drive, Bruce Broadhead/Brian Knowlton.**

30  
31 Bruce Broadhead and Brian Knowlton were present. Francisco Astorga presented the staff report.

32  
33 The Applicant, Towne Center LLC, Bruce Broadhead, requests Preliminary Architectural and Site  
34 Plan approval for a 30 Unit Multi-Family Residential Development located at 1771 South  
35 Renaissance Towne Drive. The subject site is 0.274 acres (11,935 square feet), currently known as  
36 pad site 16 of the Renaissance Towne Centre. The subject site is to be re-platted as Lot 12. The City  
37 Council approved a zone change to the entire Renaissance Towne Centre development to Mixed-Use  
38 Residential (MXD-R) zone, which amended the original development plan per Bountiful City  
39 Ordinance No. 2019-05, see exhibit 1. The approved ordinance regulates the permitted uses, lot area,  
40 lot frontage and access, building height, building setbacks, pedestrian plan, traffic plan, common area  
41 and open space, landscape, sign standards, lighting standards, utilities, contour plan, parking and  
42 access, structure design and materials, street design standards, and site plan & subdivision approval.

43  
44 The Applicant proposes to build a building consisting of 30 residential units within three (3) stories  
45 over a parking garage. The proposed building consists of 24 one-bedroom units, 6 two-bedroom  
46 units, and 30 parking spaces. The ground level floor includes internal vehicular access to the 30  
47 parking spaces and two (2) pedestrian access points to the three (3) floors above. The second, third,  
48 and fourth floors include 8 one-bedroom units and 2 two-bedroom units each. All of the residential

1 units are accessed through the internal hallway on each floor. Building access is provided through the  
2 ground level parking garage leading to the two (2) lobbies, also acting as the pedestrian access points.  
3 The site will have a driveway approach towards its southwest corner leading to the side loaded  
4 parking garage.  
5

6 The Applicant submitted building elevations and renderings proposing a combination of materials  
7 including a free form panel system, stucco, fiber-cement board, brick, and concrete. Each elevation  
8 shows a mix of vertical and horizontal articulation consisting of entries, balconies, and other  
9 architectural elements. The proposed building is consistent with the architectural design precedent  
10 exhibit of the Site Development Plan. The Applicant will go over building elevations at the meeting,  
11 and during the final review process the plans will be further updated to reflect each material.  
12

13 The proposed Landscape Plan shows an appropriate mix of street and interior trees mostly around the  
14 north and east side of the site based on the established layout. The plan is consistent with the  
15 conceptual landscape plan exhibit found on the Site Development Plan. Various exhibits of the Site  
16 Development Plan show a walkway on the north side of the building which provides a connection  
17 from Renaissance Towne Drive to the Main Street sidewalk. Staff recommends adding this walkway  
18 connection for pedestrian connectivity. As shown, the sidewalk would encroach onto required  
19 grading to accommodate drainage away from the future structure proposed on the next lot to the north  
20 , and may need to be revised.  
21

22 The applicant proposes a total of 52 parking stalls consisting of 30 covered stalls in the parking  
23 garage (including 2 ADA stalls), 13 surface stalls south of the proposed building adjacent to the  
24 driveway leading to the parking garage, and 9 surface stalls on Renaissance Town Drive.  
25

26 This development will require the installation of new utilities in the Renaissance Towne Drive  
27 corridor to serve this proposed structure, which will include new culinary water, sanitary sewer and  
28 storm drain. The plans do not include a new irrigation main in the development, but irrigation service  
29 can be provided from the existing system in Main Street. Bountiful Light and Power will work with  
30 the Applicant on locations of transformer boxes. This development will have one (1) communal  
31 enclosed trash dumpster.  
32

33 Staff recommends the Planning Commission forward a recommendation of approval to the City  
34 Council for Renaissance Towne Centre Pad Site 16 (Lot 12) Preliminary Architectural and Site Plan  
35 Review for the proposed 30 unit Multi-Family Residential Development subject to the following  
36 conditions:  
37

- 38 1. Complete any and all redline corrections.
- 39 2. Pay fees and post an acceptable bond in the amount determined by the City Engineer.?
- 40 3. Sign a Public Improvement Development Agreement.  
41

42 Commissioner Jacobs made a motion to forward a recommendation to City Council of approval for  
43 the Preliminary Architectural & Site Plan Review of a 30 unit building, located at 1771 S  
44 Renaissance Towne Drive with the three (3) conditions outlined by staff. Commissioner Spratley  
45 seconded the motion.  
46

47 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
48 Jacobs, Monson and Spratley voting aye.

1  
2 **10. Consider approval in written form of a Conditional Use Permit for a Private School in the**  
3 **Downtown Zone located at 85 West 300 South.**  
4

5 Commissioner Spratley made a motion to approve the Conditional Use permit in written form for a  
6 Private School in the Downtown Zone located at 85 West 300 South with a correction to condition 1  
7 “*The maximum number...40 students may not be accomplished*”. Commissioner Jacobs seconded  
8 the motion.  
9

10 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
11 Jacobs, Monson and Spratley voting aye.  
12

13 **11. Consider approval in written form of a Variance to the standards of the Bountiful City Land**  
14 **Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865**  
15 **Highland Court.**  
16

17 Commissioner Spratley made a motion to approve the Variance Findings of Fact in written form to  
18 allow for encroachments on slopes greater than 30% located at 3865 Highland Court as written.  
19 Councilwoman Harris seconded the motion.  
20

21 Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,  
22 Jacobs, Monson and Spratley voting aye.  
23

24 **12. Director’s report, review of pending applications and miscellaneous business.**  
25

26 Mr. Astorga reported the next Planning Commission will be on June 2.  
27

28 Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at  
29 8:41 p.m.  
30

31  
32   
33 Sean Monson  
34 Planning Commission Chairman  
*APPROVED ON JUNE 2, 2020*