

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, May 5, 2020
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, 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.

Bountiful City Planning Commission meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to planning@bountifulutah.gov prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.

1. Welcome and Introductions.
2. Consider approval of the meeting minutes for April 7, 2020.
3. Consider forwarding a recommendation to the City Council – Cottages on Main Final PUD Subdivision consisting of 34 units (12 multi-family and 22 single-family dwellings), located at 1295 N Main Street, Chase Freebairn representing Ivory Development, applicant. – *Lloyd Cheney*
4. Consider forwarding a recommendation to the City Council – Cottages on Main Final Architectural & Site Plan Review of 12 multi-family dwellings, located at 1295 N Main Street, Chase Freebairn representing Ivory Development, applicant. – *Curtis Poole*
5. **PUBLIC HEARING** – Consider approval of a Conditional Use Permit – Cottages on Main CUP of 22 single-family dwellings, located at 1295 N Main Street, Chase Freebairn representing Ivory Development, applicant. – *Francisco Astorga*
6. Consider forwarding a recommendation to the City Council – The Towns at 5TH and Orchard Final PUD Subdivision for 28 multi-family dwellings located at 554 S Orchard Drive, Shawn Poor representing Brighton Homes, applicant. – *Lloyd Cheney*
7. Consider forwarding a recommendation to the City Council – The Towns at 5TH and Orchard Final Architectural & Site Plan Review of 28 multi-family dwellings located at 554 S Orchard Drive, Shawn Poor representing Brighton Homes, applicant. – *Curtis Poole*

8. Consider forwarding a recommendation to the City Council – Renaissance Towne Center Phase 3, Plat 1 Preliminary & Final PUD Subdivision located at 1701, 1771 and 1791 S Renaissance Towne Drive, Bruce Broadhead, applicant. – *Lloyd Cheney*
9. Consider forwarding a recommendation to the City Council – Renaissance Pad 16 (Lot 12) Preliminary Architectural & Site Plan Review of a 30 unit building, located at 1771 S Renaissance Towne Drive, Bruce Broadhead/Brian Knowlton/Randy Beyer, applicant. – *Francisco Astorga*
10. Consider approval **in written form** of a Conditional Use Permit for a Private School in the Downtown Zone located at 85 West 300 South.
11. Consider approval **in written form** of a Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865 Highland Court.
12. Planning Director’s report, review of pending applications and miscellaneous business.

Bountiful City
Planning Commission Minutes
April 7, 2020

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

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

1. Welcome and Introductions.

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

2. Approval of the minutes for March 3, 2020.

Sharon Spratley made a motion to approve the minutes for March 3, 2020 as written. Sam Bawden seconded the motion.

Roll call vote was taken. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Jacobs, Monson, and Spratley voting aye.

3. PUBLIC HEARING - Consider approval of a Conditional Use Permit for a Private School in the Downtown zone located at 85 West 300 South, Paul Tanner, representing Choice Education L3C, applicant.

Paul Tanner was present. Francisco Astorga presented the staff report.

Paul Tanner with Choice Education L3C, the Applicant, submitted a Conditional Use Permit (CUP) application for a private school at 85 West 300 South. The site is located in the Downtown (DN) Mixed Use Zone. The site is currently owned by Arvins LLC/Kenneth Knighton. The site consists of a vacant single-family dwelling, the vacant Arvin's Flowers building, and an automobile/OHV dealership consisting of two (2) white buildings. The Applicant requests to utilize the Arvin's Flowers building as a private school for children ages 4-12 in two (2) mixed aged classrooms. The Applicant does not request to utilize the other two (2) other buildings on the site.

The Applicant proposes to start with 25 children the first year and indicates that they would like a maximum enrollment of 45. The Applicant reports that if based on demand, there is a higher need (more than 50) they would consider installing a fire suppression system or relocate to another site. School hours are proposed from 9 am – 2:30 pm. The Applicant estimates 20 vehicle drop-offs and pick-ups, and will instruct them to come in on 100 West, turn east on 300 South and drop off children in front of the building to eliminate crossing the street.

Certain uses which necessitate special conditions in order to make them compatible with permitted uses within a zone designation, are classified as conditional uses and require approval of a CUP. A CUP may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit, or as otherwise provided in the Bountiful City Code. The Bountiful City Land Use Code indicates that a CUP shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of

the proposed use in accordance with the applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the CUP request may be denied.

Staff identifies that based on the proposal to utilize the Arvin's Flowers building, occupancy of the private school would be dictated by the amount and location of on-site parking, which is located on the east side of the site. Staff inspected the site and calculated that the site could accommodate 13 parking spaces on the current parking lot without any additional improvements.

Since the site also has a business license for an automobile/OHV dealership (two white buildings), parking spaces need to also be allocated for that use, which happens to be controlled by the property owner. Based on review of issued business licenses and adopted parking requirements, the Planning Director determined that the automobile dealership necessitates a minimum of three (3) parking spaces, allowing the proposed private school to allocate 10 parking spaces for their use. The adopted parking requirements indicate the following for a school: One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area. Per the Applicant, the proposed private school will have a maximum of three (3) administrators/faculty members, permitting the number of students to be capped at 28. Staff finds that this is a comfortable number for the building and site based on the constraints of the adjacent use as well as proximity to the residential (R-4) single-family district.

If the automobile dealership ceases to operate, the private school may have the ability to increase their parking capacity, allowing for an increase in school enrollment. Based on the existing site improvements, the onsite parking lot would allocate a cap of 40 students. Staff finds that it would be prudent to place a maximum number of students to mitigate the possible burden on the neighborhood.

Staff recognizes the obligation of the property owner to provide on-site parking per the requirements of the adopted parking requirements and acknowledges the City's parking limitation on City streets (Municipal Code 13-1-103). While some may choose to temporarily park on the street instead of on the provided parking lot, the City is still required to comply with on-site (off-street) parking requirements.

South Davis Fire reports that the Applicant will have to work with the State Fire Marshall's Office. The Power Department reports that for the remodel, the electric service may need to be updated. Any changes to the site may require relocation of existing power system which may at developer's expense. The City Engineer has reviewed their drop off plan and agrees with their proposal. The Police Department has provided a caution regarding the potential impact of drop off times and the challenge they have had with other similar uses with the City.

Staff recommends that the Planning Commission approve the requested CUP for a Private School subject to the following seven (7) conditions:

1. The maximum number of students shall be limited to 40 based on the minimum adopted parking requirement for schools: One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area. Based on parking requirement for schools and other permitted uses on-site and their parking requirement, 40 parking spaces may not be accomplished.

Mr. Astorga stated there was an error in the language of condition 1 which should read "The maximum number.... parking requirement, 40 students may not be accomplished."

2. The Applicant shall confirm compliance of the parking spaces by submitting to the Planning Director a site plan delineating such spaces. This shall take place prior to any other submittals associated with building permits for remodels to the buildings.
3. The Applicant shall paint the parking spaces to clearly show the delineation of the spaces. The parking spaces shall comply with applicable area requirements, etc., as specified in the Land Use Code.
4. In conjunction with the required annual business license and renewal, the private school shall document with the Business License Coordinator their number of administrators/faculty and students to assure compliance with the parking requirements.
5. The applicant shall receive any applicable permits by South Davis Metro Fire and the State Fire Marshall's Office.
6. For the remodel, the electric service may need to be updated. Any changes to the site may require relocation of existing power system which would be at developer's expense.
7. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.

Councilwoman Harris and City Attorney Clint Drake joined the video conference meeting (Zoom).

Chair Monson asked for clarification of the limitation of parking for the total number of students and administrators spaces 28 students versus 40 students due to the parking lot that is shared with the adjacent car lot. Mr. Astorga stated that there was a correction for the assessment of the use of the auto sales business would be 3 parking spaces which would allow the school to utilize the next 10 spaces. For the 10 spaces with the current proposal with 3 administrators they will have a maximum of 28 students. If the auto sales use ceases to operate from that location then the number could jump to 40 students.

Mr. Bell asked about the situation for the home on the corner. Mr. Astorga stated that the home is owned by the same property owner and the City did not have any specific plans about the future for the home.

Mr. Jacobs asked for clarification about the home occupation that may be relocated to this location. Mr. Astorga noted that the applicants may want to move the home occupation business may be moved to this commercial location. If the business moved to this location it would be changed to a commercial business. Mr. Tanner stated that if he would like to pursue this, then he would file any applications in the Planning office and it would be addresses at that time.

Mr. Drake stated that a condition could be added that there was mention of a potential Home Occupation Use and that the applicant would need to comply with all City requirements if they were to pursue that business use.

Chair Monson opened the **PUBLIC HEARING** at 6:55 p.m.

Mr. Francisco stated that there were no comments sent to the City email before the meeting started and no public was at the Public Hearing wanting to comment.

Chair Monson closed the **PUBLIC HEARING** at 6:57 p.m.

Mr. Astorga stated that the existing auto business has a current business license agreement and there

would need to be parking spaces for all businesses at this location. Chair Monson asked if there could be a parking agreement between the property owner and applicant to be able to use the parking spaces. Mr. Astorga noted that the business uses would be looked at during the business license renewal time. Mr. Drake noted that an agreement could not take away the number of spaces needed for the auto sales business. Mr. Astorga stated the property owner may have possible options to accommodate more parking spaces which would need a site plan review to comply with landscaping approval before the project could be started. Mr. Jacobs asked if the approval of the Conditional Use Permit can be based on meeting parking requirements instead of capping the number of students. Mr. Astorga noted that staff would prefer to amend the Conditional Use Permit if more parking is added. The applicant noted that the school would be capped at 50 due to the lack of a fire suppression system in the building,

JeVonne Tanner noted that the school will focus on the home school/private hybrid - student learning. Students will be at the school Mon 12:00-3:00, T-Thurs will be 8:30 – 3:00 and Fridays off, with occasional meetings will be held on Fridays. Staff will be at the school 30 minutes before and after school.

Ms. Spratley made a motion to approve a Conditional Use Permit for a Private School in the Downtown zone located at 85 West 300 South with the seven (7) conditions outlined by staff and the correction to condition 1 stated by Mr. Astorga to read “The maximum number.... parking requirement, 40 students may not be accomplished.” Lynn Jacobs seconded the motion.

Mr. Bell asked for clarification of after-hours events for the previously approved private school on Main St. Mr. Astorga stated the City adopted a zone text amendment that would allow private schools in the Downtown zone but would require approval through a Conditional Use Permit.

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

4. Consider approval of a preliminary and final site plan for Deseret First Credit Union Towns located at 260 North 500 West, Jonathan Johnson representing Deseret First Credit Union, applicant.

Jonathan Johnson and Spencer Park were present. Curtis Poole presented the staff report.

The Applicant, Deseret First Credit Union, requests Preliminary and Final Architectural Site Plan approval for the construction of a new credit union branch office at 260 North 500 West, which is a permitted use in the C-H (Heavy Commercial) Zone. The Applicant is proposing to construct a new branch office at this location. The property is located on the City’s western boundary and is entirely bordered by the C-H (Heavy Commercial) Zone with the exception of the property to the north (Bountiful Manor Condominiums) which is in the RM-25 (Multiple Family Residential) Zone. The Lowe’s development is to the west across 500 West.

The proposed development will be located on a 1.03 acre property. The Applicant will remove all currently existing buildings on the property and replace with a new structure, parking and landscaping features. The site currently has two drive approaches from 500 West and the Applicant proposes to remove the approach on the north and replace with curb, gutter and sidewalk; and will continue to maintain use of the approach on the south. As 500 West is a UDOT facility the Applicant will need to obtain necessary approvals, permits and inspections from UDOT on the remaining drive approach and to work in the right-of-way. The Applicant will provide these approvals to the City.

The structure proposed by the Applicant will be one level and shows a mix of brick and metal composite material in grey and beige tones. The southwest corner of the building will feature large glass panels which will give views into the lobby and offices from the exterior. The primary entrance to the building will be from the south and will feature a prominent brick and glass articulation. The Applicant has provided vertical and horizontal elements to provide relief from large flat walls.

The Applicant is showing landscaping which far exceeds the fifteen (15) percent standard required by Code. In addition to the landscaping surrounding the building and parking areas the Applicant will provide a large open grass area on the east side of the property which will be continuously maintained. The Applicant indicates this area could become a future development which would require an amended site plan to be reviewed by the Planning Commission. Existing fencing on the north and south of the property will be removed and replaced by the Applicant.

The Landscape Plan submitted by the Applicant shows they will provide five (5) additional trees; however, they are not indicating any trees adjacent to 500 West as required by Code. Staff and the Applicant request to further discuss the proposed Landscape Plan in relationship to the required street trees found in Bountiful Land Use Code § 14-16-109, C and 14-16-117 (included as attachments). Staff recommends the Planning Commission review the sections of Code and the location of trees within the proposed Landscape Plan.

The Applicant is requesting the Planning Commission review tree placement within their Landscape Plan to determine if substitutions of trees would be acceptable. The Commission may add a condition of approval to strictly follow the Code, requiring one (1) street tree be planted for every thirty-five (35) lineal feet of street frontage; or the Commission may add a condition of approval to allow for a substitution of tree types placed adjacent to 500 West with the same standards as street trees.

The Parking Plan submitted by the Applicant meets the standards of the Code including ADA required parking. To the east of the principal structure the Applicant is proposing two drive-through lanes with vehicular cueing meeting the standards of the Code. The driveway on the south will run through the property and connect to the property immediately adjacent to the east.

Storm water will be collected on site and the Applicant will need to sign a Storm Drain Maintenance Agreement and provide a Stormwater Pollution Prevention Plan (SWPP) to the City as the site exceeds one (1) acre. Culinary water and sewer connections will be provided by existing lines in 500 West. Garbage collection will take place to the east of the drive-through lanes and the dumpster will be contained behind a site obscuring wall. The Photometric Plan shows lighting will not spill onto adjacent properties or 500 West. The Applicant will continue to work with Bountiful Light and Power on connections to the site.

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Staff recommends the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Architectural and Site Plan Review for the proposed credit union branch office subject to the following seven (7) conditions:

1. Complete any and all redline corrections.

2. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
3. Receive UDOT approvals and permits for the drive approach and to work in the UDOT right-of-way.
4. Provide a SWPP and resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
5. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.
6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
7. Sign a Public Improvement Development Agreement.

Staff noted that the code requires street, screening, or ornamental trees need to be located next to the west side of the building and feels that the trees could be placed closer together. Mr. Bell would like to see a street tree that would possibly give more visibility into the lobby.

Mr. Park noted the concern for the 10 foot power easement on the west side and the safety for the bank lobby. Mr. Astorga noted that City code has changed in the past years and is unaware of some of the older development requirement during their approval process. Staff referenced the City code to note that trees should be within the right away from back of sidewalk. Mr. Cheney stated that if there was utility work done within the easement area, the City would replace shrubs, grass or landscape and is not required to replace large street trees. Mr. Poole noted that the power line is buried to the south of the driveway. Mr. Jacobs asked for clarification about the spacing of the trees. Mr. Astorga noted the applicant indicated a difference of interpretation of the placement of trees. Mr. Cheney would like to recommend that grass be planted and trees or shrubs not be planted due to a number of utilities buried in this area. Mr. Monson would like to ask staff to look at this code 14-16-109 to possibility be amended.

Mr. Bell asked for clarification of the driveway to the east. Mr. Poole noted the driveway will continue east to the building behind this project. The applicant has agreed to place two trees to the northwest including counting the black Austrian pine tree just next of the northwest corner of the building of the building and one to the northwest of the first parking space with the flexibility of the species of trees. Mr. Drake agrees that staff has the flexibility to approve the species of trees.

Ms. Spratley made a motion to forward a recommendation to City Council of approval for the Preliminary and Final Architectural and Site Plan Review for Deseret First Credit Union located at 260 North 500 West with the seven (7) conditions outlined by staff with the additional condition to allow street or ornamental trees and to allow the City Planner to approve the species of trees. Jim Clark seconded the motion.

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

5. Consider preliminary site plan approval for 2nd and Main, a mixed use multi-family dwelling located at 220 N Main St, Justin Atwater, applicant.

Justin Atwater was present. Curtis Poole presented the staff report.

The Applicant, Pembridge Heathrow Holdings LLC, is requesting Preliminary Architectural and Site Plan approval for a Mixed Use Development located at 220 North Main Street which is a conditional use in the DN (Downtown) Zone. The Applicant appeared before the Planning Commission on September 17, 2019 requesting a Variance from the parking standards of the DN (Downtown) Zone. The purpose of

the Variance was due to the affects Barton Creek had on the development of this property. The Commission granted the Variance with the conditions the Applicant install a wall of sufficient height so as to completely screen and buffer the parking area from Main Street, said wall should be at least six (6) feet tall as measured from the sidewalk and provide an opening, access or gate, if possible to Main Street. The Commission also noted that by granting the Variance the Applicant would be required to meet all other zoning standards and receive necessary approvals regarding development of the property.

The Applicant is proposing to consolidate three (3) separate parcels into one (1) parcel consisting of approximately 0.7 acres. This property is located in the DN Zone. The property is bordered by an IHC Health Service building to the north and parking for IHC to the east. To the south of the property is an office complex and across Main Street to the west is a vacant property which was the former location of Luxury Automotive.

The Applicant will remove all existing buildings on the three parcels, including the building housing the current location of Brooks Fabrics and the former dentist office on the north side of the site. The Applicant is proposing five (5) buildings which will be a mix of twenty-one (21) Residential Units, consisting of two (2) studio, eight (8) one-bedroom and eleven (11) two-bedroom units; and up to four (4) Commercial spaces facing Main Street. The Applicant will apply for a Conditional Use Permit for the Residential Units of the development which would accompany the Final Site Plan. The parcels currently have two (2) drive approaches on Main Street and one (1) approach on 200 North. The Applicant is proposing to close the approaches on Main Street, replacing them with curb, gutter and sidewalk. The approach from 200 North will be the access point for the site.

The two (2) buildings facing Main Street will be three (3) levels with the Commercial space on the bottom and Residential spaces above. The buildings show a mix of brick, stucco and metal siding with a grey and beige color scheme. The Commercial entries facing Main Street will be recessed; however, the Applicant should provide an additional architectural feature such as, an awning, friezes, landscape planters, etc. The Residential spaces fronting Main Street show a mix of horizontal and vertical architectural elements, including balconies, which provide visual relief meeting the standards of the DN Zone.

The three (3) Residential buildings to the east of the development will have similar architectural features, material and color schemes. Buildings D and E which face 200 North will be back-loaded two (2) car garages and Building C will be front-loaded two (2) car garages. Building C will have front entries next to the garages and each unit will have a balcony on the north side of the building. Buildings D and E will have front entrances facing 200 North which will be recessed and have canopies meeting the standards of the DN Zone. These buildings will also feature individual balconies on the north side.

The Landscaping Plan submitted by the Applicant show the development has seventeen (17) percent landscape coverage. The landscaping standards for the DN Zone require each development have a minimum ten (10) percent landscaping coverage and to provide an additional fifty (50) square feet of landscaping per residential unit. The minimum landscaping for this site would be fourteen (14) percent per Code. The Applicant will need to provide a detailed Landscaping Plan meeting the standards of the Code, such as placement and types of plant material, prior to Final Architectural and Site Plan Review. The Applicant will also need to receive approval from Davis County prior to constructing any retaining walls along the creek.

The proposal shows the Applicant will provide thirty-seven (37) parking spaces. Based upon the Commercial and Residential use of the property the development would need fifty-five (55) parking

spaces per Code. The Bountiful Land Use Code (§ 14-7-120, C and §14-18-104, E) permits joint use parking if the Applicant submits a parking analysis, gives the location and number of spaces to be shared and records a Deed Restriction or easement with the County to guarantee access for both uses. The Applicant has submitted a parking analysis prepared by Focus Engineering and Surveying, LLC, which indicates the peak parking for this site would range from a low of twenty-eight (28) needed stalls to a peak of thirty-five (35) stalls needed. The parking standards in the DN Zone require all parking spaces to be located to the side or rear of buildings. Parking is not permitted in the front setback. There are five (5) spaces along 200 North which are showing within the front setback. These spaces would need to be revised by the Applicant.

As noted in previous Commission meetings, Barton Creek splits this site from south to north. Davis County has a twenty-seven (27) foot easement over the creek which does not allow the construction of any buildings. The existence of the creek and the easement makes this a difficult site to develop. In addition, the effective flood zone of Barton Creek encroaches upon this site, which likely would affect the construction of Buildings A, C and E. The Applicant would be required to build to required flood standards or obtain a letter of Map Amendment/Revision from the Federal Emergency Management Agency (FEMA) before building permits could be issued for those buildings located in the effective flood zone.

Culinary water and sewer connections will be provided by existing lines in Main Street and 200 North. The Applicant will continue to work with the City Engineer on placement of meters and mitigating the potential damage to Main Street and 200 North from excavation. Power connections already exist on the site and the Applicant will work with Bountiful Light and Power on locations of power boxes. The Garbage dumpster is proposed on the east of the site and south of Building C. The Applicant will need to provide a turn route for garbage collection.

This property is located on a very visible corner of Main Street and development of the site will have a noticeable impact on Downtown. The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Preliminary Architectural and Site Plan Review for the Mixed Use Development located at 220 North Main Street subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to applying for a Building Permit the Applicant shall consolidate the three (3) parcels and record with the County.
3. All damaged curb, gutter and sidewalk along Main Street and 200 North shall be replaced.
4. Prior to submittal for Final Architectural and Site Plan approval provide Staff with a Landscaping Plan meeting the standards of the DN (Downtown) Zone and the general standards of the Code.
5. Revise parking along 200 North to meet the standards of the DN Zone and submit a parking plan showing which spaces are designated as shared spaces between the uses.
6. Demonstrate that adequate turning space is provided for garbage collection and provide adequate back-out distance for the eastern most unit of Building E.
7. Revise Commercial entries facing Main Street to show additional architectural features meeting the standards of the DN Zone.

8. Receive approval from Davis County for connection of storm drain inlets to the existing box culvert and construction of retaining walls along the creek.
9. Provide flood resistant design and construction methods for buildings located in the effective flood zone or obtain an approved Letter of Flood Map Revision for the site from FEMA.
10. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
11. Sign a Public Improvement Development Agreement.

Mr. Astorga noted staff will take applicants thru the preliminary and final site plan separately for those projects in the downtown zone. Mr. Bell asked for clarification of the number of parking spaces. Mr. Poole stated the parking study and proposed parking for the project. Mr. Jacobs agrees with the philosophy of having business use during the day and residential at night. The parking study would look at business and residential needs. Ms. Spratley asked if the preliminary site plan should go forward with the loss of the 5 parking spots. Mr. Poole stated that this is a preliminary site plan and an additional condition could be added by the Commission members.

Mr. Atwater stated that the project has 3 extra parking stalls that are required by City requirements. Staff has included condition 5, which he feels that the project will be able to accommodate. Mr. Bell discussed the possibility of moving the dumpster to the north and would allow more landscaping. He feels that the three parking spaces to the east would cause more problems with vehicles backing up onto the street. Mr. Cheney is concerned about the flood easements and amount of fill needed for Building E. Mr. Atwater responded the site will be raised about 5-10 feet and doesn't feel that this issue would stop the approval process and can be addressed at Final approval. Mr. Cheney stated the canal sits 3-4 feet below the property and the FEMA map is the most current map that is available for this property. He feels that getting the FEMA map amended will take some time. Mr. Atwater noted that he feels confident that they will be able to get this resolved.

Ms. Spratley made a motion to forward a recommendation of approval to the City Council for Preliminary Architectural and Site Plan Review for the Mixed Use Development located at 220 North Main the eleven (11) conditions outlined by staff. Jesse Bell seconded the motion.

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

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

Mr. Astorga reported the next Planning Commission will be on May 5.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:55 p.m.

Sean Monson
Planning Commission Chairman

Commission Staff Report

Subject: Final Approval for the Cottages on Main P.U.D. (Formerly Bountiful Chase)
Author: City Engineer
Address: 1265 N, 1295 N Main Street
Date: May 5, 2020



Background

Ivory Development has completed the plat and construction drawings for the project and is requesting final approval for the 34 unit Cottages on Main P.U.D. Preliminary approval was granted by the City Council on January 28, 2020.

Analysis

As a review, the project is split into two phases, with the first consisting of 12 townhomes (four buildings w/ three units each) which front on to Main Street. The second phase includes 22 single family homes on the western portion of the property. Ivory has obtained its permit from UDOT for access, provided easement descriptions for the utilities that cross the western boundary of the project onto the City's property and addressed the access issue to the City's property by granting an access and utility easement in the northwest corner of the development.

Department Review

This memo has been reviewed by the City Engineer and the Planning Director.

Significant Impacts

The existing infrastructure for utilities and transportation have adequate capacity to serve this development.

Recommendation

- Staff recommends the Planning Commission forward a positive recommendation to the City Council for final approval of the Cottages on Main PUD with the following conditions:
 1. Complete the redline corrections for minor issues on the plats.
 2. Provide a current title report.
 3. Complete any minor redline corrections on the construction drawings.
 4. Obtain UDOT permits and approvals for construction.
 5. Obtain Davis County approval and permits for connection of the storm drain system to the Stone Creek channel.
 6. Enter into a maintenance agreement with Bountiful City for the storm drain and detention system, as required by City Ordinance.

7. Prepare a SWPPP, obtain all necessary storm water permits, and post a bond as is required by City Ordinance.
8. Post the required Bond and pay the fees as determined by the City Engineer.

Attachments

1. Copies of the Phase 1 and Phase 2 Plats.
2. Copy of the utility and grading plans.

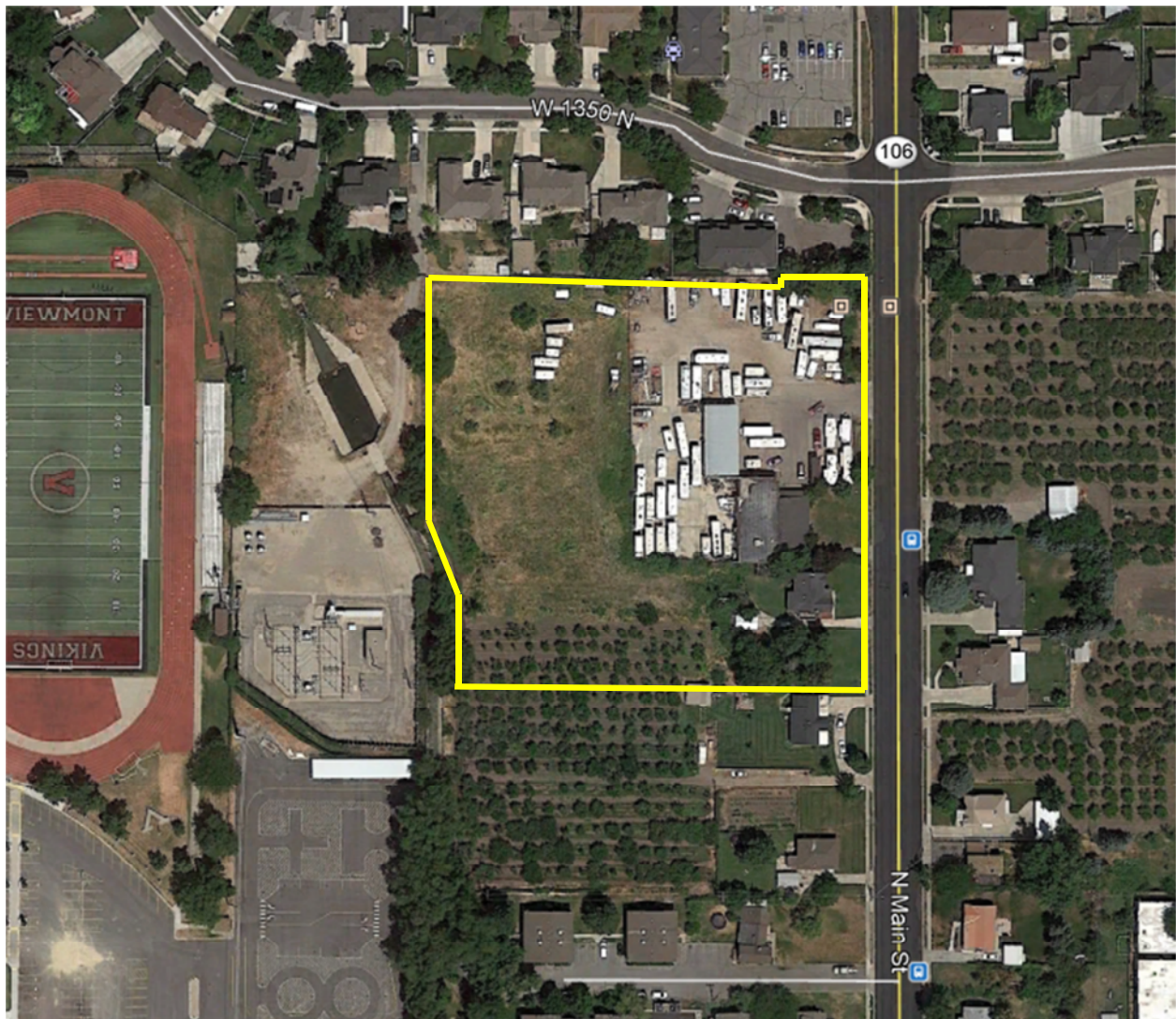
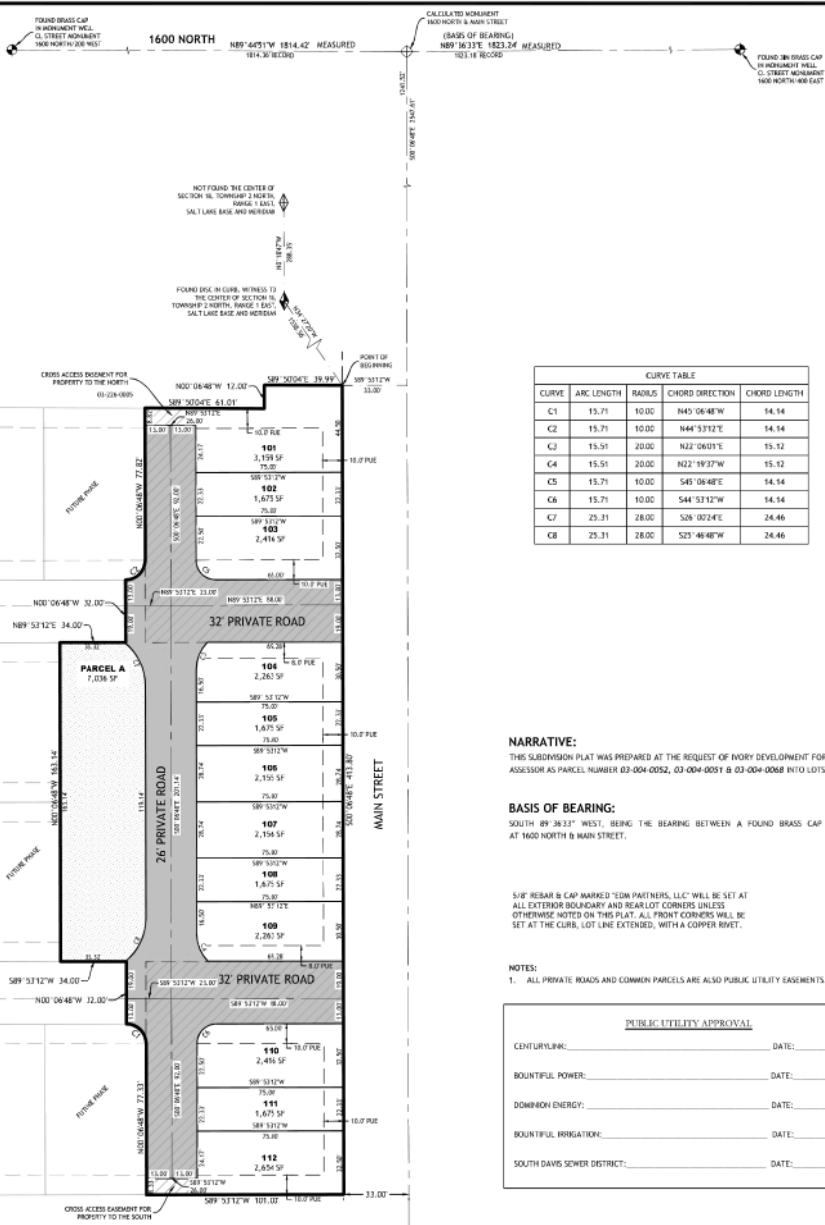


Figure 1 Aerial photo of the Cottages on Main location.

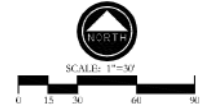


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	S45°06'48"W	14.14
C2	15.71	10.00	S44°53'12"E	14.14
C3	15.51	20.00	N22°00'01"E	15.12
C4	15.51	20.00	N22°19'37"W	15.12
C5	15.71	10.00	S45°06'48"E	14.14
C6	15.71	10.00	S44°53'12"W	14.14
C7	25.31	28.00	S26°02'24"E	24.46
C8	25.31	28.00	S25°46'48"W	24.46

COTTAGES ON MAIN PHASE 1

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH



SURVEYOR'S CERTIFICATE

I, TYLER E. JOHNS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 489830 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

COMMENCING AT A STREET MONUMENT FOUND AT THE INTERSECTION OF 1600 NORTH AND 400 EAST; THENCE S89°36'33"W 1823.48 FEET ALONG THE 1600 NORTH STREET CENTERLINE; THENCE S01°06'48"E 1241.92 FEET ALONG MAIN STREET CENTERLINE; THENCE S89°53'12"W 23.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET; AND THE TRUE POINT OF BEGINNING; SAID POINT ALSO BEING 534.27 FEET 158.84 FEET FROM A FOUND WITNESS MONUMENT WHICH LIES S01°18'47"E 288.35 FEET FROM THE CENTER OF SAID SECTION 18; AND RUNNING THENCE FROM SAID TRUE POINT OF BEGINNING ALONG SAID WESTERLY RIGHT OF WAY LINE S01°18'48"E 413.89 FEET; THENCE S89°53'12"W 101.00 FEET; THENCE N01°06'48"W 77.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF S45°06'48"W AND A CHORD DISTANCE OF 14.14 FEET; THENCE S89°53'12"W 34.00 FEET; THENCE N01°06'48"W 163.14 FEET; THENCE N89°53'12"E 34.00 FEET; THENCE N01°06'48"W 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 16.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF S44°53'12"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE N01°06'48"W 77.82 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS RD.; SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°50'48"E 61.01 FEET; THENCE N01°06'48"W 12.00 FEET; THENCE S89°50'48"E 39.99 FEET TO SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

CONTAINS 1.12 ACRES OR 48,948.06 SQ FT IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HERIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND DO HEREBY DEDICATE TO THE COTTAGES ON MAIN PHASE 1 PRIVATE ROADS, AND COMMON PARCELS, AND DO HEREBY GRANT INTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THEREON SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMBRILLAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 2019, CHRISTOPHER P. GAMBRILLAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

COTTAGES ON MAIN PHASE 1
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

DAVIS COUNTY RECORDER

RECORDED # _____
STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____ DAVIS COUNTY RECORDER

NARRATIVE:
THIS SUBDIVISION PLAN WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER 03-004-0052, 03-004-0051 & 03-004-0068 INTO LOTS AND STREETS AS SHOWN HEREON.

BASIS OF BEARING:
SOUTH 89°38'33" WEST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING AT 1600 NORTH & 400 EAST AND A CALCULATED MONUMENT AT 1600 NORTH & MAIN STREET.

5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAN. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER NAIL.

NOTES:

- ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.

PUBLIC UTILITY APPROVAL

CENTURYLINK: _____	DATE: _____
BOUNTIFUL POWER: _____	DATE: _____
DOMINION ENERGY: _____	DATE: _____
BOUNTIFUL IRRIGATION: _____	DATE: _____
SOUTH DAVIS SEWER DISTRICT: _____	DATE: _____

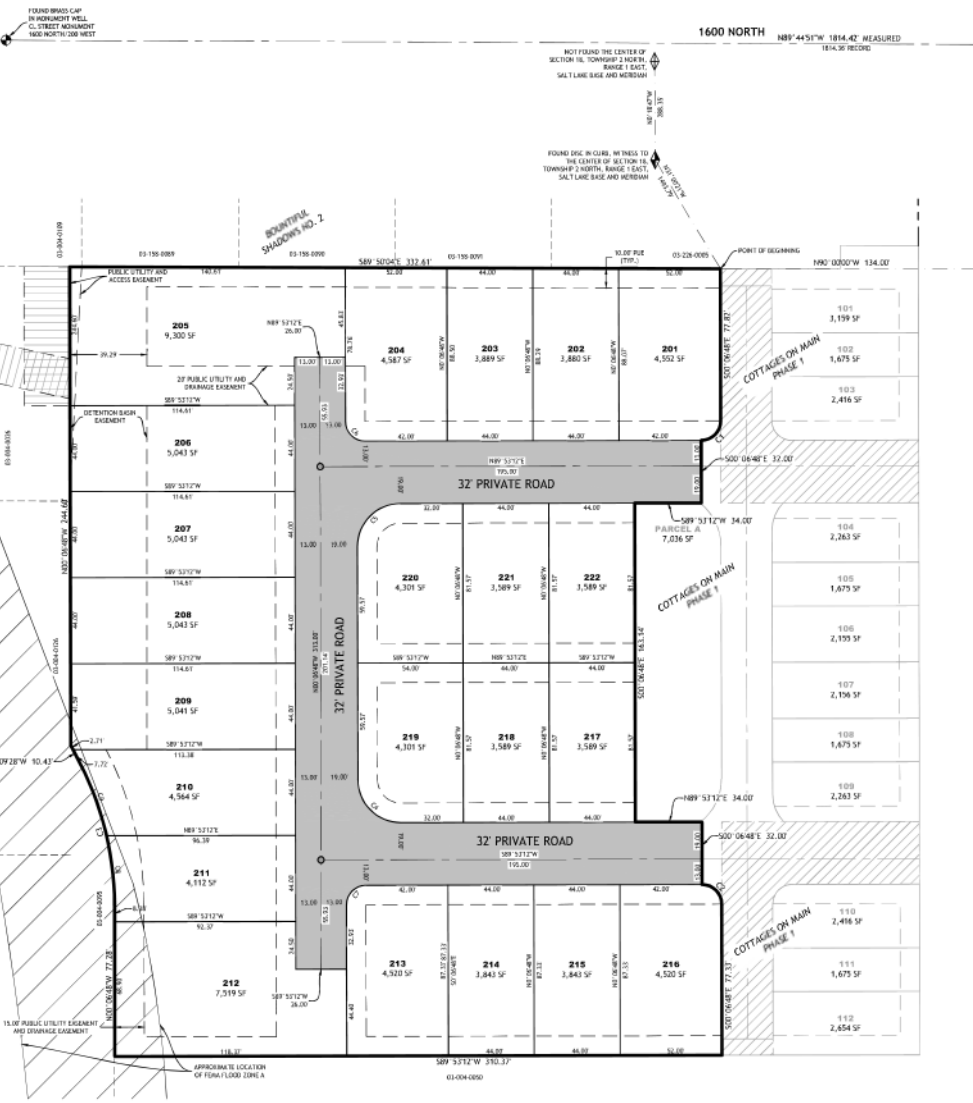
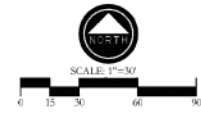
LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY TIE LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT SET
- COMMON AREA
- PRIVATE ROADWAY
- CROSS ACCESS EASEMENT

CITY ENGINEER APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____	CITY COUNCIL'S APPROVAL PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS _____ DAY OF _____, 20____.	PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20____ BY THE BOUNTIFUL CITY PLANNING COMMISSION.	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____.	DEVELOPER IVORY DEVELOPMENT 978 WOODDAK LANE SALT LAKE CITY, UT 84117 801-747-7000	EDM Partners LLC 2815 Egg 3300 South, Salt Lake City, UT 84109 (801) 315-4670 www.edmpartners.com
DATE _____ REVISIONS _____ BY _____ SKINNED _____ DATE _____	CITY RECORDER ATTEST: _____ MAYOR _____	PLANNING DIRECTOR _____ DATE _____	BOUNTIFUL CITY ATTORNEY _____		

COTTAGES ON MAIN PHASE 2

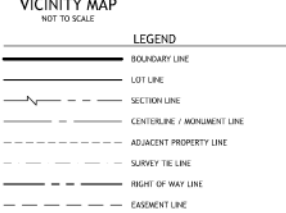
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH



CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	S44°52'12"W	14.54
C2	15.71	10.00	S45°06'48"E	14.54
C3	75.52	160.00	N13°38'59"W	74.82
C4	34.56	22.00	S45°06'48"E	31.11
C5	34.56	22.00	S44°52'12"W	31.11
C6	15.71	10.00	S45°06'48"E	14.54
C7	15.71	10.00	S44°52'12"W	14.54
C8	35.92	160.00	S4°32'47"E	35.85
C9	39.60	160.00	S30°04'05"E	39.49

- NOTES:**
- ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.
 - ALL EASEMENT INCLUDE EASEMENT FOR INSTALLATION AS WELL AS ACCESS.
 - ALL DRAINAGE AND DETENTION EASEMENTS ARE DRAINAGE AND ACCESS EASEMENTS IN FAVOR OF DAVIS COUNTY AND BOUNTIFUL CITY.

NARRATIVE:
THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER 03-004-0052, 03-004-0051 & 03-004-0058 INTO LOTS AND STREETS AS SHOWN HEREON.



SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4888730 AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
COTTAGES ON MAIN PHASE 2
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION
THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

COMMENCING AT A STREET MONUMENT FOUND AT THE INTERSECTION OF 1600 NORTH AND 400 EAST; THENCE S89°34'33"W 483.18 FEET ALONG THE 1600 NORTH STREET CENTERLINE; THENCE S00°06'48"E 1241.52 FEET ALONG MAIN STREET CENTERLINE; THENCE N90°00'00"W 154.00 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT ALSO BEING: S31°02'05"E 1492.79 FEET FROM A FOUND WITNESS MONUMENT WHICH LIES S00°18'42"E 288.35 FEET FROM THE CENTER OF SAID SECTION 18; AND RUNNING THENCE S00°06'48"E 77.82 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF S44°52'12"W AND A CHORD DISTANCE OF 14.14 FEET; THENCE S00°06'48"E 32.00 FEET; THENCE S89°33'12"W 34.00 FEET; THENCE S00°06'48"E 163.14 FEET; THENCE S89°53'12"W 310.33 FEET; THENCE S00°06'48"E 33.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF S45°06'48"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE S00°06'48"E 14.14 FEET; THENCE S00°06'48"E 77.33 FEET; THENCE S89°53'12"W 310.33 FEET; THENCE S00°06'48"E 33.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF N13°38'59"W AND A CHORD DISTANCE OF 74.82 FEET; THENCE N03°09'29"W 40.43 FEET; THENCE N03°06'48"E 344.60 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS NO. 2 SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°30'04"E 332.81 FEET TO THE POINT OF BEGINNING.

CONTAINS 2.81 ACRES OR 123,270.79 SQ.F.T IN AREA

OWNER'S DEDICATION
I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON TO BE HEREAFTER KNOWN AS:
COTTAGES ON MAIN PHASE 2
AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND RIGHTS-OF-WAY AS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO HEREBY GRANT UNTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREON TO INSTALL, USE, REPAIR, MAINTAIN, REPLACE OR REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THEREIN SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAWRYLIAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT
ON THE _____ DAY OF _____, 2019, CHRISTOPHER P. GAWRYLIAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC _____ COMMISSION NUMBER _____ SIGNATURE _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

COTTAGES ON MAIN PHASE 2
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

DAVIS COUNTY RECORDER
RECORDED # _____
STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF: _____
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
FEE _____
DAVIS COUNTY RECORDER

DATE	REVISIONS	BY	SIGNED	DATE

CITY ENGINEER
APPROVED BY THE BOUNTIFUL CITY ENGINEER,
THIS _____ DAY OF _____, 20____

CITY COUNCIL'S APPROVAL
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS _____ DAY OF _____, 20____

CITY RECORDER ATTEST: _____
MAYOR: _____

PLANNING COMMISSION
APPROVED THIS _____ DAY OF _____, 20____
BY THE BOUNTIFUL CITY PLANNING COMMISSION.

PLANNING DIRECTOR _____ DATE _____

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____ DAY OF _____, 20____

BOUNTIFUL CITY ATTORNEY _____

DEVELOPER
IVORY DEVELOPMENT
978 WOODDACK LAKE
SALT LAKE CITY, UT 84117
801-747-7000



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Planning Commission Staff Report

Subject: Cottages on Main Final Architectural and Site Plan Review for 12 Unit Multi-Family Townhome Residential Development
Author: Curtis Poole, City Planner
Address: 1265 and 1295 North Main Street
Date: May 5, 2020



Background

The Applicant, Ivory Development, is requesting Final Architectural and Site Plan approval for a 12 Unit Multi-Family Townhome Residential Development at 1265 and 1295 North Main Street.

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

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

Analysis

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

The proposal submitted by the Applicant shows the twelve (12) unit townhomes located adjacent to Main Street with the Single-Family homes behind. There will be two (2) drive approaches from Main Street, with the northern drive approach closed to vehicular traffic, which is a direction from UDOT, with an emergency "crash gate." The approaches will need to receive approval from UDOT prior to the Applicant applying for a building permit. The proposal also shows a horseshoe shaped road that will be owned and maintained by the Homeowners Association. This private road will loop the development from one approach to the other, with a connecting road behind the townhomes.

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

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

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

Regulation	Current Code	Proposal / DA Exhibit 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.

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

Department Review

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

Significant Impacts

The proposed development is in an area which has anticipated Multi-Family uses and the current infrastructure is adequate to handle the additional townhomes and Single-Family residences proposed.

Recommended Action

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

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

Attachments

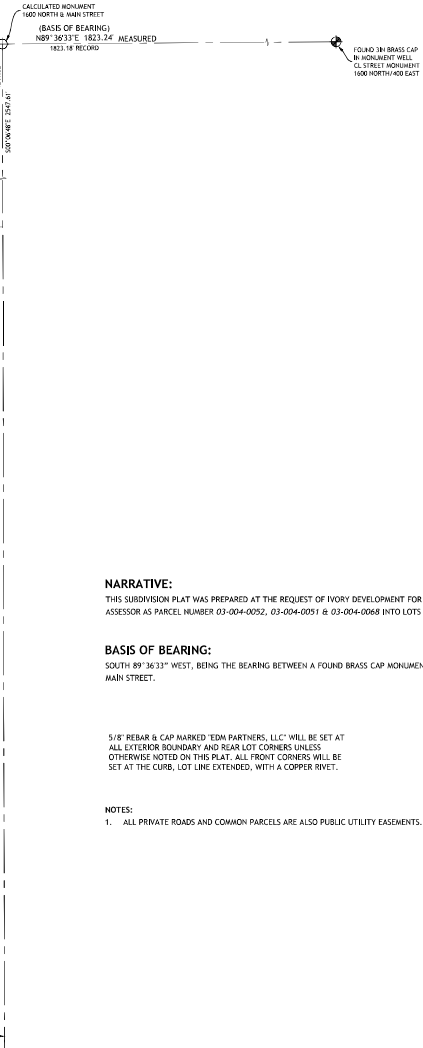
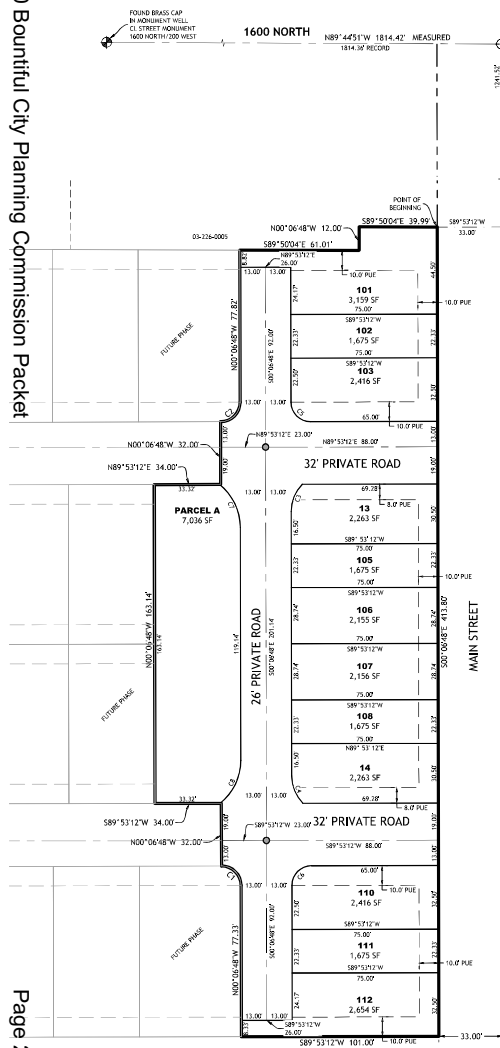
1. Aerial photo
2. Site and Utility Plans
3. Landscaping Plan
4. Floorplans
5. Building Elevations, Exterior Finish and Color Scheme

Aerial Photo



COTTAGES ON MAIN PHASE 1

PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH



NARRATIVE:

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF IVORY DEVELOPMENT FOR THE PURPOSE OF SUBDIVIDING THE PARCELS OF LAND KNOWN BY THE DAVIS COUNTY ASSESSOR AS PARCEL NUMBER 03-004-0052, 03-004-0051 & 03-004-0068 INTO LOTS AND STREETS AS SHOWN HEREOF.

BASIS OF BEARING:

SOUTH 89°36'33" WEST, BEING THE BEARING BETWEEN A FOUND BRASS CAP MONUMENTING AT 1600 NORTH & 400 EAST AND A CALCULATED MONUMENT AT 1600 NORTH & MAIN STREET.

5/8" REBAR & CAP MARKED "EDM PARTNERS, LLC" WILL BE SET AT ALL EXTERIOR BOUNDARY AND REAR LOT CORNERS UNLESS OTHERWISE NOTED ON THIS PLAT. ALL FRONT CORNERS WILL BE SET AT THE CURB, LOT LINE EXTENDED, WITH A COPPER RIVET.

NOTES:

1. ALL PRIVATE ROADS AND COMMON PARCELS ARE ALSO PUBLIC UTILITY EASEMENTS.

CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	15.71	10.00	N45°06'48"W	14.14
C2	15.71	10.00	N44°53'12"E	14.14
C3	15.71	10.00	S45°06'48"E	14.14
C4	15.71	10.00	S44°53'12"W	14.14

LEGEND

- BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE / MONUMENT LINE
- ADJACENT PROPERTY LINE
- SURVEY LINE
- RIGHT OF WAY LINE
- EASEMENT LINE
- EXISTING CONCRETE & ASPHALT
- EXISTING BUILDING
- FENCE LINE
- SECTION CORNER (FOUND)
- SECTION CORNER (NOT FOUND)
- ROAD MONUMENT
- PROPERTY MARKER (SET OR FOUND AS NOTED)
- ROAD MONUMENT SET

SURVEYOR'S CERTIFICATE
I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 493870 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:
COTTAGES ON MAIN PHASE 1
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.



BOUNDARY DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, UTAH AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MAIN STREET, SAID POINT BEING S89°36'33"W 1023.18 FEET ALONG THE 1600 NORTH STREET CENTERLINE AND S00°06'48"E 1241.52 FEET ALONG MAIN STREET CENTERLINE AND S89°53'12"W 33.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE; AND RUNNING THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE S00°06'48"E 413.80 FEET; THENCE S89°53'12"W 101.00 FEET; THENCE N00°06'48"W 77.33 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF N45°06'48"W AND A CHORD DISTANCE OF 14.14 FEET; N00°06'48"W 32.00 FEET; THENCE S89°53'12"W 34.00 FEET; THENCE N00°06'48"W 63.14 FEET; THENCE S89°53'12"E 34.00 FEET; THENCE N00°06'48"W 32.00 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, A DISTANCE OF 15.71 FEET; A CHORD DIRECTION OF N44°53'12"E AND A CHORD DISTANCE OF 14.14 FEET; THENCE N00°06'48"W 77.82 FEET TO THE SOUTHERLY BOUNDARY LINE OF BOUNTIFUL SHADOWS NO. 2 SUBDIVISION; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE S89°50'04"E 61.01 FEET; THENCE N00°06'48"W 32.00 FEET; THENCE S89°50'04"E 59.99 FEET TO SAID WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.
CONTAINS 1.12 ACRES OR 48,948.06 SQFT IN AREA

OWNER'S DEDICATION

I/WE, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREOF TO BE HEREAFTER KNOWN AS:

COTTAGES ON MAIN PHASE 1

AND DO HEREBY DEDICATE TO THE COTTAGES ON MAIN PHA ALL PRIVATE ROADS, AND COMMON PARCELS, AND DO HEREBY GRANT INTO EACH PRIVATE UTILITY COMPANY AND PUBLIC UTILITY AGENCY PROVIDING UTILITY SERVICES TO THIS PROJECT, A PERPETUAL NON-EXCLUSIVE EASEMENT IN ALL AREAS SHOWN HEREOF TO INSTALL, USE, KEEP, MAINTAIN, REPAIR AND REPLACE AS REQUIRED, UNDERGROUND UTILITY LINES, PIPES AND CONDUITS OF ALL TYPES AND APPURTENANCES THERETO SERVING THIS PROJECT.

NAME: CHRISTOPHER P. GAMVROULAS
TITLE: PRESIDENT OF IVORY DEVELOPMENT
IVORY DEVELOPMENT, LLC

LIMITED LIABILITY COMPANY ACKNOWLEDGEMENT

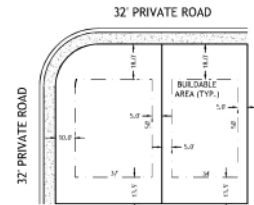
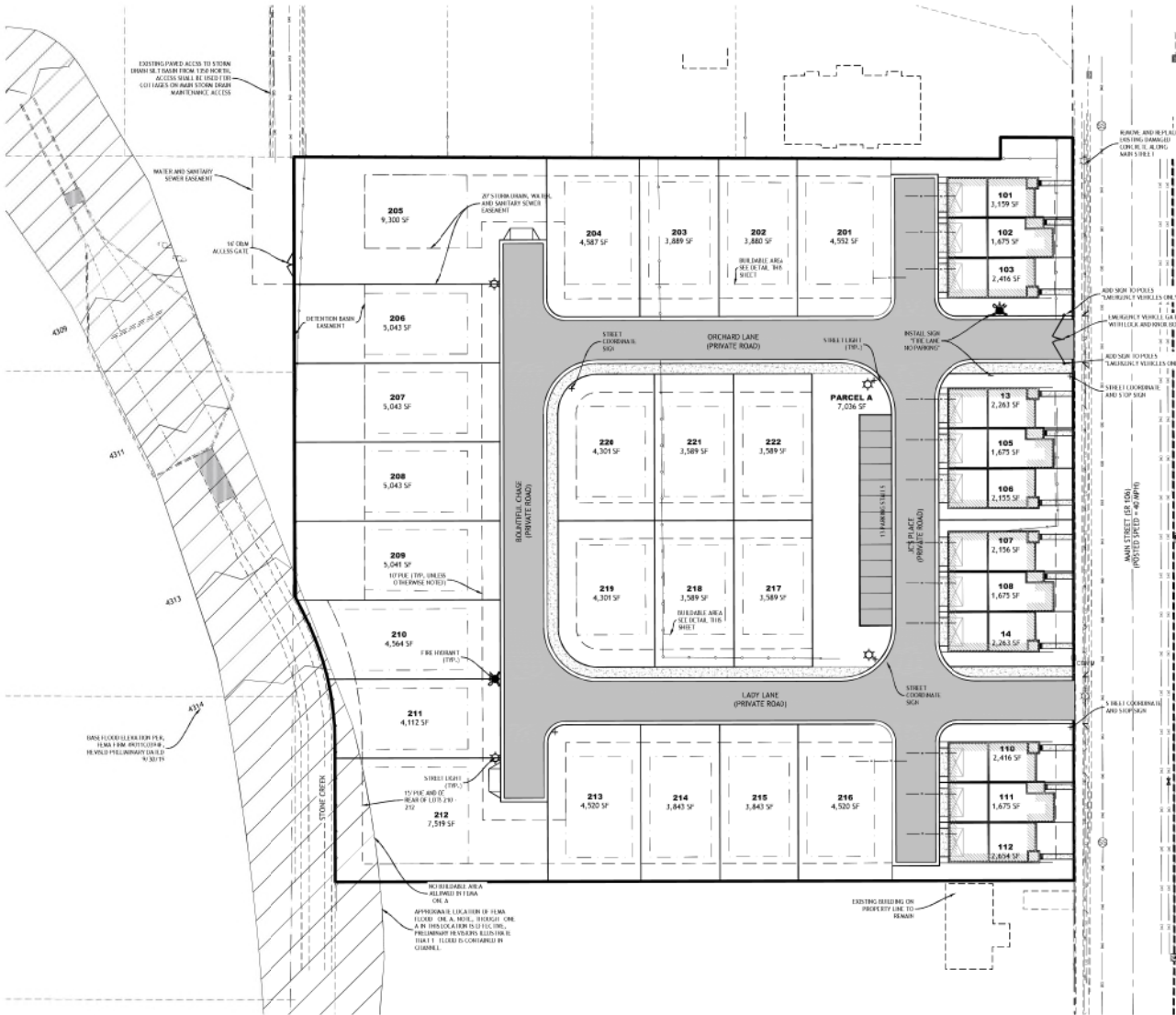
ON THE _____ DAY OF _____, 2019, CHRISTOPHER P. GAMVROULAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGES TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT, LLC, AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC: _____ COMMISSION NUMBER: _____ SIGNATURE: _____
A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES: _____

COTTAGES ON MAIN PHASE 1
PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 18,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH

SHEET 1 OF 1

<p>CITY ENGINEER APPROVED BY THE BOUNTIFUL CITY ENGINEER: THIS _____ DAY OF _____, 20____</p>	<p>PUBLIC UTILITY APPROVAL CENTURYLINK: _____ DATE: _____ BOUNTIFUL POWER: _____ DATE: _____ DOMINION ENERGY: _____ DATE: _____ BOUNTIFUL IRRIGATION: _____ DATE: _____ SD: DAVID SEWER DIST.: _____ DATE: _____</p>	<p>CITY COUNCIL'S APPROVAL PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH ON THIS _____ DAY OF _____, 20____</p>	<p>PLANNING COMMISSION APPROVED THIS _____ DAY OF _____, 20____ BY THE BOUNTIFUL CITY PLANNING COMMISSION.</p>	<p>APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 20____</p>	<p>DEVELOPER IVORY DEVELOPMENT 978 WOODDAK LANE SALT LAKE CITY, UT 84117 801-747-7000</p>	<p>EDM Partners LLC 2815 East 3300 South, Salt Lake City, UT 84109 (801) 365-4670 www.edmpartners.com</p>	<p>DAVIS COUNTY RECORDER RECORDED # _____ STATE OF UTAH, DAVIS COUNTY, RECORDED AND FILED AT THE REQUEST OF: DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ DAVIS COUNTY RECORDER</p>
<p>DATE: _____ REVISIONS: _____ BY: _____ SIGNED: _____ DATE: _____</p>	<p>DATE: _____</p>	<p>CITY RECORDER ATTEST: _____ MAYOR: _____</p>	<p>PLANNING DIRECTOR: _____ DATE: _____</p>	<p>BOUNTIFUL CITY ATTORNEY: _____</p>	<p>2815 East 3300 South, Salt Lake City, UT 84109 (801) 365-4670 www.edmpartners.com</p>	<p>2815 East 3300 South, Salt Lake City, UT 84109 (801) 365-4670 www.edmpartners.com</p>	<p>DATE: _____ TIME: _____ BOOK: _____ PAGE: _____ FEE: _____ DAVIS COUNTY RECORDER</p>

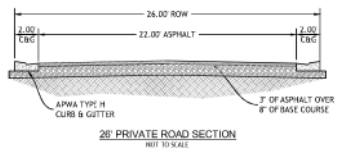


TYPICAL COTTAGE LOT SETBACKS
NOT TO SCALE

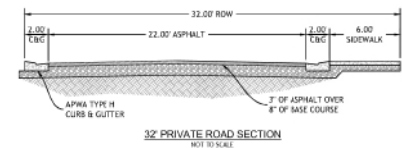


TYPICAL TOWN HOME DIMENSIONS
NOT TO SCALE


SEE PLAN NOTES:
1. PUBLIC UTILITIES: 12% NORTH MAIN STREET, 12% SOUTH MAIN STREET, 12% EAST MAIN STREET.




26' PRIVATE ROAD SECTION
NOT TO SCALE



32' PRIVATE ROAD SECTION
NOT TO SCALE



2815 E. 3900 S., Salt Lake City, UT 84109
(801) 385-4670 www.edmpartners.com




OWNER:
Ivory Development
9725 East Woodlands Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:
1. All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
2. All permitted irrigation improvements shall conform with the standards and specifications of Bountiful Irrigation.
3. All utility water improvements shall conform with the standards and specifications of Bountiful City.
4. All improvements in the public right of way shall conform with the standards and specifications of Bountiful City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to verify location and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 3 South, Range 1 West, 116th Elevation = 4296.24

PROJECT STATISTICS:

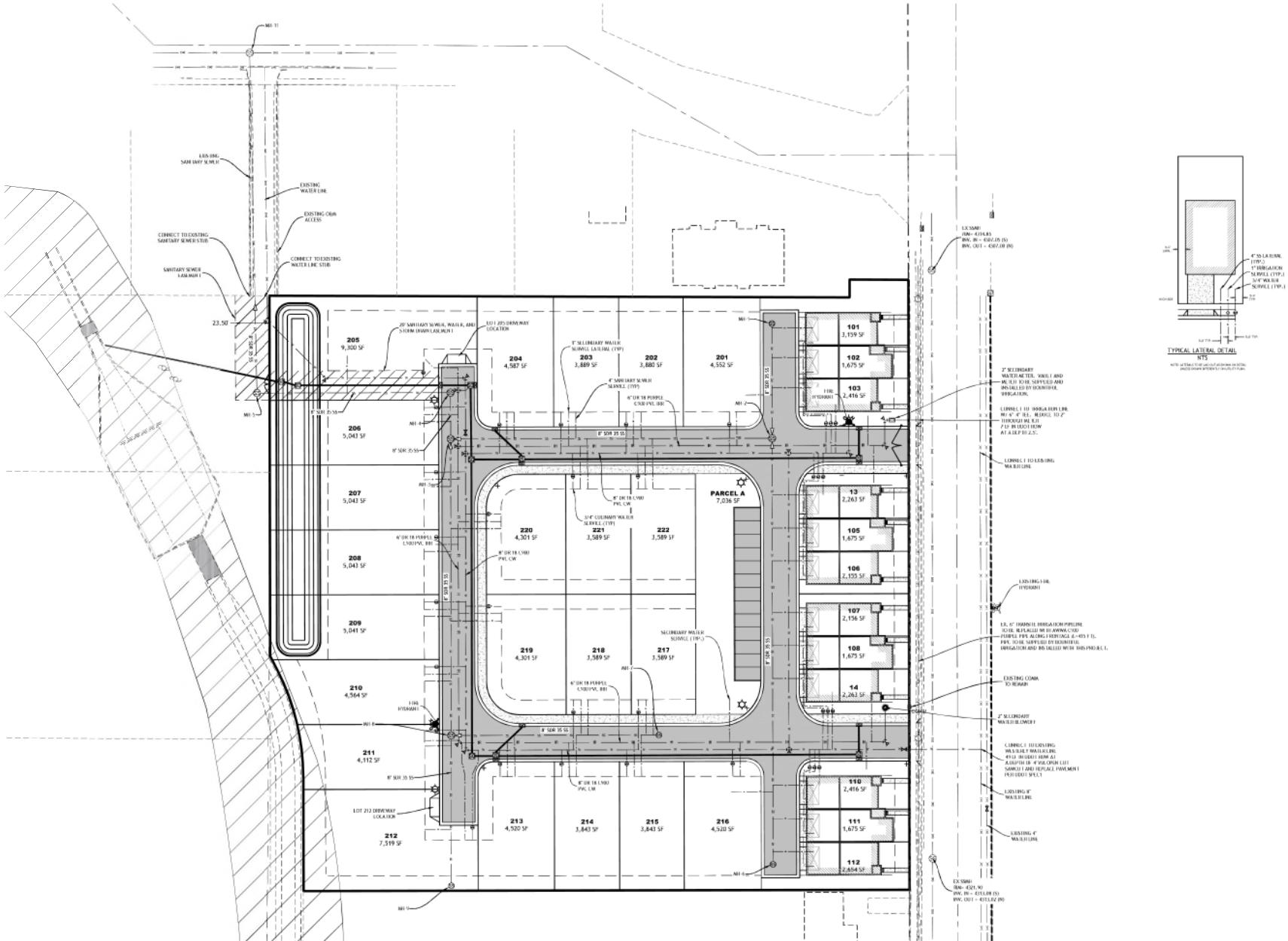
TOTAL PROJECT AREA	3.94 ACRES
TOWN HOMES	12
COTTAGE LOTS	22
TOTAL LOTS	34
DENSITY	8.63 UNITS/ACRE
PARKING STALLS	131 (3.85 STALLS/UNIT)



Cottages On Main
Phases 1-2
Site Plan

PROJECT:
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS:
No. DATE: REMARKS

DATE: March 19, 2020
SHEET NUMBER: O-3



2015 E. 3500 S. Salt Lake City, UT 84109
 (801) 305-4670 www.edmpartners.com

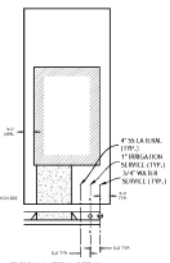


SCALE: 1" = 30'

OWNER:
 Ivory Development
 979 East Woodhull Lane
 Salt Lake City, UT 84117
 801-747-7000



- NOTES:
- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
 - All pressurized irrigation improvements shall conform with the standards and specifications of Bountiful Irrigation.
 - All curbside water improvements shall conform with the standards and specifications of Bountiful City.
 - All improvements in the public right of way shall conform with the standards and specifications of Bountiful City.
 - All private improvements shall conform to APWA standards and specifications.
 - Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
 - The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 3 South, Range 1 West, 118th Elevation = 4298.28



- NOTES:
- 2" SECONDARY WATER METER, W/ELI AND M-ELI, TO BE SUPPLIED AND INSTALLED BY DOMESTIC IRRIGATION.
 - LINE 1 TO IRRIGATION LINE BY 4" P.E. HOSE, 10' P.E. THROUGH THE 2" PIPERUN FROM AT A 45° TO 2:3.

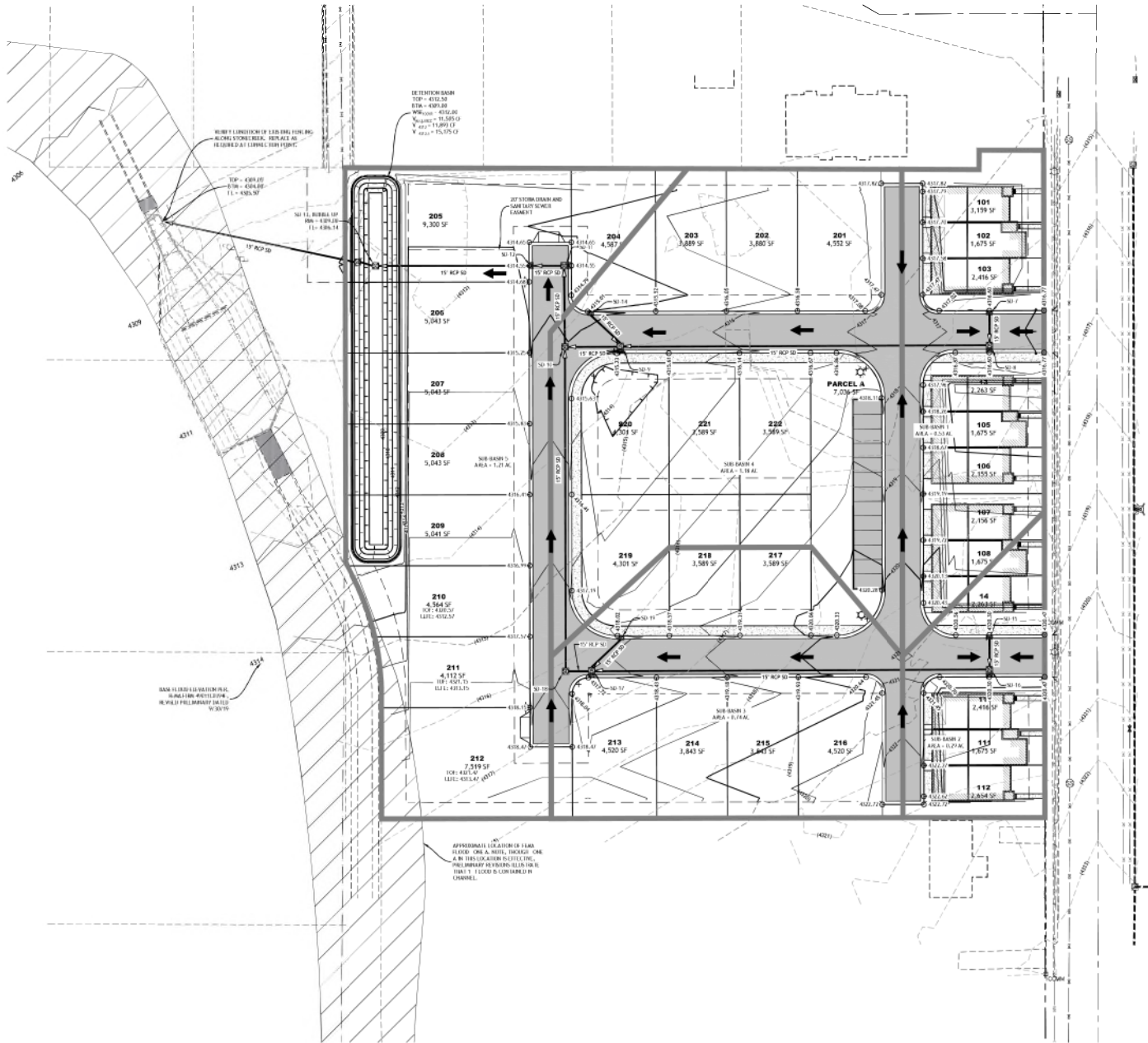


Cottages On Main
 Phases 1-2
 Utility Plan

PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: March 19, 2020

SHEET NUMBER:
O-4



- NOTES:
1. SITE DRAIN TO THE NORTH WEST. NO CONNECTION TO UDDY STORM DRAINAGE IS PROVIDED.
 2. PROJECT DESCRIPTION: THE BOUNTIFUL CHASE SUBDIVISION IS LOCATED AT APPROXIMATELY 1200 NORTH MAIN STREET IN BOUNTIFUL, UT. THE PROJECT WILL DEVELOP A 14M ACRES THAT IS CURRENTLY COMMERCIAL AND AGRICULTURAL LAND AND A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH A MIX OF SINGLE FAMILY DETACHED AND TOWNHOME LOTS WITH 16 FOOT LOTS.
 3. DRAINAGE SYSTEM: THE EXISTING DRAINAGE SYSTEM IN THE AREA CONSISTS OF A STORM DRAIN PIPE IN THE HOUSING UNITS ADJACENT TO THE PROJECT AND STORM CHUTE TO THE WEST. FOLLOWING RESIDENCE DEVELOPMENT THIS PROJECT WILL ADJUST THE GENERAL DIRECTION OF FLOW TOWARDS THE WEST AND DISCHARGE INTO STORM CHUTE.
 4. HYDROLOGY: TIME OF CONCENTRATION WAS CALCULATED BASED ON THE 10 YEAR RETURN PERIOD. AN INLET BY ANALOGY, THE INLET SHALL BE PROVIDED TO CALCULATE BASED ON THE 10 YEAR RETURN PERIOD. THE RAINFALL RATE IS 3.0 INCHES PER HOUR. THIS EVALUATION ASSUMES THE 300 YEAR STORM DURATION WHICH CREATES THE HIGHEST DESIGN FLOW RATE.
 5. HYDRAULICS: HYDRAULIC CALCULATIONS ARE PROVIDED FOR THE PIPES, 18 INCH DIAMETER PIPE USING THE ORIFICES SIZE WAS ALSO DETERMINED TO VERIFY THE PIPE CAPACITY WILL BE MET DURING A 300 YEAR STORM. PIPE SIZES WILL BE 12" THROUGHOUT THE PROJECT.
 6. DRAINAGE CONCEPT: IF A PARTICULATE THAT DURING A STORM EVENT UP TO 10 INCHES THAT FLOOD GENERATED FROM THE LOT WILL BE CONFINED TO AND BY THE EXISTING INFRASTRUCTURE. PAVED DURING A LONG STORM IT IS EXPECTED THAT THE WATER LEVEL WILL BE FULL AS ALL EXISTING INFRASTRUCTURE IS BUILT TO WITHSTAND A 100 YEAR STORM. DURING A 100 YEAR STORM IT IS ANTICIPATED THAT STORMWATER WILL BE DETAINED IN THE POND AND DISCHARGE TO THE STREET THROUGH A FLOW CONTROL DEVICE. THE DISCHARGE TO THE STREET SHALL BE 100% CONSISTENT WITH FEMA REGULATIONS THROUGHOUT UTAH.



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(801) 305-4670 www.edmpartners.com



SCALE: 1" = 30'

OWNER:
Ivory Development
972 East Woodlock Lane
Salt Lake City, UT 84117
801-747-7000



Utah's Number One Homebuilder

NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
2. All pre-irrigation improvements shall conform with the standards and specifications of Bountiful Irrigation.
3. All sanitary water improvements shall conform with the standards and specifications of Bountiful City.
4. All improvements in the public right of way shall conform with the standards and specifications of Bountiful City.
5. All permit requirements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 3 South, Range 1 West, 111th Elevation = 4298.28

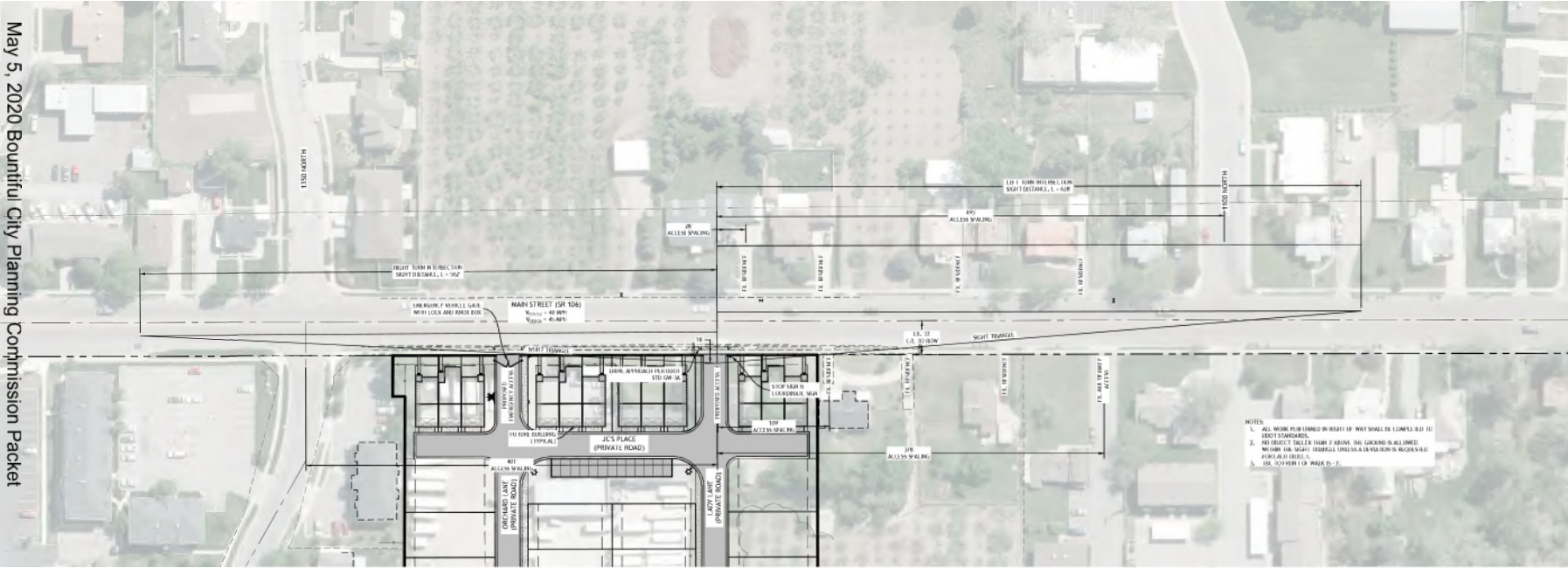


He. 38641
NICHOLAS M. HENGEL
3/19/20
STATE OF UTAH

Cottages On Main
Phases 1-2
Grading and Drainage Plan

PROJECT: _____
DRAWN BY: KMW
REVIEWED BY: NMM
REVISIONS: _____
No. DATE: _____ REMARKS: _____

DATE: March 19, 2020
SHEET NUMBER: O-5



NOTES

1. ALL WORK IS TO BE COMPLETED BY MAY 31, 2020.
2. ALL PRIVATE IMPROVEMENTS SHALL CONFORM TO APWA STANDARDS AND SPECIFICATIONS.
3. CONTRACTOR TO VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO BEGINNING WORK.
4. THE PROJECT BENCHMARK IS A BRASS CAP MARKING THE EAST QUARTER CORNER OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST, 116E, ELEVATION = 4399.78.

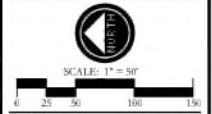
STANDARD UDOT NOTES

1. UDOT reserves the right, at its option, to install a reentrant island or restrict the access to a right-of-way right-of-way.
2. Work on the UDOT right-of-way is normally restricted from October 15 to April 15.
3. **NOV Work:** Work is not allowed on the right-of-way during the AM/PM peak hours (6:00 - 10:00 AM and 3:30 - 6:00 PM). Additional work restrictions or modifications may be imposed at the time of the reconstruction project.
4. Replace all pavement markings in kind (Type III) and paint wet pavement. Install all paint lines with personnel (paid application per UDOT Specification 6200). Pavement lines are not to exceed 1/8" as measured by UDOT's Infrared Crown.
5. All new pavement work, curves and outside markings within the right-of-way shall be in accordance with UDOT's Infrared Crown.
6. All new pavement work, curves and outside markings within the right-of-way shall be in accordance with UDOT's Infrared Crown.
7. All signs installed on the UDOT right-of-way must be high-visibility grade (Type III) and shall have a 10-10-10 base (brake oil) or UDOT 10-10-10 Standard Color.
8. Before commencing work on the State Right-of-Way, the general contractor is required to obtain an encroachment permit from the applicable Regional Permit Office (before working within the State right-of-way).
9. Removal costs allowed on the job.
10. For all utility work (read notes), see Section 80 per UDOT's current road design (SD-150-104) UDOT Spec: 0725.
11. All utility work within the pavement shall be in-kind.
12. For encroachment within the UDOT right-of-way, the contractor shall file with UDOT approved permit forms and conditions. Construction per UDOT Specs: 2750 and 2771.
13. Owner, designer, and contractor are responsible for any damage to the UDOT right-of-way that may be caused or indirectly caused by the construction activity.
14. Traffic signal installation or modification requires a separate warranty bond once the work has been completed and accepted. The contractor is responsible for having an independent inspection company to perform inspection services for all signal work completed. The cost of the UDOT approved contractor fee and consultant contract fee appropriate Regional Traffic Signal Engineer.
15. District concrete panel replacement is not allowed. When panels are removed, the entire panel is replaced per UDOT standards, specifications, and standard drawings.
16. Location and use of the concrete to prevent the spreading of other concrete panels and to avoid over cuts. Old cuts and spalls will require full panel replacement.
17. All above-ground features including utility poles, fire hydrants, boxes, etc. must be relocated out of the MOVD's clear zone or a minimum of 10' setback.

UDOT PERMIT APPLICATION NO. 101467



2815 E. 3300 S. Salt Lake City, UT 84109
 (801) 305-4670 www.edmpartners.com



OWNER:
 Ivory Development
 975 East Woodlands Lane
 Salt Lake City, UT 84117
 801-747-7000



- NOTES:**
1. All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
 2. All pressurized irrigation improvements shall conform with the standards and specifications of Beautiful Irrigation.
 3. All sanitary water improvements shall conform with the standards and specifications of Beautiful City.
 4. All improvements in the public right-of-way shall conform with the standards and specifications of Beautiful City.
 5. All private improvements shall conform to APWA Standards and Specifications.
 6. Contractor to verify the horizontal and vertical location of all utilities prior to beginning work.
 7. The project benchmark is a brass cap marking the East Quarter Corner of Section 22, Township 2 South, Range 1 West, 116E, Elevation = 4399.78.

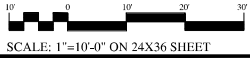


**Cottages on Main
 Phases 1-2**
 Access Details

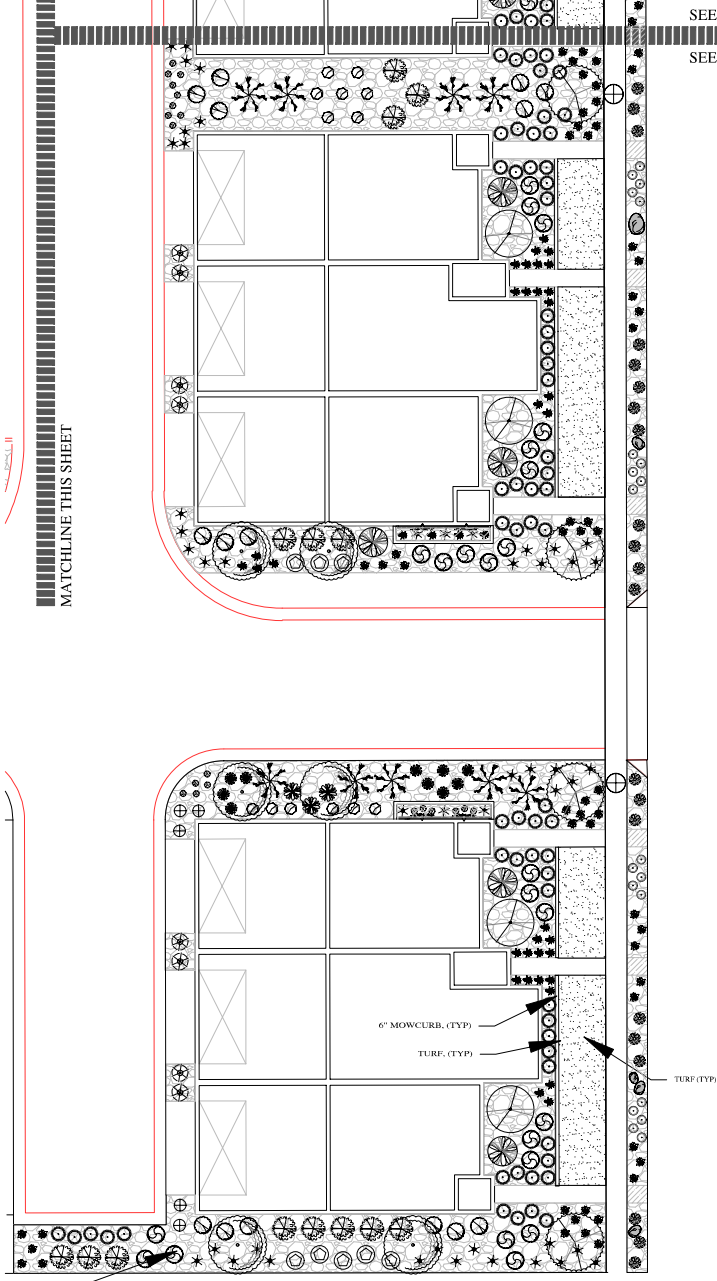
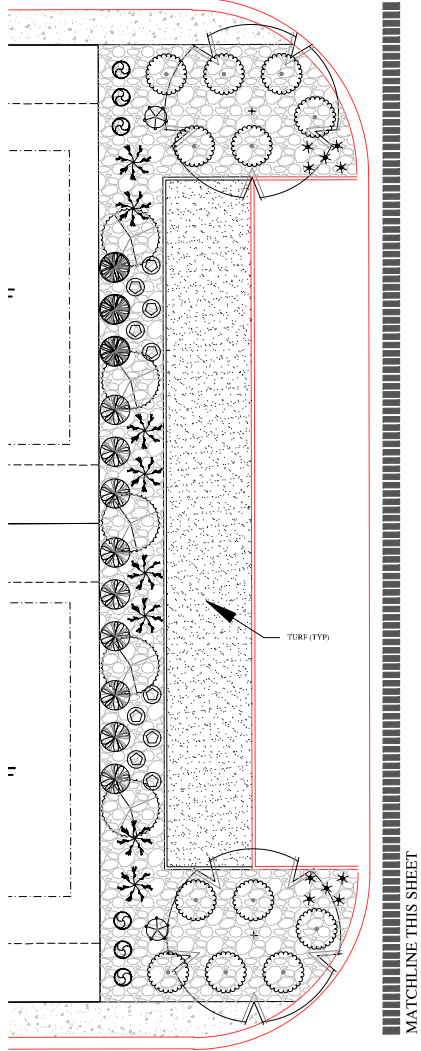
PROJECT:	
DRAWN BY:	KMW
REVIEWED BY:	NMM
REVISIONS:	
No. DATE	REMARKS

DATE: March 19, 2020

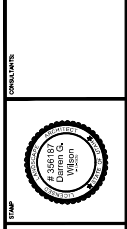
SHEET NUMBER:
DT-1



SCALE: 1"=10'-0" ON 24X36 SHEET



SEE SHEET 101
SEE SHEET 102

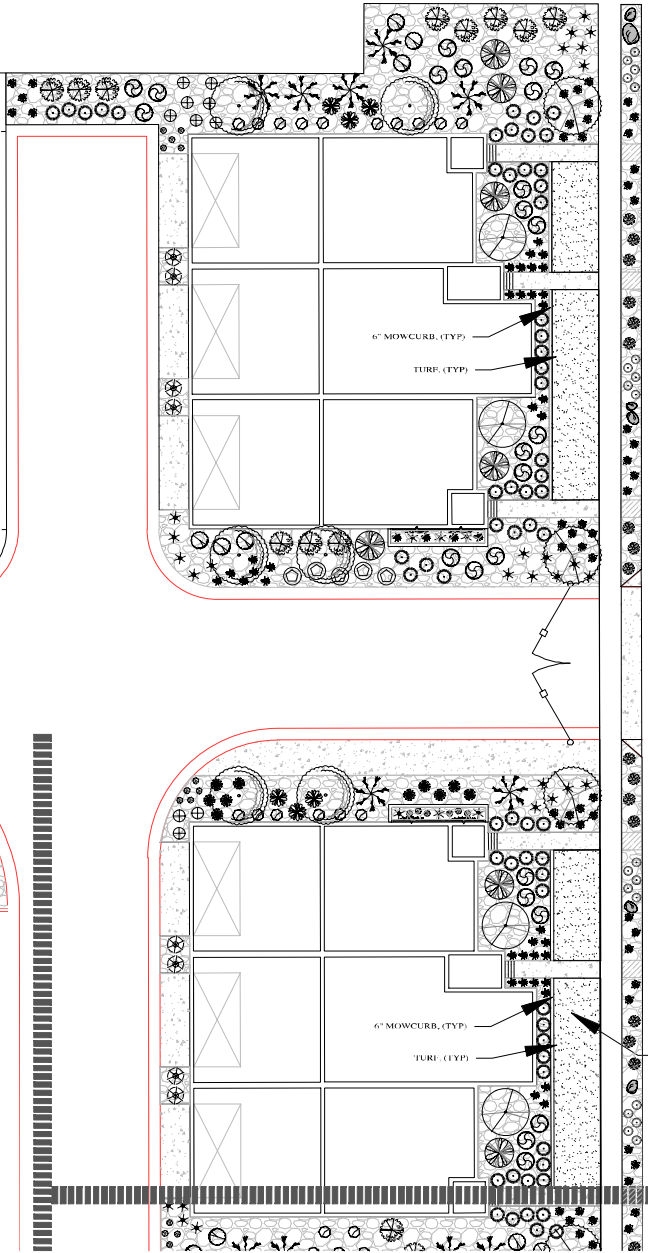


BOUNTIFUL COTTAGES
IVORY HOMES
BOUNTIFUL, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PLANTING PLAN

DRAWN BY: JCB
CHECKED: DGW
DATE: 4-13-2020
REVISIONS:
JOB NO.: 20-111
SHEET:

LS101



SEE SHEET 101
SEE SHEET 102

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	FAGUS SYLVATICA RED OBLISK PASTURE PEARL-BIRCH	2' CAL	8
	MALUS X 'ADIRONDACK' ADIRONDACK CRABAPPLE	2' CAL	12
	MALUS X 'ITSUWANOMI' RASPBERRY SPIN CRABAPPLE	2' CAL	12
	TILIA CORDATA GREENSPIRE GREENSPIRE LINDEN	2' CAL	2

DECIDUOUS SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII LEMONCELLO LEMON CELLO BERRYBERRY	5 GAL	21
	CORNUS SERICIA KILSEY KILSEY KAWWOOD	5 GAL	29
	HIBISCUS X 'CHURCHILL' CHURCHILL GIBBY DIA	5 GAL	51
	PRUNUS X 'ATROPICANOLA BLUE STEEL' BLUE STEEL RUSSIAN SAGE	5 GAL	15
	PHYSCALIS OPHIOPHILUS NANUS DWARF NINEBARK	5 GAL	27
	PRUNUS GLANDULOSA 'ROSA PLENA' ROSA PLENA ROSE	5 GAL	2
	RHUS AROMATICA 'GROW LOW' GROW LOW SHIMAC	5 GAL	12
	SPIRAEA JAPONICA 'MERCYANN' MERCYANN GOLDCHARM SPIREA	5 GAL	23

EVERGREEN SHRUB LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	BUXUS X 'GREEN VELVET' GREEN VELVET BOXWOOD	5 GAL	25
	JUNIPERUS HORIZONTALIS BLUE CHIP BLUE CHIP JUNIPER	5 GAL	24

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	DIENENTRA SPICATIBUS ALBA WHITE PAPERIS BELLEDSOULIART	1 GAL	9
	LECHNITIS PURPUREA 'PRARIE SPLENDOR' PRARIE SPLENDOR CONEFLOWER	1 GAL	57
	GLAUCO LINDHEIMERI 'TRIMON BUTTERFLIES' CRIMSON BUTTERFLIES WINDFLOWER	1 GAL	40
	HAKONERICHIA MACRA 'ATRIUM' 'GOLDEN VARIETATED HAKONERICHIA	1 GAL	20
	HEMEROCALLIS X 'APRICO SPARKLES' DUSTY	1 GAL	79
	HEMEROCALLIS X 'STELLA SUPREME' STELLA SUPREME DAYLILY	1 GAL	101
	HEMEROCALLIS X 'MIDNIGHT ROSE' CORAL RHILIS	1 GAL	36
	PENNSTETUM ALOPECUROIDES 'BURBUNDY BUNNY' BURBUNDY BUNNY DWARF FOUNTAIN GRASS	1 GAL	86
	PENNSTETUM ALOPECUROIDES 'HAMBLEN' HAMBLEN DWARF FOUNTAIN GRASS	1 GAL	172
	PENNSTETUM ORIENTALE 'KARLEY ROSE' KARLEY ROSE FOUNTAIN GRASS	1 GAL	18
	KENTUCKY BLUE GRASS (NORTH DAKOTA PARK STRIP)	3.1475' - 5.0'	5012

LANDSCAPE NOTES

1. LANDSCAPE MATERIALS ARE TO BE INSTALLED WITHIN THE SPECIFIED QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION. IF DISCREPANCIES EXIST, THE PLAN SHALL DICATE.
2. PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. NEW AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO BE INSTALLED PRIOR TO LANDSCAPE INSTALLATION. FURNISH PROPER WATERING OF ALL LANDSCAPE AREAS. REFER TO IRRIGATION PLANS FOR DETAILS.
4. NEW LAWN AREAS TO BE SOED WITH 100% KENTUCKY BLUEGRASS (MINIMUM OF 100% SEED VARIATION). ONE LEVEL ALL AREAS PRIOR TO LAYING SOE. SEE SOE LAYING NOTES FOR MORE INFORMATION.
5. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" IMPROVED SANDY LOAM TOPSOIL (INCLUDES 10% MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL) PRIOR TO SPREADING IN ALL NEW PLANTER AREAS. INSTALL 4" DEPTH OF SANDY LOAM TOPSOIL (INCLUDES 10% MIN. 15% HIGH GRADE DECOMPOSED ORGANIC MATERIAL MIXED INTO TOPSOIL) PRIOR TO SPREADING IN ALL NEW LAWN AREAS.
6. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING. SIDEWALKS OR OTHER PAVED AREAS, FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA.
7. 100% TYPED WOOD BARRIER FABRIC TO BE INSTALLED IN ALL ROCK MULCH AREAS. DO NOT INSTALL WOOD BARRIER FABRIC UNDER PERENNIALS, ANNUALS, GROUNDCOVERS AND AREAS TO RECEIVE WOOD MULCH.
8. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE CURB AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL EVENLY BROADCAST A SECOND APPLICATION OF 3.125-4.00 LBS PER 1000 SQ FT OF HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURERS RECOMMENDATIONS.
9. IF HIGH WINDS ARE FREQUENT ON SITE, ALL TREES TO BE STAKED AT TIME OF PLANTING. SEE DETAILS FOR SPECIES. REMOVE STAKING WITHIN FIRST YEAR OR WHEN TREES ARE ESTABLISHED.
10. SEE ARCHITECT AND CIVIL PLANS FOR ALL BUILDING AND SITE INFORMATION.

SOD LAYING NOTES

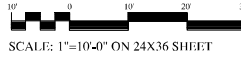
1. LAY SOE WITHIN 24 HOURS OF RECEIVING.
2. LAY SOE IN ROWS WITH JOINTS STAGGERED. BUTT SECTIONS CLOSELY WITHOUT OVERLAPPING OR LEAVING GAPS BETWEEN SECTIONS. CUT OFF EXCESS GRASS OR TRIM SECTIONS WITH A SHARP KNIFE.
3. LAY SOE FLUSH WITH ADJOINING EXISTING SOEDED OR PAVED SURFACES.
4. AFTER SOEING HAS BEEN COMPLETED, ROLL HORIZONTAL SECTIONS IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER WITH A 150 POUND SOE ROLLER. ROLL AND ROLL-ROLL AREAS WITH DISPOSITIONS, TURNS OR OTHER IMPEDIMENTS. GRAVEY ROLLING TO CORRECT TIGHT JUNCTIONS IN GRASS IS NOT PERMITTED.
5. WATER ALL SOEDED AREAS IMMEDIATELY AFTER SOE LAYING TO OBTAIN MOISTURE PENETRATION THROUGHOUT THE TOP 4" OF FIBROSE.
6. PROVIDE ADEQUATE PROTECTION OF SOEDED AREAS AGAINST TRESPASSING, EROSION AND DAMAGE OF ANY KIND. REMOVE THIS PROTECTION AFTER SOEDED AREAS HAVE BEEN ACCEPTED BY THE OWNER.
7. REPAIR DAMAGED AREAS AT NO ADDITIONAL COST TO OWNER.

VINE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	CLIMATIS X 'JACKMANT' JACKMANT CLIMATIS	5 GAL	4
	LONICERA AMPERBERIENSIS 'MAGNIFICA' TRUMPET HONEYBUCKLE	5 GAL	4

HARDSCAPE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	SIZE	QTY
	1/4" x 1/2" SLAB STONE (CRUSHED) PICKS FROM NORTH SANDSTONE OR OWNER APPROVED EQUIVALENT DEPTH	VARIES	12.775 SQ. FT.
	FLAOSTONE 1" THICK BY 18" MIN. DIAMETER QUARTZITE GRAY IN COLOR	VARIES	12' SQ. FT.



BOUNTIFUL COTTAGES
IVORY HOMES
BOUNTIFUL, UTAH
PRELIMINARY PLAN - NOT FOR CONSTRUCTION

PLANTING PLAN

DRAWN BY: JCB
CHECKED: DCW
DATE: 4-13-2020
PROJECT NO.:
JOB NO.: 20-111
SHEET: LS102

- FLOOR PLAN NOTES**
- CEILING HEIGHTS AT OR ABOVE 8'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" (UNFRAMED)
 - CEILING HEIGHTS AT OR ABOVE 8'-0" WILL HAVE A WINDOW HEAD HEIGHT OF 8'-0" (UNFRAMED)
 - ANY EXTERIOR SHELF BELOW WINDOW SILL SHALL BE 1/8" AWAY 1/4" PER FOOT. APPLY ELASTOMERIC SEALANT TO JOINTS.
 - DIMENSIONS ON FLOOR PLAN ARE TO FLOOR FRAMING (UNLESS NOTED OTHERWISE)
 - ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING (UNLESS NOTED OTHERWISE)
 - ALL UNFINISHED PARTITIONS ARE 4" THICK (UNLESS NOTED OTHERWISE)
 - SEE GENERAL NOTES FOR GARAGE SEPARATION REQUIREMENTS

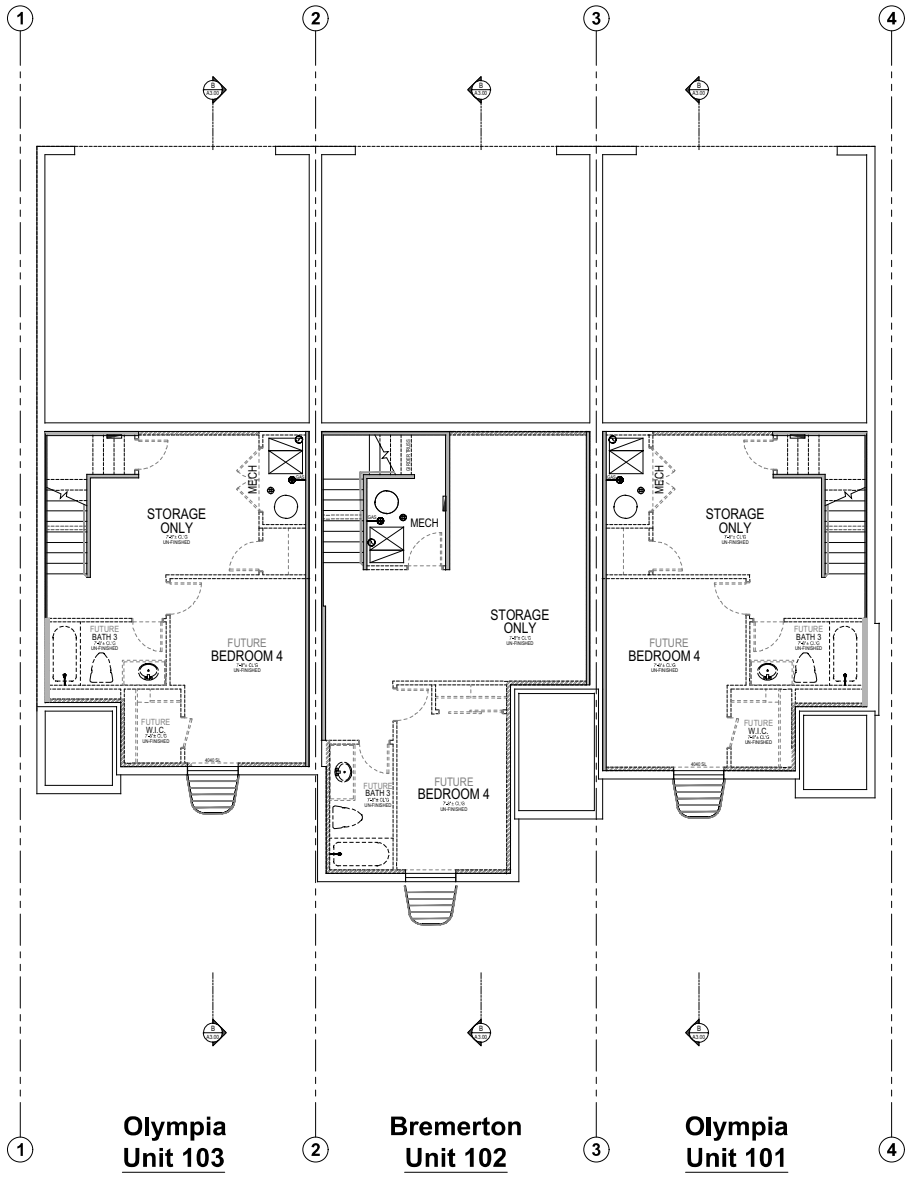
WALL LEGEND

2 X 4 WALL	[Symbol]
2 X 6 WALL	[Symbol]
DOUBLE 2 X 4 WALL	[Symbol]
NON-STRUCTURAL WALL THAT CAN BE REMOVED FOR FUTURE USE	[Symbol]
1" INSUL. BLANKET ATTACHED TO FIN. WALL	[Symbol]
WINDOFT EXTERIOR VENEER	[Symbol]
FULL HEIGHT EXTERIOR VENEER	[Symbol]

FOCUS
 ARCHITECTURE
 1000 N. 1000 E. SUITE 100
 OGDEN, UT 84403
 (435) 765-1000
 www.focusarch.com

PROJECT NUMBER
 20-0063

May 5, 2020 Bountiful City Planning Commission Packet



Page 27 of 138

BASEMENT FLOOR PLAN
 SCALE: 1/4" = 1'-0"

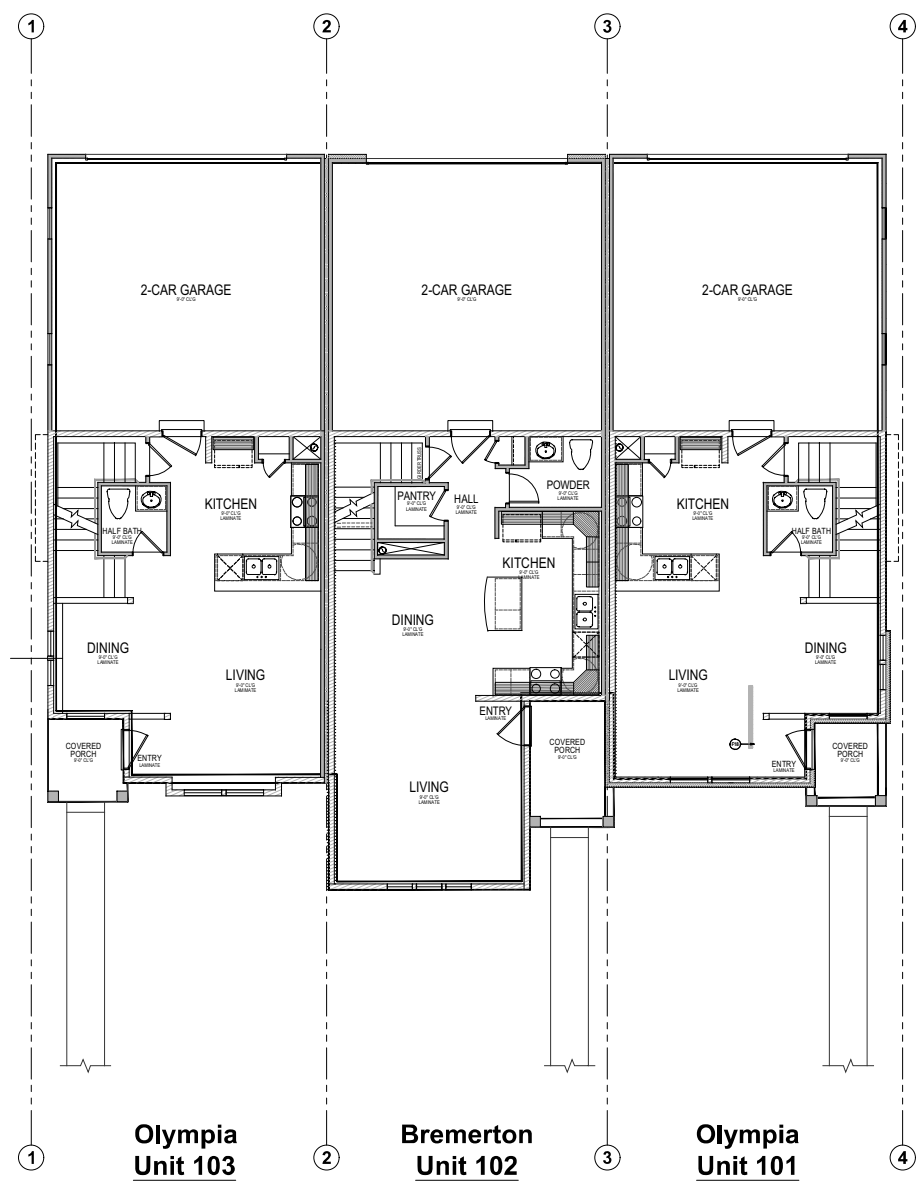
Bountiful Chase
 Main Street, Bountiful, Utah

Building #
1

Units:
101-103

Drawn	3/30/20
Revised	3/30/20
Printed	3/30/20

Drawn By: [Signature] Sheet #
 VH A1.00



**Olympia
Unit 103**

**Bremerton
Unit 102**

**Olympia
Unit 101**

FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

Bountiful Chase
Main Street, Bountiful, Utah

Building #
1
Units:
101-103

Drawn: 3/30/20
Revised: 3/30/20
Printed: 3/30/20
Drawn By: Sheet #
VH A1.01

- FLOOR PLAN NOTES**
- SEE SHEET 101 FOR NOTES ON WALLS, WINDOWS & DOORS
 - SEE SHEET 101 FOR NOTES ON WALLS, WINDOWS & DOORS
 - WALLS HAVE A FINISH OF 5/8" GYPSUM BOARD ON BOTH SIDES OF FRAMING
 - INTERIOR DOORS ARE 2 1/4" THICK WITH 1 3/4" RISE AT TOP
 - INTERIOR DOORS ARE 2 1/4" THICK WITH 1 3/4" RISE AT TOP
 - ALL PARTITIONS ARE CONSIDERED TO BE OF FRAMING LUNGE
 - ALL ANGLES ARE 90 DEGREES UNLESS NOTED OTHERWISE
 - SEE GENERAL NOTES FOR FINISHES & MATERIALS

WALL LEGEND

2 X 4 WALL	[Symbol]
2 X 6 WALL	[Symbol]
2 X 8 WALL	[Symbol]
2 X 10 WALL	[Symbol]
2 X 12 WALL	[Symbol]
2 X 14 WALL	[Symbol]
2 X 16 WALL	[Symbol]
2 X 18 WALL	[Symbol]
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2 X 92 WALL	[Symbol]
2 X 94 WALL	[Symbol]
2 X 96 WALL	[Symbol]
2 X 98 WALL	[Symbol]
2 X 100 WALL	[Symbol]

FOCUS
 CONSULTING ARCHITECTS
 1000 WEST 1000 SOUTH
 SALT LAKE CITY, UT 84119
 (801) 466-1000
 PROJECT NUMBER
 20-0063



Olympia Unit 103

Bremerton Unit 102

Olympia Unit 101

SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

Building #
1
 Units:
101-103

Drawn: 3/20/20
 Revised: 3/20/20
 Printed: 3/20/20
 Drawn By: [Signature]
 Sheet #
A1.02



Fascia/Soffit/Windows
White

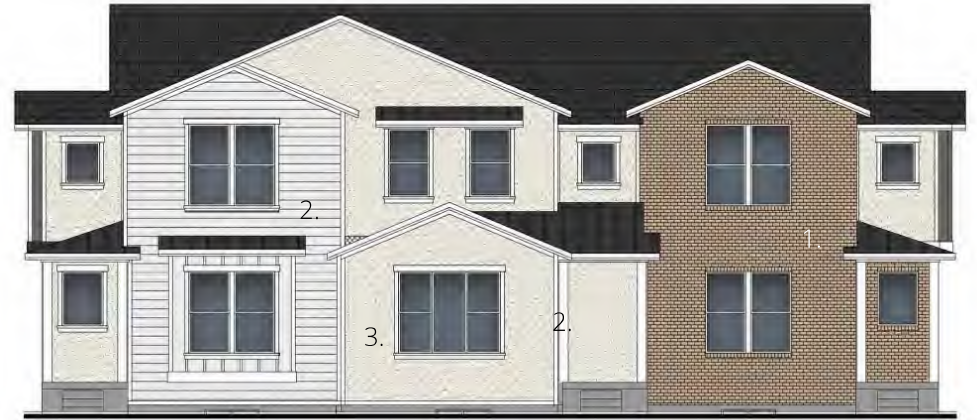


Moire Shingle

	Interstate Brick Old Virginia	Trim (siding/stucco) SW 7008 Alabaster	Siding SW 7036 Accessible Beige	Stucco SW 7018 Dovetail	Siding SW 6236 Grays Harbor	Front Door SW 6233 Samovar Silver
1.		2.	3.	4.	5.	6.



TOWNHOME ELEVATIONS color option 1



Fascia/Soffit/Windows
White

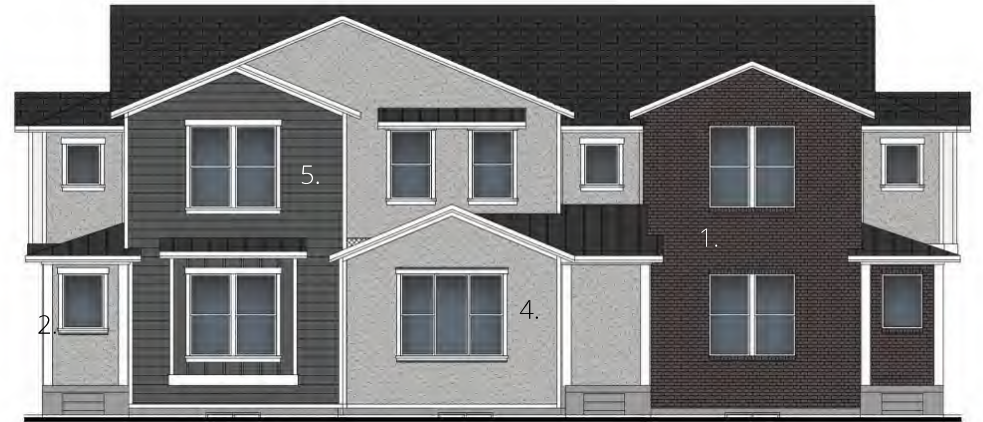


Moire Shingle

	Siding/Trim (siding/stucco) SW 7008 Alabaster	Stucco SW 7036 Accessible Beige	Siding SW 7046 Anonymous	Front Door SW 2848 Roycroft Pewter
1. Interstate Brick Golden-Buffer	2.	3.	4.	5.



TOWNHOME ELEVATIONS color option 2



Fascia/Soffit/Windows
White



Moire Shingle

	Interstate Brick Ebony	Trim (siding/stucco) SW 7005 Pure White	Siding SW 9166 Drift of Mist	Stucco SW 7017 Dorian Gray	Siding SW 7019 Gauntlet Gray	Front Door SW 6233 Samovar Silver
1.		2.	3.	4.	5.	6.



TOWNHOME ELEVATIONS color option 3

Planning Commission Staff Report

Subject: Bountiful Cottages on Main Conditional Use
Permit for 22 Single-Family Dwellings
Author: Francisco Astorga, AICP, Planning Director
Address: 1265 and 1295 North Main Street
Date: May 5, 2020



Background / Proposal

The Applicant, Ivory Development, submitted a Conditional Use Permit (CUP) for the construction of 22 single-family dwellings at approximately 1265/1295 North Main Street. The Residential Multiple Family (RM-13) Zone lists new single-family dwellings as a conditional use.

On October 8, 2019 the site was rezoned from General Commercial (C-G) to RM-13 subject to a Development Agreement with limitations on density and subdivision layout. The Agreement capped the density to 34 units consisting of no more than 22 single-family dwellings and 12 townhouses, instead of allowing 51 multi-family units. The site is to be developed consistent with Exhibit B of the Development Agreement which reduced setbacks and landscaping requirements based on the layout and size of each unit/lot.

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

Analysis

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

Standards applicable to conditional uses include the consideration of:

1. The location of the proposed use in relationship to other existing uses in the general vicinity.
2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;

- The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.

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

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

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

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

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

Department Review

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

Significant Impacts

The proposed development is in an area with current infrastructure adequate to handle the proposal.

Recommended Action

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

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

Attachments

- Applicant’s Narrative
- Development Agreement

- **How does your proposed project fit in with surrounding properties and uses?**

The project transitions from town homes off of Main Street which is bordered by a commercial office park to the north and an existing home to the south to single-family cottage homes going west near the existing single-family homes to the north. This project provides a nice transition and buffer from main street going west. The project also eliminates the existing Bountiful RV facility changing the use to a residential use that is more complimentary to the surrounding uses rather than an RV lot and older facility.

- **In what ways does the project not fit in with surrounding properties and uses?**

The existing single-family home to the south does not fit in with the proposed town homes. However, this property has development potential in the future and may become compatible at a later time.

- **What will you do to mitigate the potential conflicts with surrounding properties and uses?**

We plan to provide high quality craftsmanship and elevations on our homes and plan to provide great landscaping with street trees that compliments the area. There is also no road traffic that goes into the subdivision to the north.

WHEN RECORDED, PLEASE RETURN TO:

Bountiful City
C/O City Attorney
790 South 100 East
Bountiful, Utah 84010

DEVELOPMENT AGREEMENT BETWEEN BOUNTIFUL CITY AND IVORY DEVELOPMENT, LLC

THIS DEVELOPMENT AGREEMENT ("Agreement") is made and entered into as of this ____ day of September, 2019, by and between and BOUNTIFUL CITY, a municipal corporation of the State of Utah ("City") IVORY DEVELOPMENT, LLC, a Utah limited liability company ("Owner").

RECITALS

WHEREAS, Owner owns approximately 3.94 acres of real property located at approximately 1262 and 1295 North Main Street, Bountiful, Utah ("Property") more particularly described in Exhibit "A", which is attached hereto and incorporated by this reference; and

WHEREAS, the Property is currently zoned General Commercial (C-G); and

WHEREAS, Owner desires to develop the Property in manner consistent with a residential zoning designation and presented a conceptual site plan for the Property consisting of twenty-two (22) single family homes, twelve (12) townhomes, and improved open space ("Proposed Development"), a copy of which is attached hereto as Exhibit "B" and incorporated by this reference; and

WHEREAS, Owner submitted an application requesting an amendment to the Bountiful City Zoning Map changing the zoning designation for the Property from C-G to Residential Multiple Family (RM-13), a copy of the current zoning map and the proposed zoning map is attached hereto as Exhibit "C" and incorporated by this reference; and

WHEREAS, after a duly noticed public hearing before the Bountiful City Planning Commission and considering concerns expressed at the public hearing, the Planning Commission forwarded a positive recommendation for approval of the zone change request contingent upon approval of a development agreement limiting the density on the Property, providing a subdivision layout with appropriate housing product along Main Street, and require Owner to develop the Property in a manner that is substantially the same as the Proposed Development; and

WHEREAS, after a duly noticed public hearing before the Bountiful City Council and considering concerns expressed by the public as well as the recommendation of the Planning Commission voted to approve the zone change request contingent upon this Agreement between the Parties; and

WHEREAS, the City, pursuant to Utah Code Annotated 10-9a-101 et seq., the City Council has considered Owner's request and Proposed Development and finds that approval, conditioned upon this Agreement and the terms and conditions set forth herein, and finds the zone change is consistent with the General Plan and in the best interests of the health, safety, and welfare of the City.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Owner hereby agree as follows:

TERMS AND CONDITIONS

1. **Incorporation of Recitals.** The recitals are hereby incorporated as part of this Agreement.
2. **Owner's Undertakings.** In exchange for and conditioned upon City's performance of City's Undertakings contained herein, Owner Agrees to the following:
 - a. **Limitation on Density and Subdivision Layout .** Notwithstanding the allowable densities contained in the RM-13 zone, the total number of allowed units for the Property shall be limited to no more than thirty-four (34) total units consisting of no more than twenty-two (22) single family homes, no more than twelve (12) townhomes, and improved open space. The Property shall be developed in a manner substantially similar to the Proposed Development as further described in Exhibit "B". The townhomes shall front Main Street, a transportation corridor and are intended to provide appropriate housing product and density along the transportation corridor. The townhomes will also serve as a buffer between Main Street and the improved open space and the single family homes.
 - b. **Housing Product.** Both the single family homes and townhomes shall be constructed using materials and elevations of equal workmanship and design of those depicted in Exhibit "D", which is attached hereto and incorporated by this reference. The images in Exhibit D are not actual depictions Housing Product.
3. **City's Undertakings.** In exchange for and conditioned upon Owner's performance of Owner's Undertakings contained herein, the City agrees amend the Bountiful City zoning map designation of the property from General Commercial (C-G) to Multiple Family Residential (RM-13).
4. **Compliance with City Codes and Regulations.** Nothing in this Agreement shall be deemed to relieve it from the obligation to otherwise comply with all applicable laws and requirements of the City necessary for the development of the Property.
5. **Reserved Legislative Powers.** Nothing in the Agreement shall limit the exercise of the police power by the City in enacting zoning, subdivision, development, transportation, environmental, open space and land use plans, policies, ordinances and regulations after the date of this Agreement, provided that the adoption and exercise of such power shall not restrict Owner's rights to develop the Property as provided herein.
6. **Agreement to Run with the Land.** This Agreement shall be recorded in the Office of the Davis County Recorder, shall be deemed to run with the Property, shall encumber the same, and shall be binding on and inure to the benefit of all successors and assigns of Owner in the ownership or development of any portion of the Property.
7. **Assignment.** This Agreement cannot be assigned to any other party, individual or entity without also assigning the responsibilities hereunder.

8. **Notices.** Any notices, requests, or demands required or desired to be given hereunder shall be in writing and should be delivered personally to the party for who intended, or, if mailed by certified mail, return receipt requested, postage prepaid to the parties as follows:

Owner: Ivory Development, LLC
Attn:
978 East Woodoak Lane
Salt Lake City, Utah 84117

City: Bountiful City
Attn: City Manager
790 South 100 East
Bountiful, Utah 84010

9. **Counterparts; Electronic Signatures.** This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, and all of which when taken together shall constitute one and the same document and agreement. A copy or electronic transmission of any part of this Agreement, including the signature page, shall have the same force and effect as an original.

10. **Governing Law.** This Agreement shall be governed by, and construed and enforced in accordance with, the laws of the State of Utah, without regard to any conflicts of law issues.

11. **Entire Agreement.** This Amendment contains the entire understanding of the City and Owner and supersedes all prior understandings relating to the subject matter set forth herein and may only be modified by a subsequent writing duly executed and approved by the Parties hereto.

IN WITNESS WHEREOF, this Agreement is executed as of the date first written above.

Owner
Ivory Development, LLC
A Utah limited liability company

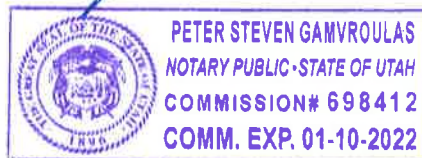
By: *Christopher P. Gamvroulas*
Name: CHRISTOPHER P. GAMVROULAS
Its: PRESIDENT

STATE OF UTAH)
 : SS
COUNTY OF SALT LAKE)

On this 15TH day of APRIL 2020, personally appeared before me CHRISTOPHER P. GAMVROULAS known or satisfactorily proved to me to be the person who signed the foregoing instrument, and acknowledged to me that he/she is the PRESIDENT of Ivory Development, LLC, a Utah limited liability company, and acknowledged to me that said limited liability company executed the same.

Peter Steven Gamvroulas
Notary Public

Bountiful signatures on next page.



Bountiful City

Randy Lewis
Bountiful City Mayor

ATTEST:

Shawna Andrus
Bountiful City Recorder

Exhibit "A" Property



1265 North Main Street:

Parcel #03-004-0051

COM 6.35 CHAINS E & 10.262 CHAINS N FROM SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM; TH E 6.57 CHAINS; TH N 1.902 CHAINS; TH W 6.57 CHAINS; TH S 1.902 CHAINS TO BEG. LESS TO 978-690. CONT. 1.186 ACRES.

1295 North Main Street:

Parcel #03-004-0052

COM AT A PT 3.044 CHAINS S OF THE NW CORNER OF LOT 9 OF JOHN ALLEN SURVEY OF THE SE 1/4 OF SEC 18-T2N-R1E, SLM; WH PT IS 6.35 CHAINS E & N 0°20' E 13.306 CHAINS FR THE SW COR OF THE SE 1/4 OF SD SEC 18 & RUN TH N 0°20' E 3.044 CHAINS; TH E 6.57 CHAINS TO THE W LINE OF HWY NO 1; TH S ALG SD HWY 4.186 CHAINS; TH W 6.57 CHAINS TO THE W BNDRY LINE OF SD LOT 9; TH ALG SD W LINE OF LOT 9; N 0°20' E 1.142 CHAINS TO THE POB. CONT. 2.75 ACRES. LESS TO 978-690 CONT. 0.0047 ACRES TOTAL CONT. 2.7453 ACRES

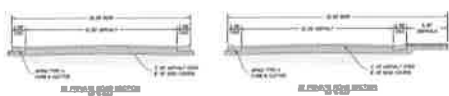
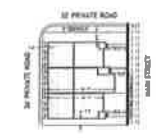
Parcel #03-004-0089

BEG 16.35 CHAINS N, 13.09 CHAINS E FR THE SW CORNER OF SE 1/4 OF SEC 18-T2N-R1E, SLM: N 12 FT; W 40 FT; S 12 FT; E 40 FT TO BEG. CONT. 0.011 ACRES.

Exhibit "B" Proposed Development



Lot #	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)	Area (sq. ft.)
1	10,000	10,000	10,000	10,000
2	10,000	10,000	10,000	10,000
3	10,000	10,000	10,000	10,000
4	10,000	10,000	10,000	10,000
5	10,000	10,000	10,000	10,000
6	10,000	10,000	10,000	10,000
7	10,000	10,000	10,000	10,000
8	10,000	10,000	10,000	10,000
9	10,000	10,000	10,000	10,000
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44	10,000	10,000	10,000	10,000
45	10,000	10,000	10,000	10,000
46	10,000	10,000	10,000	10,000
47	10,000	10,000	10,000	10,000
48	10,000	10,000	10,000	10,000
49	10,000	10,000	10,000	10,000
50	10,000	10,000	10,000	10,000



EDM Partners
10000 10th St, Suite 100
Boulder, CO 80501

Scale: 1" = 100'

IVORYHOMES
Local & National Client Relationships

PROJECT INFORMATION

PROJECT NAME: 10000 10th St

OWNER: EDM PARTNERS

DATE: 08/11/2014

DRAWN BY: [Name]

CHECKED BY: [Name]

Bountiful Designer

Concept Site Plan

DATE: August 11, 2014

O-1

Exhibit "C"

Current Zoning Map and Proposed Zoning Map

Current Zoning Map



Proposed Zoning Map



Exhibit "D" Housing Product



Commission Staff Report

Subject: Final Approval of the Towns at 5th & Orchard P.U.D.
Author: City Engineer, City Planner
Address: 500 South Orchard Drive
Date: May 5, 2020



Background

Brighton Homes has completed the plat and construction drawings for the project and is requesting final approval for the twenty eight (28) unit townhome style development on the southwest corner of 500 S and Orchard Drive. Preliminary approval for this project was granted by the City Council on March 17, 2020.

Analysis

As a review, twenty eight (28) three (3) bedroom units are proposed to be built in 5 separate buildings. The new units will be configured in three (3) six-unit and two (2) five-unit townhome style structures.

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

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

Department Review

This memo has been reviewed by the City Attorney and Planning Director.

Recommendation

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

1. Complete redline corrections for minor issues on the plat, including providing an easement to the City for the relocated sidewalk along Orchard

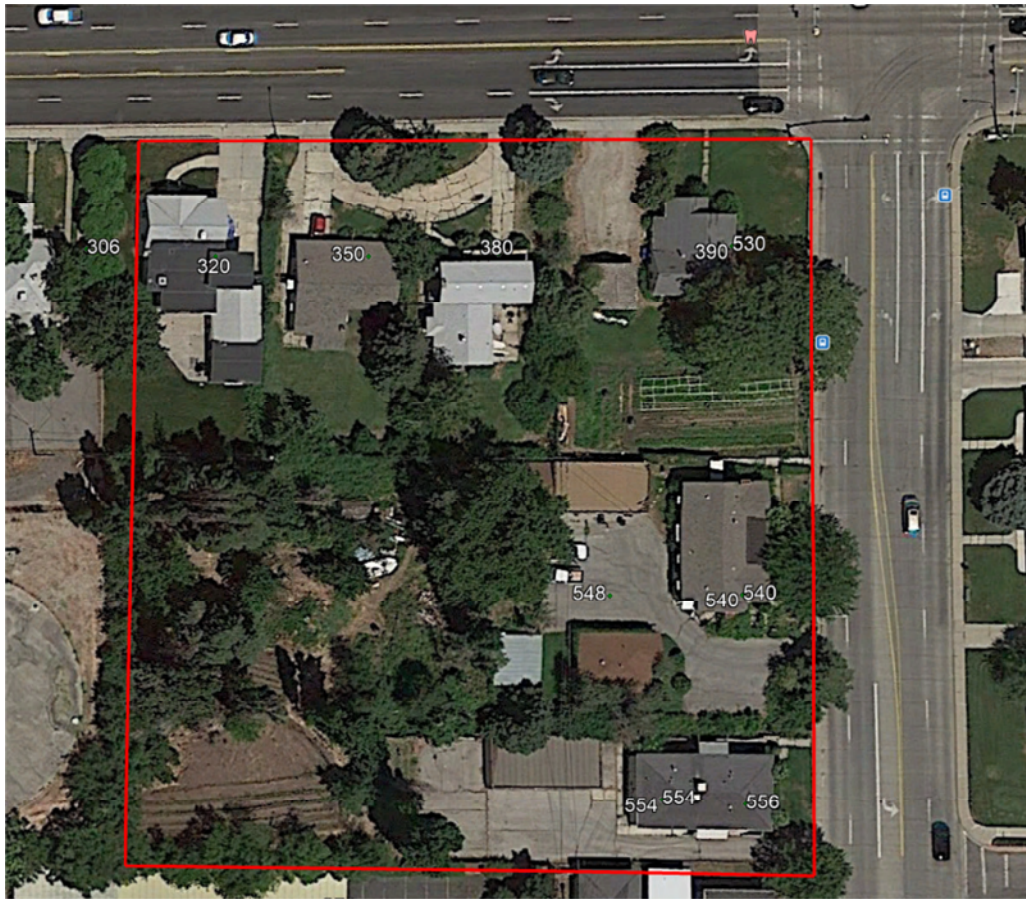
- Drive and 500 South Street.
2. Provide a current title report.
3. Complete any minor redline corrections on the construction drawings.
4. Restrict the site access from 500 S to right-in right out movements by construction of a separated entrance/exit and installation of “Right Turn Only” signage.
5.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

Significant Impacts

The impact of greatest significance will be related to traffic flow into and out of the development. All utilities have adequate capacity to supply the development.

Attachments

1. Aerial photo showing the proposed location
2. A copy of the plat.
3. Copies of the Site Plan and Utility Plan are included in the Staff Report for Site Plan Approval.



CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	16.21	25.00	037°08'24"	S 38°18'16" W	15.92
C2	8.73	25.00	020°00'00"	S 09°44'04" W	8.68
C3	1.78	25.00	004°04'55"	S 17°41'37" W	1.78
C4	6.95	25.00	015°55'05"	S 07°41'37" W	6.92
C5	23.56	15.00	090°00'00"	S 45°15'56" E	21.21
C6	11.63	15.00	044°24'19"	S 22°28'05" E	11.34
C7	11.94	15.00	045°23'41"	S 67°28'05" E	11.62
C8	7.85	5.00	090°00'00"	S 44°44'04" W	7.07
C9	7.85	5.00	090°00'00"	N 45°15'56" W	7.07
C10	23.56	15.00	090°00'00"	N 44°44'04" E	21.21
C11	5.92	15.00	022°36'23"	N 78°25'53" E	5.88

CURVE TABLE					
CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C12	17.64	15.00	067°23'37"	N 33°25'53" E	16.64
C13	23.56	15.00	090°00'00"	N 45°15'56" W	21.21
C14	17.65	15.00	067°24'11"	N 33°58'02" W	16.65
C15	5.92	15.00	022°35'49"	N 78°58'02" W	5.88
C16	23.56	15.00	090°00'00"	N 44°44'04" E	21.21
C17	5.92	15.00	022°36'20"	N 78°25'54" E	5.88
C18	17.64	15.00	067°23'40"	N 33°25'54" E	16.64
C19	8.73	25.00	020°00'00"	N 10°15'56" W	8.68
C20	16.21	25.00	037°08'24"	N 38°50'08" W	15.92
C21	23.58	15.00	090°04'30"	N 45°13'41" W	21.23

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°11'26" E	33.00
L2	N 89°44'04" E	15.02
L3	S 00°11'26" E	15.02
L4	S 44°38'07" W	25.41
L5	N 69°49'12" E	20.56
L6	S 19°44'04" W	4.10
L7	N 20°15'56" W	4.10
L8	S 00°15'56" E	4.00
L9	S 70°22'21" E	20.56
L10	S 82°24'11" E	32.93
L11	S 00°11'26" E	24.00
L12	S 89°44'04" W	18.33
L13	S 00°15'56" E	13.00
L14	N 00°15'56" W	13.00
L15	N 00°15'56" W	24.00

LINE	BEARING	LENGTH
L16	S 89°44'04" W	25.96
L17	N 00°15'56" W	27.00
L18	N 89°44'04" E	7.92
L19	N 89°44'04" E	1.77
L20	N 00°16'47" W	10.00
L21	N 89°44'04" E	1.77
L22	N 00°15'39" W	24.00
L23	N 89°44'04" E	1.77
L24	S 41°44'26" E	20.97
L25	S 21°47'46" E	21.59

UNIT AREA TABLE

UNIT 1	1,569 SQ. FT.
UNIT 2	1,084 SQ. FT.
UNIT 3	1,057 SQ. FT.
UNIT 4	1,057 SQ. FT.
UNIT 5	1,084 SQ. FT.
UNIT 6	1,569 SQ. FT.
UNIT 7	1,569 SQ. FT.
UNIT 8	1,084 SQ. FT.
UNIT 9	1,057 SQ. FT.
UNIT 10	1,057 SQ. FT.
UNIT 11	1,084 SQ. FT.
UNIT 12	1,569 SQ. FT.
UNIT 13	1,569 SQ. FT.
UNIT 14	1,084 SQ. FT.
UNIT 15	1,057 SQ. FT.
UNIT 16	1,057 SQ. FT.
UNIT 17	1,084 SQ. FT.
UNIT 18	1,569 SQ. FT.
UNIT 19	1,082 SQ. FT.
UNIT 20	1,084 SQ. FT.
UNIT 21	1,062 SQ. FT.
UNIT 22	1,084 SQ. FT.
UNIT 23	1,082 SQ. FT.
UNIT 24	1,082 SQ. FT.
UNIT 25	1,084 SQ. FT.
UNIT 26	1,062 SQ. FT.
UNIT 27	1,084 SQ. FT.
UNIT 28	1,082 SQ. FT.

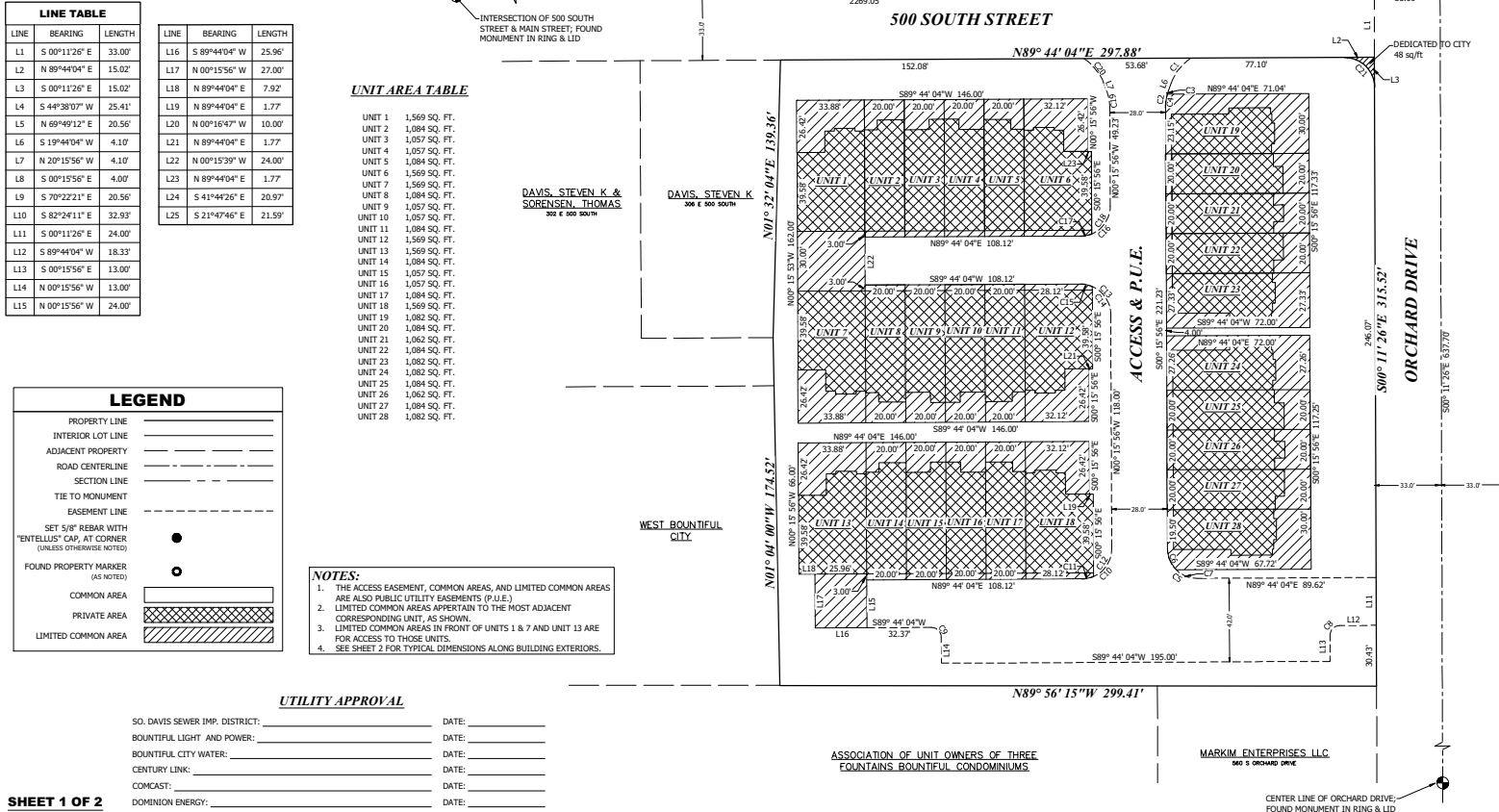
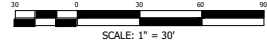
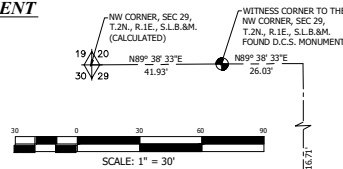
- NOTES:**
- THE ACCESS EASEMENT, COMMON AREAS, AND LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS (P.U.E.)
 - LIMITED COMMON AREAS APPERTAIN TO THE MOST ADJACENT CORRESPONDING UNIT, AS SHOWN.
 - LIMITED COMMON AREAS IN FRONT OF UNITS 1 & 7 AND UNIT 13 ARE FOR ACCESS TO THOSE UNITS.
 - SEE SHEET 2 FOR TYPICAL DIMENSIONS ALONG BUILDING EXTERIORS.

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____
 DOMINION ENERGY: _____ DATE: _____

SHEET 1 OF 2

THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT
 LOCATED IN THE NE QUARTER OF SECTION 31,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 APRIL, 2020



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

NOT APPROVED

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497 DATE _____

BOUNDARY DESCRIPTION

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 500 SOUTH STREET AND THE WEST LINE OF ORCHARD DRIVE (400 EAST STREET), SAID POINT BEING NORTH 89°33' EAST 67.88 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF ORCHARD DRIVE AND SOUTH 00°11'23" EAST 516.71 FEET ALONG SAID CENTER LINE TO THE MONUMENT AT THE INTERSECTION OF SAID 500 SOUTH STREET AND ORCHARD DRIVE AND SOUTH 89°44' WEST 33.00 FEET ALONG THE CENTER LINE OF 500 SOUTH STREET AND SOUTH 00°11'26" EAST 33.00 FEET FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT BEING EAST 48.50 FEET FROM THE NORTHEAST CORNER OF BLOCK 39, NORTH MILL CREEK PLAT, BOUNTIFUL TOWNSHIP SURVEY, BY RECORD, AND RUNNING THENCE SOUTH 09°11'26" EAST 315.52 FEET (SOUTH 315.50 FEET, BY RECORD) ALONG THE WEST LINE OF ORCHARD DRIVE; THENCE NORTH 89°56'15" WEST 299.41 FEET (NORTH 89°34' WEST 286.40 FEET, BY RECORD) TO A FENCE LINE; THENCE NORTH 01°04'00" WEST 174.52 FEET (NORTH 168.48 FEET, BY RECORD) ALONG SAID FENCE LINE; THENCE NORTH 01°32'04" EAST 139.36 FEET (NORTH 01°48' EAST 143.85 FEET, BY RECORD) TO THE SOUTH LINE OF 500 SOUTH STREET; THENCE NORTH 89°44'04" EAST 202.88 FEET (EAST 305.20 FEET, BY RECORD) ALONG SAID SOUTH LINE TO THE WEST LINE OF ORCHARD DRIVE AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 2.170 ACRES.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____ 20____

XXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, XXXXXXXXXXXXXXXXXXXXXXXX, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.entellus.com
 PROJECT #1088617 4/22/2020, RNH

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____ 20____

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____ 20____

BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____ 20____

PLANNING DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____ 20____

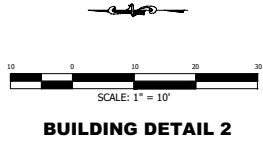
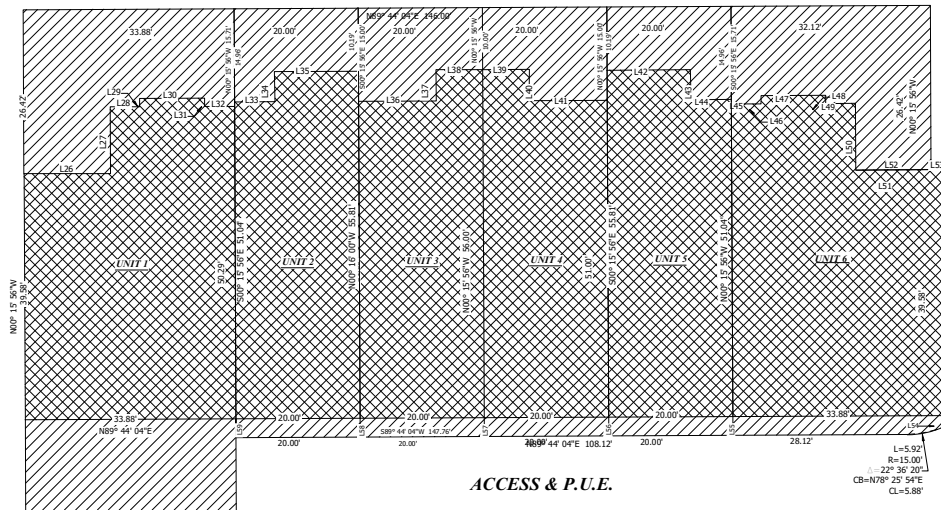
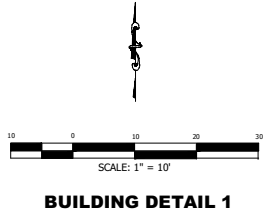
BOUNTIFUL CITY ATTORNEY _____

DAVIS COUNTY RECORDER

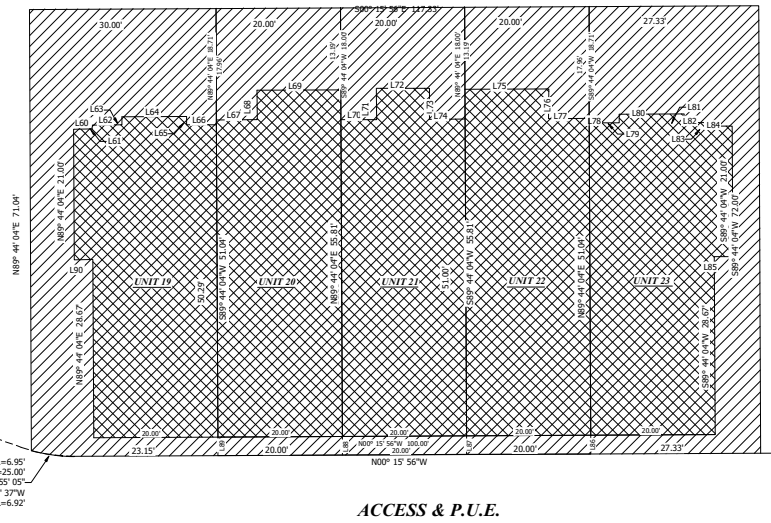
ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

THE TOWNS AT 5TH & ORCHARD PLANNED UNIT DEVELOPMENT
 LOCATED IN THE NE QUARTER OF SECTION 31,
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 APRIL, 2020

NOT APPROVED



500 SOUTH STREET



LEGEND

PROPERTY LINE	—————
INTERIOR LOT LINE	—————
ADJACENT PROPERTY	—————
EASEMENT LINE	- - - - -
COMMON AREA	▨
PRIVATE AREA	▩
LIMITED COMMON AREA	▧

NOTES:

- "BUILDING DETAIL 1" ALSO CORRESPONDS TO THE BUILDING FOOTPRINTS FOR UNITS 7-12 AND UNITS 13-18.
- "BUILDING DETAIL 2" ALSO CORRESPONDS TO THE BUILDING FOOTPRINT FOR UNITS 24-28.

LINE TABLE

LINE	BEARING	LENGTH
L26	N 89°44'04" E	13.89'
L27	N 00°15'56" W	10.71'
L28	N 89°44'04" E	4.78'
L29	N 00°15'56" W	1.33'
L30	N 89°44'04" E	10.44'
L31	S 00°15'56" E	3.00'
L32	N 89°44'04" E	4.78'
L33	N 89°44'04" E	6.51'
L34	N 00°15'56" W	4.77'
L35	N 89°44'04" E	13.49'
L36	N 89°44'04" E	12.51'
L37	N 00°15'56" W	5.00'
L38	N 89°44'04" E	7.49'
L39	N 89°44'04" E	7.49'
L40	S 00°15'56" E	5.00'
L41	N 89°44'04" E	12.51'
L42	N 89°44'04" E	13.49'
L43	S 00°15'56" E	4.77'
L44	N 89°44'04" E	6.51'
L45	N 89°44'04" E	4.78'
L46	N 00°15'56" W	1.33'
L47	N 89°44'04" E	10.44'
L48	S 00°15'56" E	1.33'
L49	N 89°44'04" E	4.78'
L50	S 00°15'56" E	10.71'
L51	N 89°44'04" E	13.89'
L52	N 89°44'04" E	12.12'
L53	N 89°44'04" E	1.77'
L54	S 00°15'39" E	1.85'
L55	S 00°15'56" E	3.00'
L56	S 00°15'56" E	3.00'
L57	S 00°15'56" E	3.00'
L58	S 00°15'56" E	3.00'
L59	S 00°15'39" E	3.00'
L60	S 00°15'56" E	3.00'
L61	N 89°44'04" E	0.62'
L62	S 00°15'56" E	4.78'
L63	N 89°44'04" E	1.33'
L64	S 00°15'56" E	10.44'
L65	S 89°44'04" W	1.33'
L66	S 00°15'56" E	4.78'
L67	S 00°15'56" E	6.51'
L68	N 89°44'04" E	4.77'
L69	S 00°15'56" E	13.49'
L70	S 00°15'56" E	5.80'
L71	N 89°44'04" E	4.33'
L72	S 00°15'56" E	8.49'
L73	S 89°44'04" W	5.00'
L74	S 00°15'56" E	5.71'
L75	S 00°15'56" E	13.49'

LINE	BEARING	LENGTH
L76	S 89°44'04" W	4.77'
L77	S 00°15'56" E	6.51'
L78	S 00°15'56" E	4.78'
L79	N 89°44'04" E	1.33'
L80	S 00°15'56" E	10.44'
L81	N 89°44'04" W	1.33'
L82	S 00°15'56" E	4.78'
L83	S 89°44'04" W	0.62'
L84	S 00°15'56" W	3.00'
L85	N 00°15'56" W	3.00'
L86	S 89°44'04" W	3.00'
L87	S 89°44'04" W	3.00'
L88	S 89°44'04" W	3.00'
L89	S 89°44'04" W	3.00'
L90	N 00°15'56" W	3.00'

SHEET 2 OF 2

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #1808017 4/22/2020, R1H

Planning Commission Staff Report

Subject: The Towns at 5th and Orchard Final Architectural and Site Plan Review for a 28 unit Multi-Family Residential Development
Author: Curtis Poole, City Planner
Address: 554 South Orchard Drive
Date: May 5, 2020



Background

The Applicant, Brighton Homes Utah, is requesting Final Architectural and Site Plan approval for a 28 Unit Multi-Family Residential Townhome Development located at 554 South Orchard Drive.

The Planning Commission reviewed the Preliminary Architectural and Site Plan Review request at its meeting on March 3, 2020 and forwarded a recommendation of approval to the City Council. The City Council reviewed and approved the Preliminary request at its March 17, 2020 meeting. The Applicant is proposing to consolidate six (6) separate properties into one (1) property consisting of 2.19 acres. This property is currently located in the RM-13 (Multiple Family) Zone. Single-Family dwellings and a water tank owned by West Bountiful City are located to the west. There is an existing Multi-Family development to the south and Multi-Family dwellings to the east across Orchard Drive. The Hospital Zone is located to the north of the property across 500 South.

Analysis

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

The Applicant submitted building elevations and renderings showing a mix of stone, wood panels, stucco and vertical lap siding. The front of each building shows an appropriate mix of vertical and horizontal articulations with porches, balconies and other architectural elements which provide aesthetically pleasing views. The Applicant has added architectural elements to Units 19 and 28, at the request of the Commission, to avoid large flat walls visible from Orchard Drive and 500 South.

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

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

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

Department Review

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

Significant Impacts

Infrastructure in the area is adequate for the impacts anticipated by this development.

Recommended Action

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

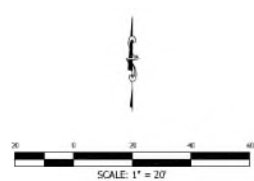
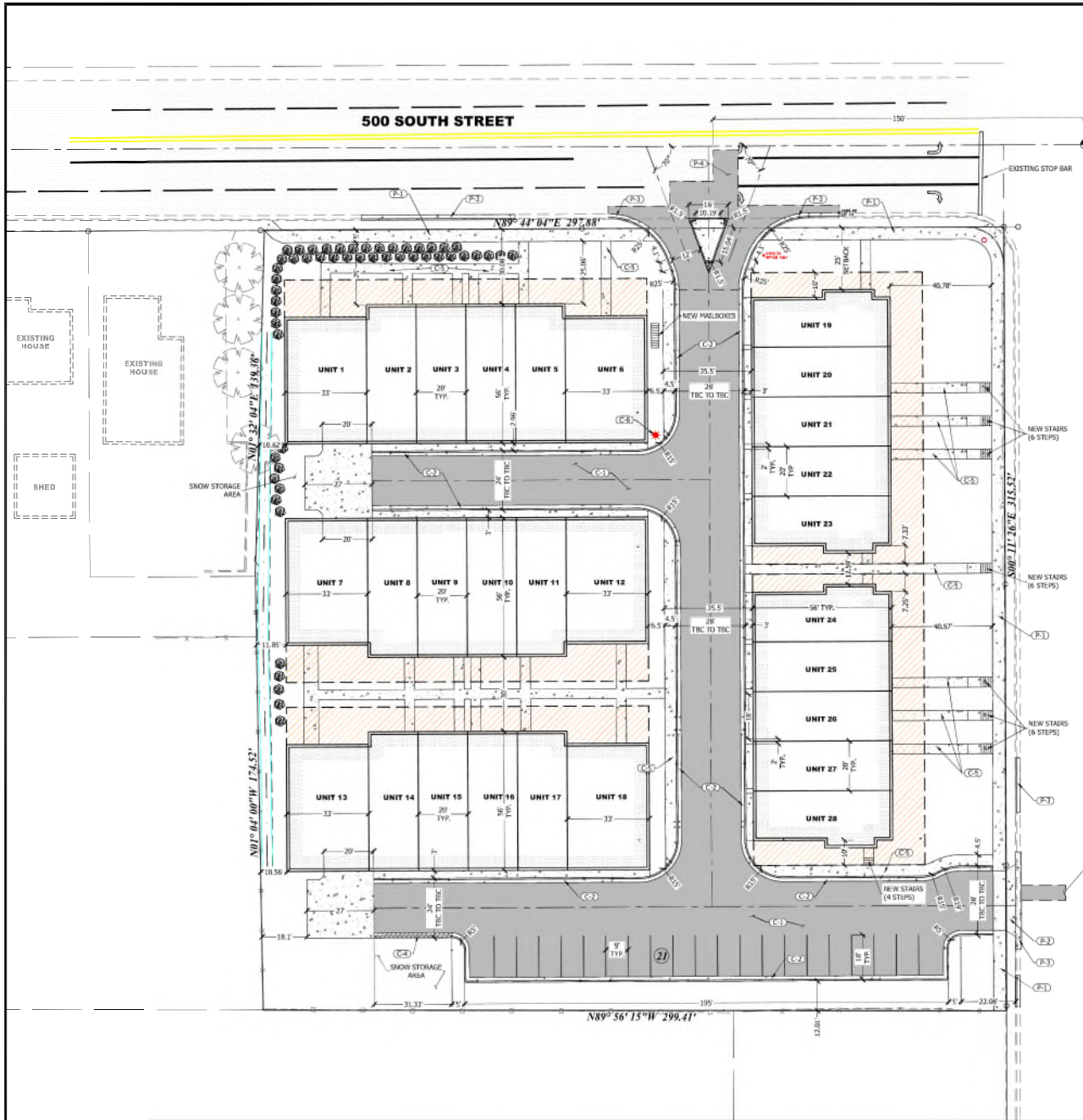
1. Complete any and all redline corrections.
2. Prior to applying for a building permit the six parcels shall be consolidated and recorded, including any easements, with Davis County by the Applicant.
3. All damaged curb and gutter along 500 South and Orchard Drive shall be replaced.
4. Pay fees and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

Attachments

1. Aerial Photo
2. Site and Utility Plans
3. Landscaping Plan
4. Fencing Plan
5. Building Elevations and Renderings
6. Floorplans
7. Exterior Finish and Color Scheme

Aerial Photo





LAND USE TABLE

TOTAL PROJECT AREA	94524 sq/ft
BUILDING AREA	34900 sq/ft
IMPROVED AREA	23522 sq/ft
LANDSCAPED AREA	36012 sq/ft
PARSTRIP AREA	2112 sq/ft
LANDSCAPE PERCENTAGE	40.3%
NUMBER OF UNITS	28
TOTAL PARKING STALLS	77

LIMITED COMMON AREA

SYMBOL LEGEND

- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C060
- (C-2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C060
- (C-3) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C060
- (C-4) PRIVATE ROLL BACK CURB & GUTTER PER DETAIL, SHEET C060
- (C-5) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C060
- (C-6) STREET LIGHT AS PER BOUNTIFUL CITY STANDARDS
- (C-7) CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- (C-8) CONCRETE DRIVE APPROACH PER BOUNTIFUL CITY STANDARDS
- (C-9) CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
- (C-10) ASPHALT REPLACEMENT PER BOUNTIFUL CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S 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 80" 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.

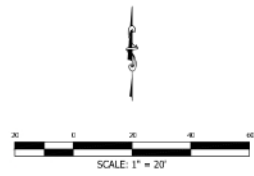
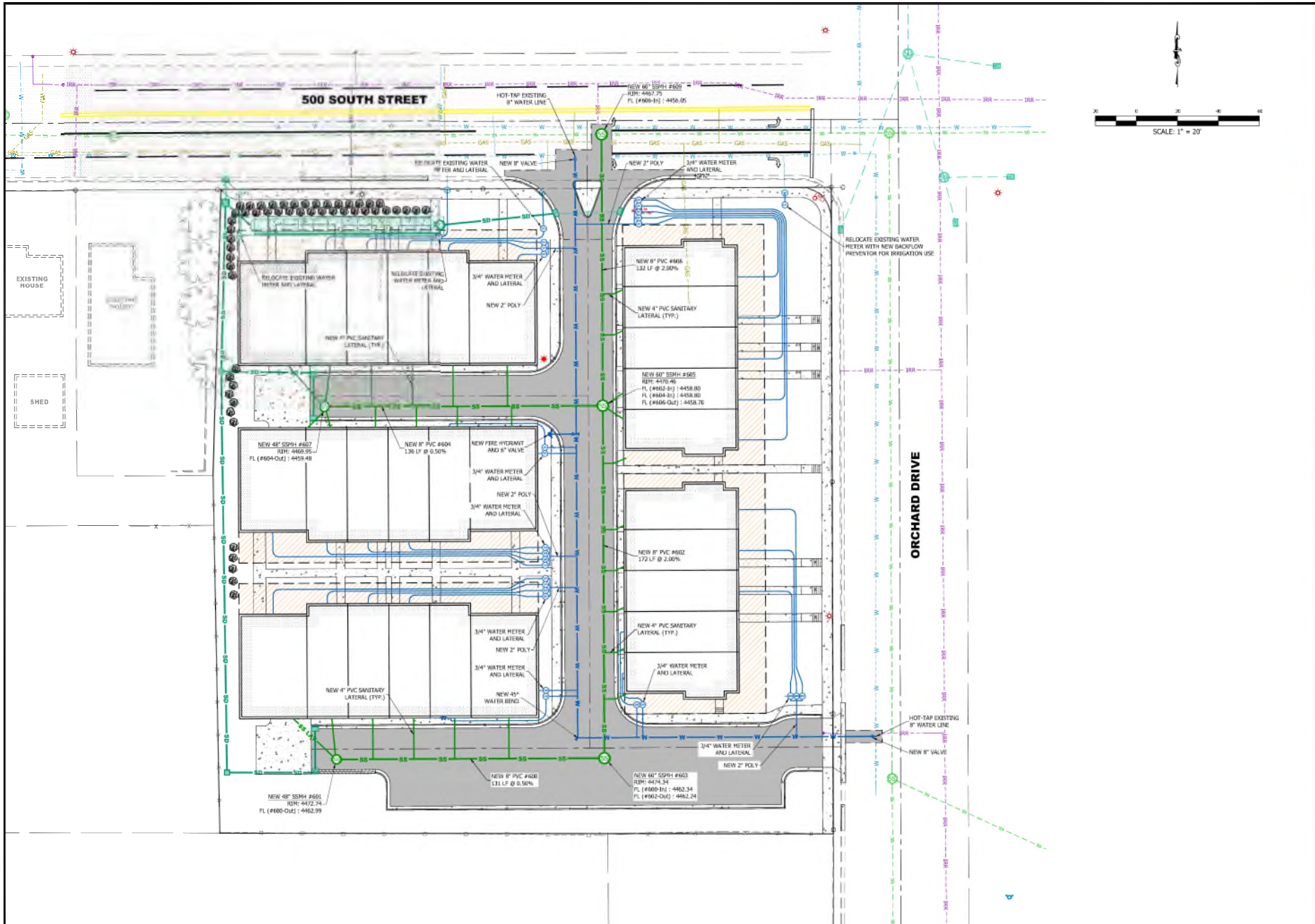
ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:32 (3.125%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/4" VERTICAL (1/4" IF BEVELED).

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

ENTELLUS PROFESSIONAL SERVICE
4/30/2020
No. 189589
SCOTT T. ADAMS
ARCHITECT

Client: Brighton Homes
Contact: Sherry Pace
Phone: (801) 879-6321
Address: 320 E. EAST, 330 E. EAST, 380 E. EAST, 390 E. EAST, 500 SOUTH STREET & 540 SOUTH AND 554 SOUTH ORCHARD DRIVE
PLAN NO. 2020-0004-0001, 0002, 0003, 0004, 0005, 0006, 0007, 0008, 0009, 0010, 0011, 0012, 0013, 0014, 0015, 0016, 0017, 0018, 0019, 0020, 0021, 0022, 0023, 0024, 0025, 0026, 0027, 0028, 0029, 0030, 0031, 0032, 0033, 0034, 0035, 0036, 0037, 0038, 0039, 0040, 0041, 0042, 0043, 0044, 0045, 0046, 0047, 0048, 0049, 0050, 0051, 0052, 0053, 0054, 0055, 0056, 0057, 0058, 0059, 0060, 0061, 0062, 0063, 0064, 0065, 0066, 0067, 0068, 0069, 0070, 0071, 0072, 0073, 0074, 0075, 0076, 0077, 0078, 0079, 0080, 0081, 0082, 0083, 0084, 0085, 0086, 0087, 0088, 0089, 0090, 0091, 0092, 0093, 0094, 0095, 0096, 0097, 0098, 0099, 0100, 0101, 0102, 0103, 0104, 0105, 0106, 0107, 0108, 0109, 0110, 0111, 0112, 0113, 0114, 0115, 0116, 0117, 0118, 0119, 0120, 0121, 0122, 0123, 0124, 0125, 0126, 0127, 0128, 0129, 0130, 0131, 0132, 0133, 0134, 0135, 0136, 0137, 0138, 0139, 0140, 0141, 0142, 0143, 0144, 0145, 0146, 0147, 0148, 0149, 0150, 0151, 0152, 0153, 0154, 0155, 0156, 0157, 0158, 0159, 0160, 0161, 0162, 0163, 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0994, 0995, 0996, 0997, 0998, 0999, 1000



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



Client: Brighton Homes
 Contact: Mona Pao
 Phone #: (801) 439-6321
 Address:
 Email: mona.pao@brightonhomes.com

THE TOWNS AT 5TH AND ORCHARD
 320 EAST, 350 EAST, 380 EAST, AND 390 EAST, 500 SOUTH STREET &
 540 SOUTH AND 554 SOUTH ORCHARD DRIVE
 P&I PARCELS 000407-0004, 0001, 0002, 0003, 0006, AND 0007
 LOCATED BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISION	DATE	BY	COMMENT
REV 1			
REV 2			
REV 3			
REV 4			
REV 5			
REV 6			
REV 7			
REV 8			

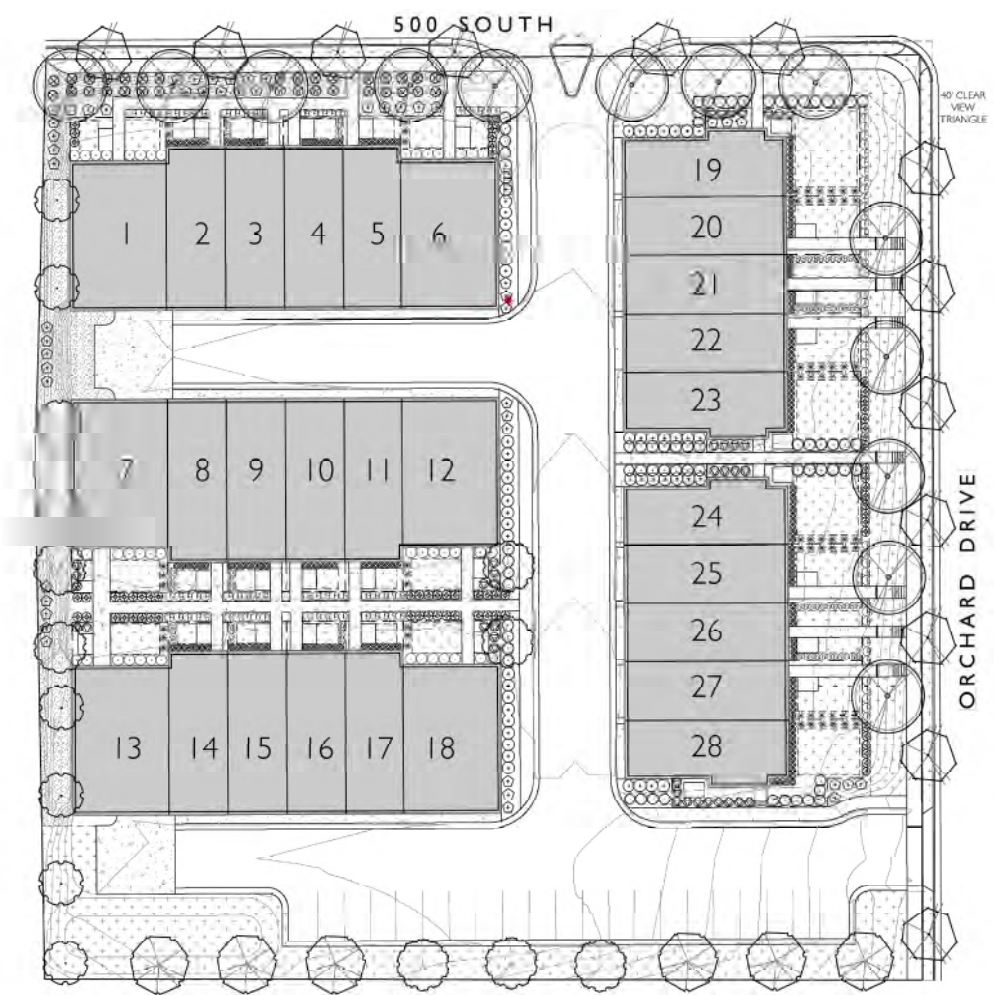
DRAWN: AXA
 APPROVED: STA
 PROJECT #: 100007
 PLAN SET: 100007-004

C600
 UTILITY PLAN



1		
2		
3		
4		
5		
6		

This drawing is an instrument of professional service and shall not be used, in whole or part, for any other project without the written permission of SCOTT THE LANDSCAPE ARCHITECT. © 2020



A

LANDSCAPE PLAN
SCALE: 1"=10'-0" NORTH

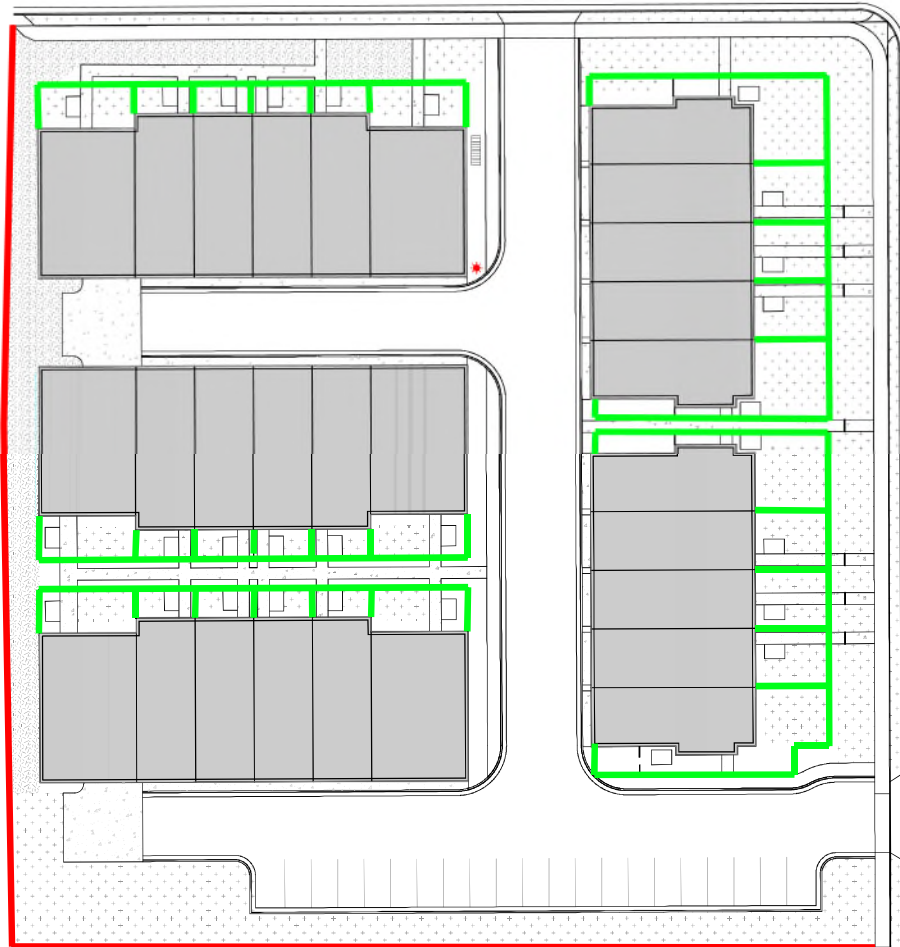
LANDSCAPE SCHEDULE			
QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
DECIDUOUS TREES			
12	<i>Acer glaberrimum</i> 'Columbarifolium'	Parway Maple	2' Cal.
4	<i>Crataegus atlantica</i>	Washington Hawthorn	2' Cal.
7	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Chokecherry	2' Cal.
8	<i>Prunus salicina</i> 'Terry'	Terry Pear	2' Cal.
13	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2' Cal.
EVERGREEN SHRUBS			
170	<i>Buxus sempervirens</i> 'suffruticosa'	Dwarf Boxwood	2 Gal.
32	<i>Juniperus horizontalis</i> 'Millenium'	Blue Rug Creeping Juniper	2 Gal.
69	<i>Prunus laurocerasus</i> 'Oto Luykers'	Otto Luykers Laurel	2 Gal.
43	<i>Taxus canadensis</i> 'Toucan'	Toucan's Yew	2 Gal.
DECIDUOUS SHRUBS			
69	<i>Buddleia davidii</i> 'Blue Chip'	Blue Chip Butterfly Bush	2 Gal.
33	<i>Eubonymus alatus</i> 'compacta'	Dwarf Burning Bush	2 Gal.
38	<i>Spiraea benalifolia</i> 'Tor Gold'	Tor Gold Spiraea	2 Gal.
ORNAMENTAL GRASSES			
65	<i>Stamagramis x acutata</i> 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
50	<i>Miscanthus sinensis</i> 'Yaku Jima'	Yaku Jima Maiden Grass	1 Gal.
106	<i>Pennisetum alopecuroides</i>	Fountain Grass	1 Gal.
PERENNIALS			
72	<i>Hemerocallis Stella d'Oro</i>	Stella d'Oro Daylily	1 Gal.
TURF			
16,527 S.F.	Chanshare Imperial Bluegrass		5d
MULCH			
8,074 S.F.	Bark Mulch - Medium, Dark Brown - All Planters Unless Noted Otherwise		3" Min
4,394 S.F.	Gravel Mulch - 1" - 2", Bath Tone		3" Min
EDGING			
	Material - Steel, 4" x 3/16"		
FENCING			
	3 Rail Aluminum Fence - 3' High, Flat Top		

LANDSCAPE GENERAL NOTES

- All alterations to these drawings during construction shall be approved by the Project Representative and recorded on "as built" drawings by the Contractor.
- All plant materials must conform to the minimum guarantees established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Landscape Architect.
- The Contractor shall locate and verify all existing utility lines prior to planting and shall report any conflicts to the Landscape Architect.
- State location of all proposed planting for approval by the Landscape Architect prior to commencement of planting.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
(the max. retained on a # 10 sieve will be 15 percent. the topsoil must meet the following analysis criteria:
pH Range of 5.5 to 6.2, a max. of 4% and max. of 6% organic matter content and free alkalinity 1/2 or larger. Soluble salts < 2 dS/m or maximum and sodium absorption ratio (sar) < 1.
- All tree rings and plant beds to receive mulch as specified in the Landscape Schedule.
- Prune trees in accordance with current horticultural practices.
- All landscape areas to be watered by pop-up spray heads, rotors or drip irrigation. Pop-up spray heads, rotors and drip irrigation to be placed on separate irrigation zones.
- All shrubs, groundcover and perennial plants to be watered on zones separate from turf.

ORCHARD DRIVE TOWNHOMES
BOUNTIFUL, UTAH

Fencing Plan - Towns at 5th and Orchard



4 Foot White or Tan Vinyl Picket Fence



6 Foot White or Tan Vinyl Privacy Fence





KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINE (UNO)

~ SEE GENERAL NOTES PAGE FOR ADDITIONAL
 CODE REQUIREMENTS AND SPECIFICATIONS

* SHELVES THAT SPAN 48" RECEIVE A SHELF
 SUPPORT

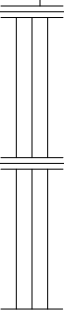
^ COORDINATE LOCATION AND SIZE WITH
 FLOOR PLANS

CS.01	BOARD & BATTEN @ 16" O.C.
CS.02	TRUE LAP SIDING
CS.04	2-1/2"x3/4" COMPOSITE BATTEN BOARD
CS.06	5-1/2"x3/4" COMPOSITE TRIM BOARD
CS.07	7-1/4"x3/4" COMPOSITE TRIM BOARD
E.01	ARCHITECTURAL GRADE ASPALT SHINGLES
E.06	STONE VENEER (SEE DETAIL 3/A5.00)
E.11	TURTLE VENT
E.12	METAL RAILING
S.01	SYNTHETIC STUCCO ~
S-03	2"x1" STUCCO TRIM
S-05	6"x1" STUCCO TRIM
S.06	8"x1" STUCCO TRIM

⑤ FRONT
 3/32" = 1'-0"



① REAR
 3/32" = 1'-0"





② RIGHT ELEVATION
3/32" = 1'-0"



① LEFT ELEVATION
3/32" = 1'-0"



③ COVER PERSPECTIVE

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINE (UNO)

~ SEE GENERAL NOTES PAGE FOR ADDITIONAL
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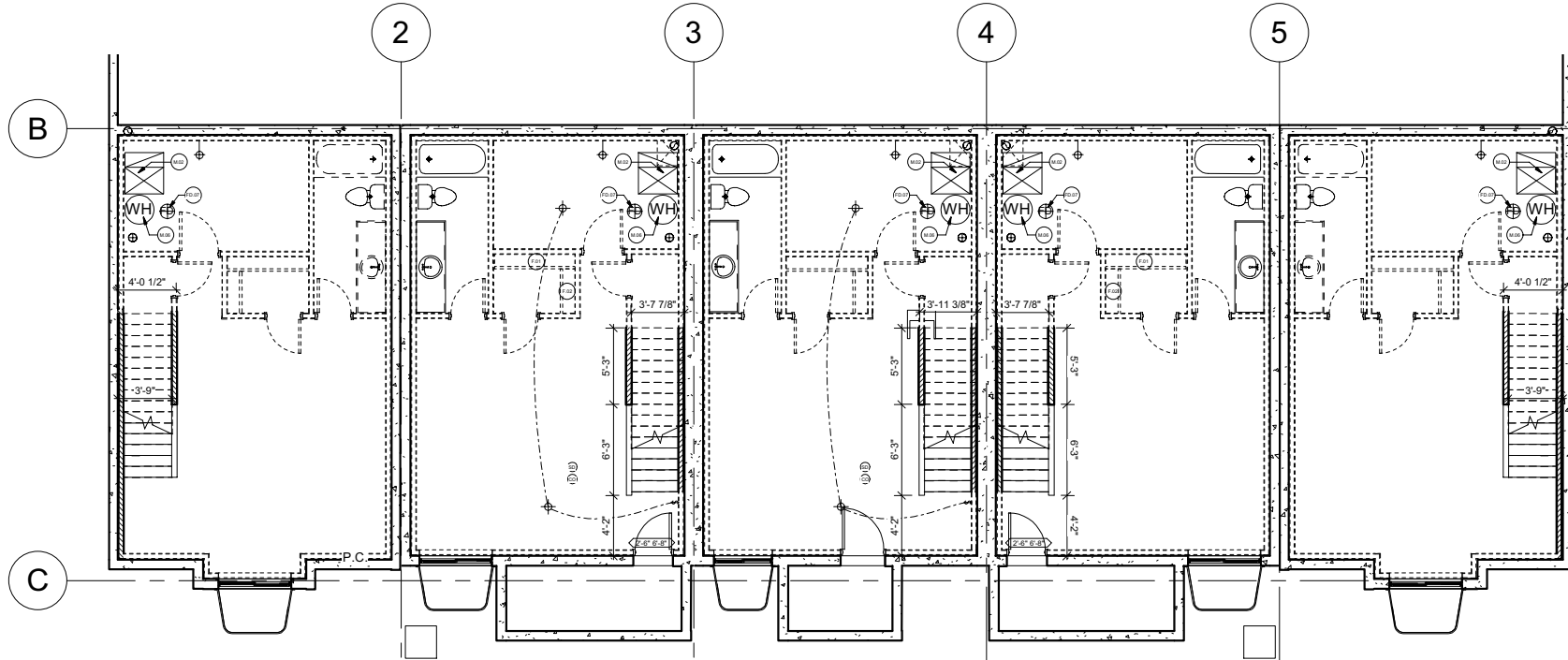
* SHELVES THAT SPAN 48+\" receive a shelf
SUPPORT

^ COORDINATE LOCATION AND SIZE WITH
FLOOR PLANS

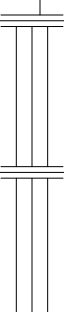
CS.01	BOARD & BATTEN @ 16\" O.C.
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CS.04	2-1/2\"x3/4\" COMPOSITE BATTEN BOARD
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FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING
- ALL PARTITIONS ARE DIMENSIONED TO FACE OF FRAMING
- ALL ANGLED PARTITIONS ARE 45 DEGREES
- SEE GENERAL NOTES FOR GARAGE SEPARATION
- ALL INTERIOR WINDOW SILLS BELOW 45° WILL A PAINT GRADE WOOD WINDOW SILL &



① Basement Plan Left
1/8" = 1'-0"



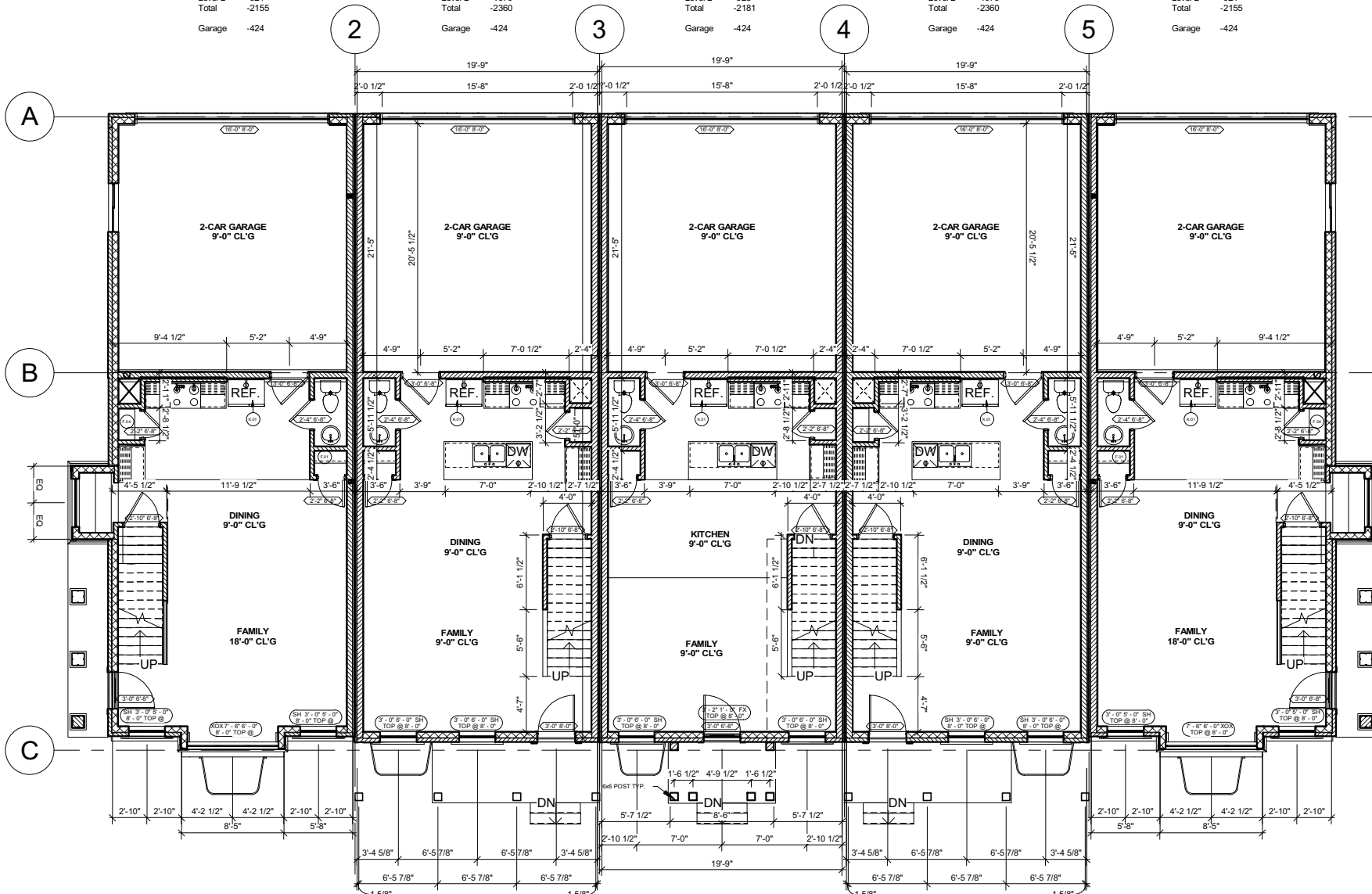
Square Footage	
Basement	-610
Level 1	-624
Level 2	-921
Total	-2155
Garage	-424

Square Footage	
Basement	-678
Level 1	-603
Level 2	-1079
Total	-2360
Garage	-424

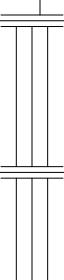
Square Footage	
Basement	-653
Level 1	-603
Level 2	-925
Total	-2181
Garage	-424

Square Footage	
Basement	-678
Level 1	-624
Level 2	-1079
Total	-2360
Garage	-424

Square Footage	
Basement	-610
Level 1	-624
Level 2	-921
Total	-2155
Garage	-424

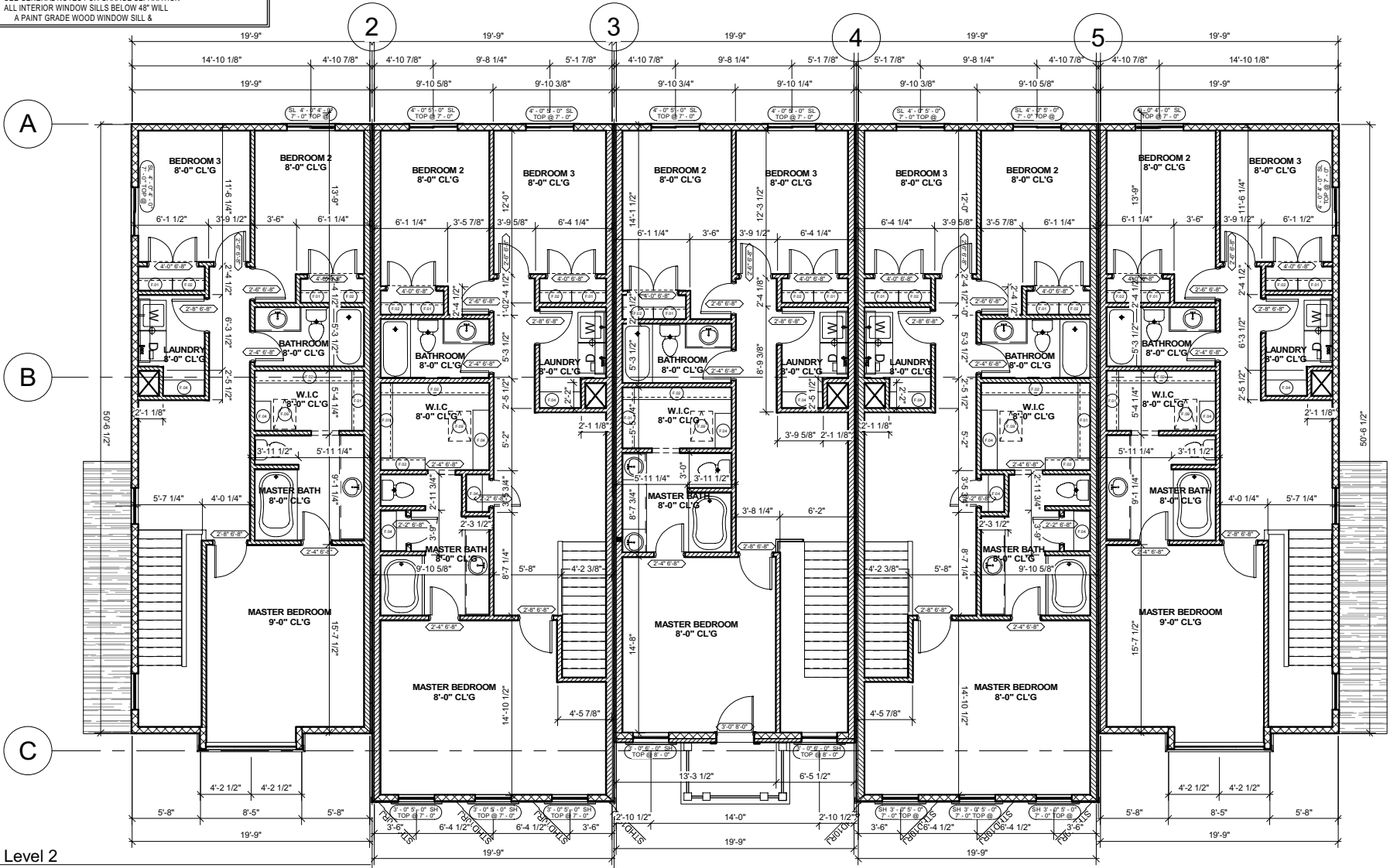


01 Level 1 Left
1/8" = 1'-0"

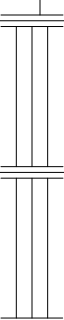


FLOOR PLAN NOTES

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- ALL ANGLED PARTITIONS ARE 45 DEGREES
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- ALL INTERIOR WINDOW SILLS BELOW 48" WILL A PAINT GRADE WOOD WINDOW SILL &



① Level 2
1/8" = 1'-0"

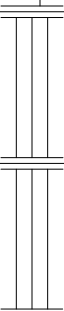


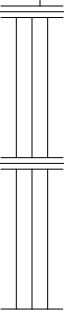


5 FRONT
3/32" = 1'-0"



1 REAR
3/32" = 1'-0"





DATE: 1/19/19

ELEVATIONS

A2.01B

CONSTRUCTION DOCUMENTS

KEYNOTES

FUTURE & OPTIONAL CONSTRUCTION
DENOTED BY DASHED LINE (UNO)

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E.06	STONE VENEER (SEE DETAIL 3/A5.00)
S.01	SYNTHETIC STUCCO ~
S.05	6"x1" STUCCO TRIM
STUCCO	



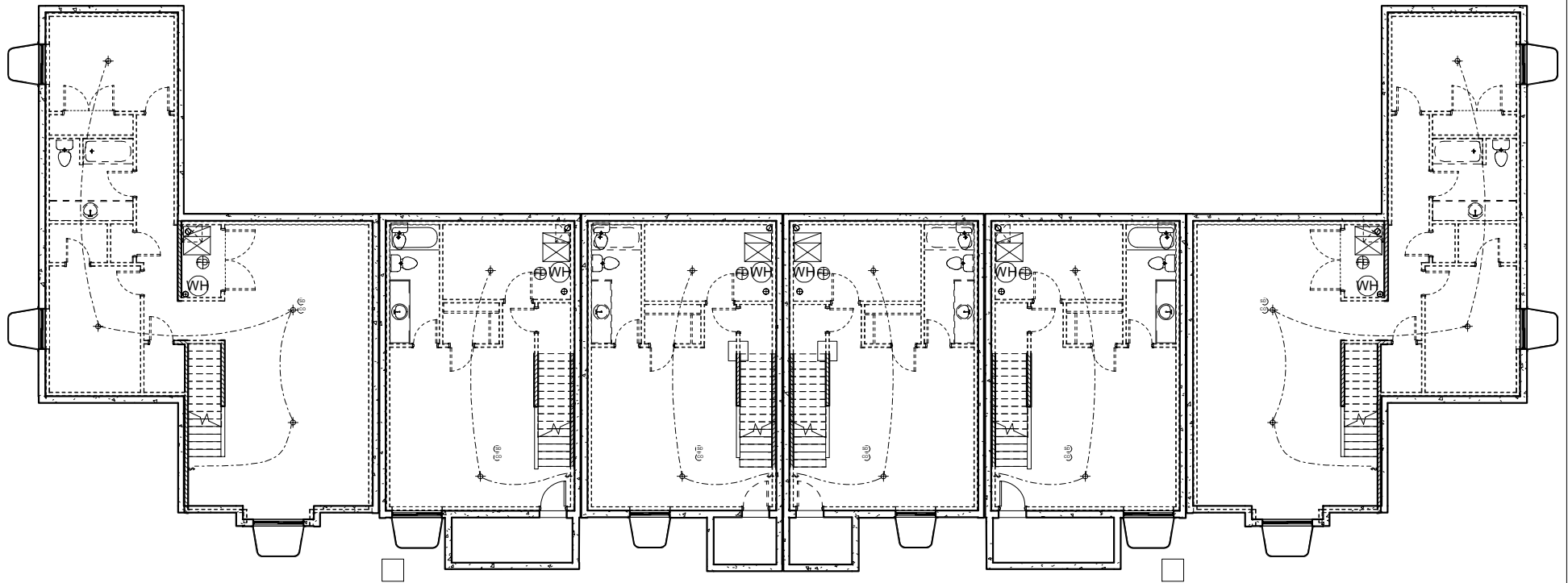
① LEFT
 3/32" = 1'-0"

② RIGHT
 3/32" = 1'-0"



FLOOR PLAN NOTES

- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING
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- SEE GENERAL NOTES FOR GARAGE SEPARATION
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL A PAINT GRADE WOOD WINDOW SILL &



① Basement- LEFT
1" = 10'-0"

FLOOR PLAN NOTES

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- SEE GENERAL NOTES FOR GARAGE SEPARATION
- ALL INTERIOR WINDOW SILLS BELOW 48" WILL A PAINT GRADE WOOD WINDOW SILL &

Square Footages

Basement	-1169
Level 1	-1166
Level 2	-493
Total	-2828
Garage	-410

Square Footages

Basement	-678
Level 1	-603
Level 2	-925
Total	-2360
Garage	-424

Square Footages

Basement	-653
Level 1	-603
Level 2	-925
Total	-2181
Garage	-424

Square Footages

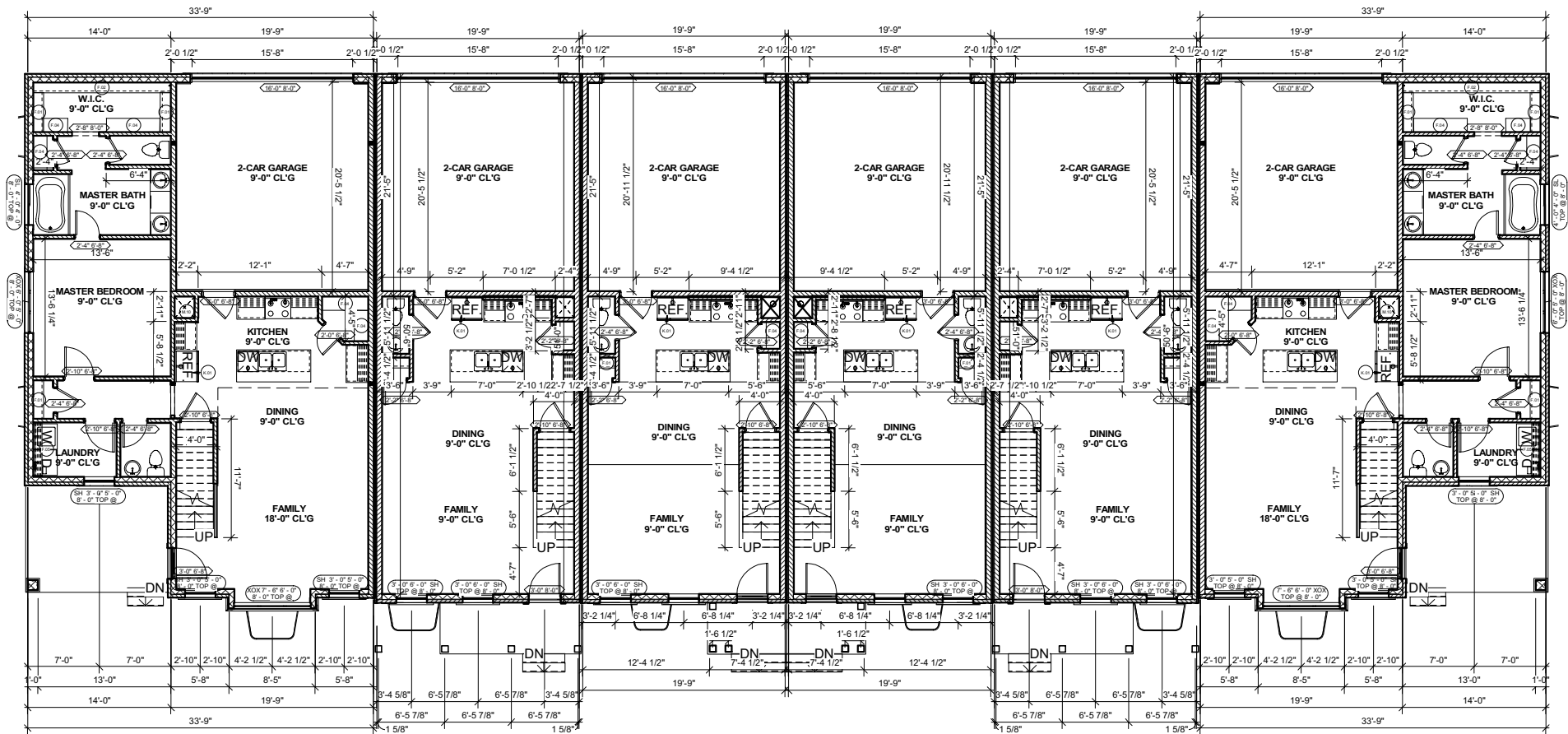
Basement	-653
Level 1	-603
Level 2	-925
Total	-2181
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Square Footages

Basement	-678
Level 1	-603
Level 2	-925
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Square Footages

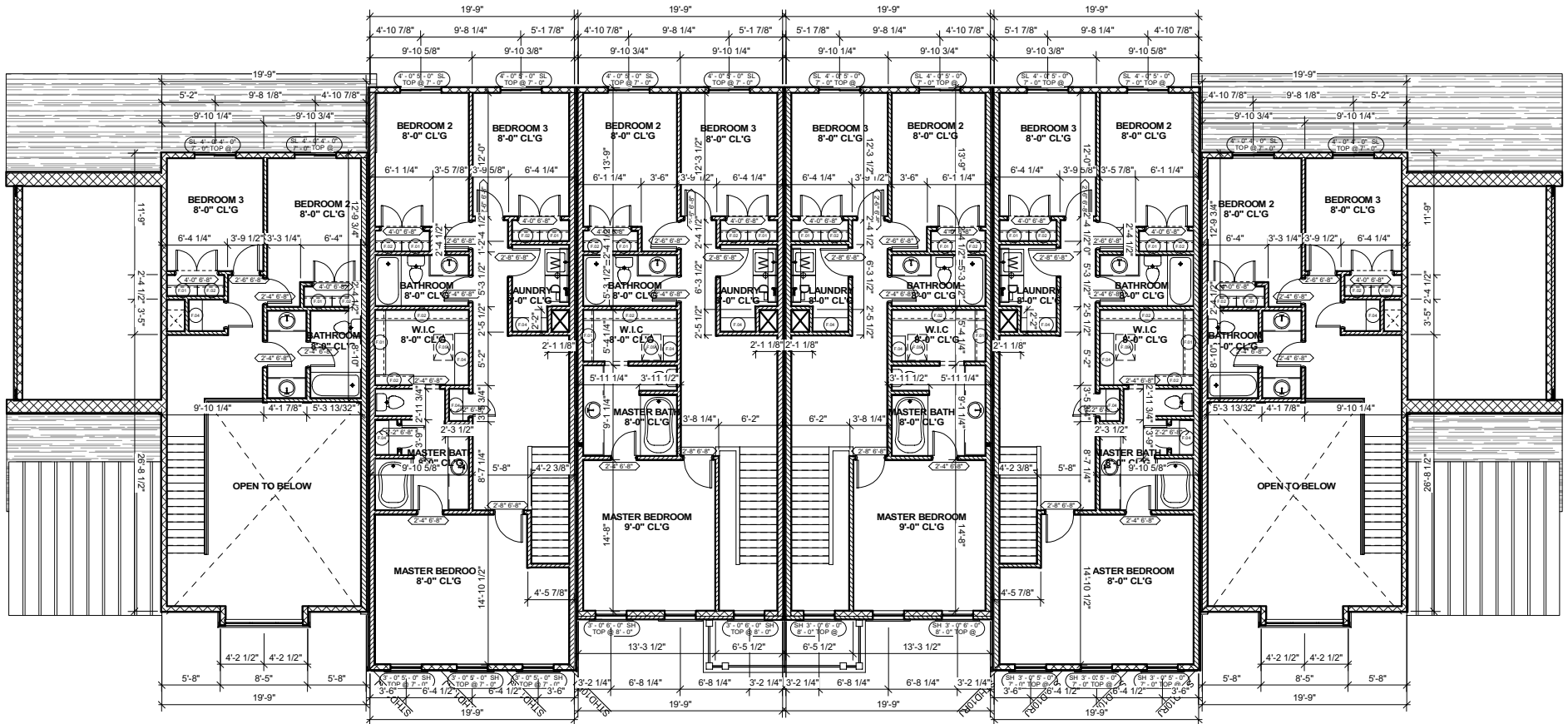
Basement	-1169
Level 1	-1166
Level 2	-493
Total	-2828
Garage	-410



01 Level 1 LEFT
1" = 10'-0"

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- DIMENSIONS ON FLOOR PLAN ARE TO ROUGH FRAMING
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① Level 2 LEFT
1" = 10'-0"

Hardie and Stucco Colors



Trim Color



Stone



Commission Staff Report

Item #XX

Subject: Preliminary and Final Subdivision Approval
Renaissance Towne Center Phase 3, Plat 1
Address: 1700 South Main Street
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: May 5, 2020



Background

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

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

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

Analysis

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

Utilities:

This phase of development will require the installation of new utilities in the Renaissance Towne Drive corridor to serve the two new structures. This will include new culinary water, sanitary sewer and storm drain. There is an existing sanitary sewer main on the west side of the project that will be abandoned after the new sewer main has been completed. This existing system serves the Performance Ford dealership across 1800 S. Rerouting of the sewer will relieve the need for the sewer easement, which is identified as being vacated by the plat. The storm drain system will also be rerouted as it crosses the site from east to west on Renaissance Way. This East to West trunk line will remain under the jurisdiction of the City, since it carries drainage from Main Street, but all other storm drain piping on the site will be considered a private system associated with the development. The plans do not include a new irrigation main in the development, but irrigation service can be provided from the existing system in

Main Street. Power is available, and the Power Department is currently (no pun intended) working on the details.

Street Improvements:

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

Department Review

The proposed final plat has been reviewed by the Engineering Department and Planning Department.

Recommendation

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

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

Significant Impacts

This development will increase the amount of traffic on Main Street and 1800 South, as identified in the Traffic study provided with the Rezone of the property. Both the roads and utilities have the needed capacity to absorb the expected impacts.

Attachments

1. A copy of the plat for Phase 3 Plat 1.

**Aerial Photo of the Proposed Renaissance Towne Center
Phase 3 Plat 1**

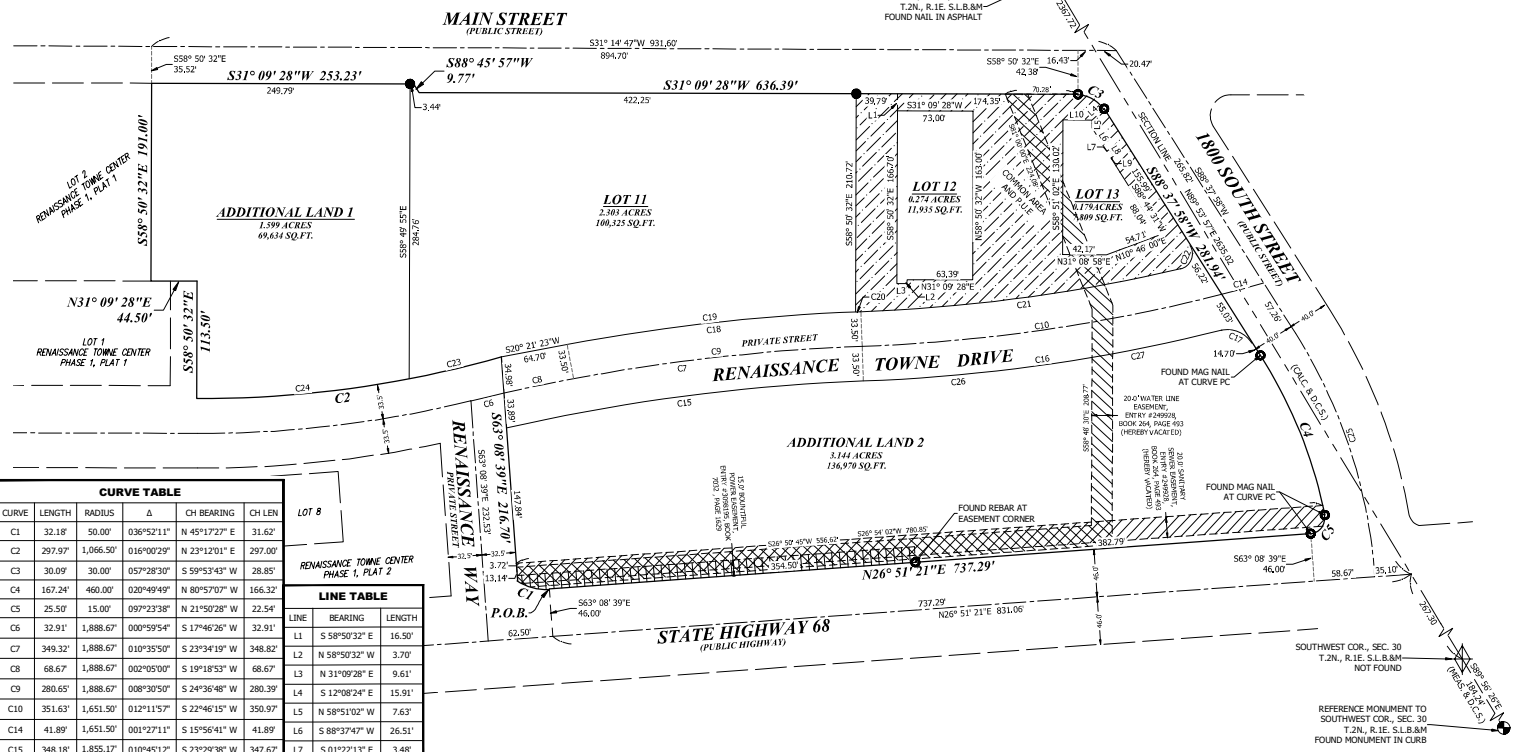
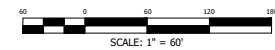


NOT APPROVED

NOT APPROVED

RENAISSANCE TOWNE CENTER
A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 2020



SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREIN AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

ALL OF THAT PROPERTY LABELED AS "ADDITIONAL LAND PARCEL #4" ON RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED, AS RECORDED WITH THE OFFICE OF THE DAVIS COUNTY SURVEYOR AUGUST 15, 2005 AS ENTRY #2056953, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF STATE HIGHWAY 68, SAID POINT BEING LOCATED NORTH 89°53'57" EAST ALONG THE SECTION LINE 267.30 FEET TO THE CENTERLINE OF SAID STATE HIGHWAY 68, AND NORTH 26°51'21" EAST 831.06 FEET ALONG SAID CENTERLINE, AND SOUTH 63°08'39" EAST 46.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTHERLY 32.18 FEET ALONG A NON-TANGENT 33.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 30°57'11", CHORD BEARING NORTH 69°17'27" EAST 31.62 FEET TO THE SOUTH LINE OF RENAISSANCE WAY; THENCE SOUTH 63°08'39" EAST 216.70 FEET ALONG SAID SOUTH LINE TO POINT ON A NON-TANGENT 106.50-FOOT-RADIUS CURVE TO THE RIGHT AND TO THE EAST LINE OF RENAISSANCE TOWNE DRIVE; THENCE NORTHEASTERLY 297.97 FEET ALONG SAID CURVE AND EAST LINE THROUGH A CENTRAL ANGLE OF 16°00'29", CHORD BEARING NORTH 23°12'01" EAST 297.00 FEET; THENCE SOUTH 58°50'32" EAST 113.50 FEET ALONG SAID RENAISSANCE TOWNE DRIVE TO A CORNER; THENCE NORTH 31°09'28" EAST 44.50 FEET ALONG SAID RENAISSANCE TOWNE DRIVE AND ALONG THE SOUTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE SOUTH 58°50'32" EAST 191.00 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO THE WEST LINE OF MAIN STREET; THENCE ALONG MAIN STREET THE FOLLOWING THREE (3) CURVES: (1) SOUTH 31°09'28" WEST 253.07 FEET; (2) SOUTH 88°45'57" WEST 9.77 FEET; (3) THENCE SOUTH 31°09'28" WEST 636.39 FEET; TO A POINT OF TANGENCY WITH A 30.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE SOUTHWESTERLY 30.09 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°29'30", CHORD BEARING SOUTH 59°53'43" WEST 28.85 FEET; TO A POINT OF TANGENCY AND TO THE NORTHERLY LINE OF 1800 SOUTH STREET; THENCE SOUTH 88°75'58" WEST 281.94 FEET ALONG SAID NORTHERLY LINE, TO A POINT OF TANGENCY WITH A 460.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 167.24 ALONG SAID CURVE AND NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 20°49'49", CHORD BEARING NORTH 80°57'07" WEST 166.32 FEET TO A POINT OF COMPOUND CURVATURE WITH A 15.00-FOOT-RADIUS CURVE TO THE RIGHT; THENCE NORTHERLY 25.50 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97°23'39", CHORD BEARING NORTH 21°09'28" WEST 22.54 FEET (ARC LENGTH = 25.49 AND CENTRAL ANGLE = 97°23'34", BY RECORD) TO A POINT OF TANGENCY AND TO THE EAST LINE OF STATE HIGHWAY 68; THENCE NORTH 26°51'21" EAST ALONG SAID EAST LINE 737.29 FEET TO THE POINT OF BEGINNING, CONTAINING 9.447 ACRES

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF TOWNE CENTER L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF BROADHEAD & ASSOCIATES L.L.C., A UTAH LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE PRESIDENT OF RENAISSANCE TOWNE CENTER MASTER ASSOCIATION, INC., A UTAH CORPORATION AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PARTIES SIGNING BELOW ARE THE RESPECTIVE OWNERS OF THE HEREIN DESCRIBED TRACTS OF LAND AND HEREBY CONSENT TO THE RECORDED OF THIS PLAT RENAISSANCE TOWNE CENTER, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1. WE FURTHER DEDICATE TO BOUNTIFUL CITY ALL STREETS AND PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE DEDICATED AND THE RIGHTS ASSOCIATED THEREWITH.

TOWNE CENTER, L.L.C. - A UTAH LIMITED LIABILITY COMPANY
BY: _____
BRUCE V. BROADHEAD, MANAGER
BROADHEAD & ASSOCIATES, - A UTAH LIMITED LIABILITY COMPANY
BY: _____
BRUCE V. BROADHEAD, MANAGER
RENAISSANCE TOWNE CENTER MASTER ASSOCIATION, INC. - A UTAH CORPORATION
BY: _____
BRUCE V. BROADHEAD, PRESIDENT

Table with 5 columns: CURVE, LENGTH, RADIUS, Δ, CH BEARING, CH LEN. Lists curve data for various points on the site plan.

Table with 3 columns: LINE, BEARING, LENGTH. Lists line data for various points on the site plan.

LEGEND

- PROPERTY LINE
ADJACENT PROPERTY
ROAD CENTERLINE
SECTION LINE
TIE TO MONUMENT
EASEMENT LINE
RECORD CALLS
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #160365, AT CORNER (UNLESS OTHERWISE NOTED)
FOUND PROPERTY MARKER (AS NOTED)

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
DOMINION ENERGY: _____ DATE: _____

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.
CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.
PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
DEPUTY _____

NOT APPROVED

RENAISSANCE TOWNE CENTER
A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 2020

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED JULY 13, 2002, AND RECORDED AT BOOK 4325 ON PAGE 20 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____
LANDMARK TITLE COMPANY, TRUSTEE

CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF LANDMARK TITLE COMPANY AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED NOVEMBER 28, 2018, AND RECORDED AT BOOK 7157 ON PAGE 774 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____
U.S. TITLE INSURANCE AGENCY, L.L.C., TRUSTEE

L.L.C. ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF U.S. TITLE INSURANCE AGENCY, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED JANUARY 31, 2019, AND RECORDED AT BOOK 7193 ON PAGE 54 OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____
METRO NATIONAL TITLE COMPANY, TRUSTEE

CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, _____ WHO BEING BY ME DULY SWORN DID SAY THAT HE IS THE _____ OF METRO NATIONAL TITLE COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

NOT APPROVED

SHEET 2 OF 2



1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1628093 2 MARCH 2020, LHM

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS ____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY

Planning Commission Staff Report

Subject: Preliminary Architectural & Site Plan Review
Renaissance Towne Centre Pad Site 16 (Lot 12)
30 Unit Residential Development

Author: Francisco Astorga, AICP, Planning Director

Address: 1771 South Renaissance Towne Drive

Date: May 5, 2020



Background

The Applicant, Towne Center LLC, represented by Bruce Broadhead, requests Preliminary Architectural and Site Plan approval for a 30 Unit Multi-Family Residential Development located at 1771 South Renaissance Towne Drive. The subject site is 0.274 acres (11,935 square feet), currently known as pad site 16 of the Renaissance Towne Centre. The subject site is to be re-platted as Lot 12 (see concurrent Renaissance Towne Centre Phase 3, Plat 1 staff report).

The City Council approved a zone change to the entire Renaissance Towne Centre development to Mixed-Use Residential (MXD-R) zone, which amended the original development plan per Bountiful City Ordinance No. 2019-05, see exhibit 1. The approved ordinance regulates the permitted uses, lot area, lot frontage and access, building height, building setbacks, pedestrian plan, traffic plan, common area and open space, landscape, sign standards, lighting standards, utilities, contour plan, parking and access, structure design and materials, street design standards, and site plan & subdivision approval.

Analysis

The Applicant proposes to construct a building consisting of 30 residential units within three (3) stories over a parking garage. The proposed building consists of 24 one-bedroom units, 6 two-bedroom units, and 30 parking spaces. The ground level floor includes internal vehicular access to the 30 parking spaces and two (2) pedestrian access points to the three (3) floors above. The second, third, and fourth floors include 8 one-bedroom units and 2 two-bedroom units each. All of the residential units are accessed through the internal hallway on each floor. Building access is provided through the ground level parking garage leading to the two (2) lobbies, also acting as the pedestrian access points. The site will have a driveway approach towards its southwest corner leading to the side loaded parking garage.

The Applicant submitted building elevations and renderings proposing a combination of materials including a free form panel system, stucco, fiber-cement board, brick, and concrete. 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 exhibit of the Site Development Plan. The Applicant will go over building elevations at the meeting, and during the final review process the plans will be further updated to reflect each material.

The proposed Landscape Plan shows an appropriate mix of street and interior trees mostly around the north and east side of the site based on the established layout. The plan is consistent with the conceptual landscape plan exhibit found on the Site Development Plan. Various exhibits of the Site Development Plan show a walkway connection from the proposed south parking lot to the Main Street sidewalk. Staff recommends adding this walkway connection for pedestrian connectivity.

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

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

Department Review

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

Significant Impacts

Infrastructure in the area is adequate for the impacts anticipated by this development.

Recommended Action

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

1. Complete any and all redline corrections.

Attachments

1. Bountiful City Ordinance No. 2019-05
2. Renaissance Towne Centre Site Development Plan – PUD – MXD-R
3. Submitted Plans:
 - Site Plan
 - Grading Plan
 - Utility Plan
 - Erosion Control Plan
 - Landscape Plan
 - Floor Plans
 - Renderings
 - Exterior Elevations



BOUNTIFUL

MAYOR
Randy C. Lewis

CITY COUNCIL
Kate Bradshaw
Kendalyn Harris
Richard Higginson
John Marc Knight
Chris R. Simonsen

CITY MANAGER
Gary R. Hill

Bountiful City Ordinance No. 2019-05

An ordinance amending the Bountiful City Zoning Map to change the zoning designation of several properties (totaling approximately 15.5 acres) from C-G/PUD (General Commercial/Planned Unit Development) and MXD-PO (Mixed Use-Professional Office) to MXD-R (Mixed Use-Residential) and adopting standards to the described properties.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. The zoning change request has been made by the owners of the subject property.
3. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map and ordinance amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
4. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map and ordinance amendment on May 21, 2019.
5. The Bountiful City Council held a public hearing on this proposal on May 28, 2019.

Be it ordained by the City Council of Bountiful, Utah:

Development within the Renaissance Towne Centre MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

Section 1. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following properties as MXD-R (Mixed Use-Residential):

BEG ON THE E'LY LINE OF A HWY (HWY #106) 46.0 FT PERP'LY DISTANT E'LY FR THE CENTERLINE THEREOF AT A PT WH IS GIVEN AS W 1826.73 FT ALG THE SEC LINE & S 31°15'30" W 26.08 FT ALG A STR & W 488.46 FT & N 27°01' E 95.83 FT ALG THE E'LY LINE OF SD HWY & SE'LY 25.48 FT ALG THE ARC OF A 15.00 FT RADIUS CURVE TO THE LEFT (RADIUS BEARS S 63°03'23" E TO THE PT OF TANGENCY WITH A 460.00 FT RADIUS CURVE TO THE LEFT & E'LY ALG THE ARC OF SD CURVE FOR A DIST OF 168.26 FT (RADIUS BEARS N 19°37'02" E) & N 88°39'34" E 34.37 FT, M/L, ALG SD STR TO A PT ON THE E'LY LINE OF PPTY CONV IN SPECIAL WARRANTY DEED RECORDED 02/01/2019 AS E# 3141283 BK 7191 PG 52 & ALG SD PPTY N'LY ALG SD PPTY ALG THE ARC OF A 1685.00 RADIUS CURVE TO

THE RIGHT 185.71 FT (LC BEARS N 19°27'52" E 185.62 FT) FR THE N 1/4 COR OF SEC 31-T2N-R1E, SLB&M; & RUN TH ALG THE PPTY CONV IN WARRANTY DEED RECORDED 06/08/2018 AS E# 3098195 BK 7032 PG 1629 THE FOLLOWING TWO COURSES: NE'LY 67.25 FT ALG THE ARC OF A 1685.00 FT RADIUS CURVE TO THE RIGHT (LC BEARS N 23°45'47" E 67.10 FT) & S 58°50'32" E 268.88 FT; TH N 31°11'30" E 544.14 FT ALG THE W'LY LINE OF 5 ROD ROAD; TH N 88°18'40" E 9.93 FT ALG AN ANGLE COR IN SD ROAD TO THE W'LY LINE OF A 4 ROD STR; TH N 31°11'30" E 268.90 FT ALG THE W'LY LINE OF SD STR TO THE S'LY LINE OF RENAISSANCE TOWNE CENTER COMMERCIAL PUD PHASE 1, PLAT 1, AMD; TH ALG SD S'LY LINE N 58°50'32" W 191.00 FT; TH S 31°09'28" W 44.50 FT; TH N 58°50'32" W 113.50 FT; TH SW'LY 297.97 FT ALG THE ARC OF A 1066.50 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 16°00'29" (CHORD BEARS S 23°12'27" W 297.00 FT); TH N 63°08'39" W 75.44 FT; TH S 26°51'21" W 9.68 FT; TH SW'LY 7.92 FT ALG THE ARC OF A 10.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°24'09" (CHORD BEARS S 82°58'59" W 7.72 FT); TH SW'LY 19.29 FT ALG THE ARC OF A 38.00 FT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°04'49" (CHORD BEARS S 74°49'19" W); TH S 26°51'21" W 99.98 FT; TH N 63°08'39" W 16.00 FT; TH SW'LY 3.14 FT ALG THE ARC OF A 2.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S 71°51'21" W 2.83 FT); TH S 26°51'21" W 31.88 FT; TH N 63°08'39" W 105.96 FT, M/L, TO THE E'LY LINE OF SD HWY; TH S 26°55' W 381.09 FT ALG THE E'LY LINE OF SD HWY TO THE N'LY LINE OF PPTY CONV IN SD SPECIAL WARRANTY DEED; TH ALG SD PPTY THE FOLLOWING COURSE: S 67°22'40" E 182.18 FT TO POB.

Containing 7.07 Acres

BEG AT A PT ON THE SE R/W LINE OF UTAH STATE HWY 68, SD PT BEING N 89°53'57" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 93.77 FT ALG THE CENTER LINE OF SD HWY 68 & S 63°08'39" E 46.00 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M, AS SHOWN ON THE RENAISSANCE TOWN CENTER PLAT (S/B RENAISSANCE TOWNE CENTRE PHASE 1 PLAT 1 AMD A PUD) SHEET 2 OF 2, ADDITIONAL LAND, PARCEL 4 E# 2096953; & RUN TH N 26°51'21" E 222.87 FT ALG SD HWY; TH S 67°22'40" E 182.18 FT TO A PT ON A 1685.00 FT RADIUS CURVE TO THE LEFT & THE W'LY LINE OF THAT PARCEL CONV IN WARRANTY DEED E# 3098195; TH S'LY ALG THE ARC OF SD CURVE & SD PARCEL FOR A DIST OF 185.71 FT, CHORD BEARING & DISTANCE = S 19°27'52" W 185.62 FT, CENTRAL ANGLE = 06°18'53" TO THE N LINE OF 1800 SOUTH STR; TH S 88°37'58" W 34.37 FT TO A PT OF CURVATURE TO A 460.00 FT RADIUS CURVE TO THE RIGHT; TH W'LY ALG THE ARC OF SD CURVE FOR A DISTANCE OF 167.24 FT, CENTRAL ANGLE = 20°49'49", CHORD BEARING & DISTANCE = N 80°57'07" W 166.32 FT TO A PT OF CURVATURE TO A 15.00 FT RADIUS CURVE TO THE RIGHT; TH NW'LY ALG THE ARC OF SD CURVE FOR A DISTANCE OF 25.50 FT, CENTRAL ANGLE = 97°23'34", CHORD BEARING & DISTANCE = N 21°50'26" W 22.54 FT TO THE POB.

Containing 0.98 Acres

BEG AT A PT ON THE N BNDRY OF 1800 SOUTH STR, WH PT IS N 89°53'57" E 267.30 FT ALG THE SEC LINE TO AN EXIST RECORD MONU AT THE INTERSECTION OF SD SEC LINE & UTAH STATE HWY 68 (FORMERLY KNOWN AS HWY 106) & CONTINUING ALG SD SEC LINE N 89°53'57" E 290.69 FT & N 16.11 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH

N 88°37'58" E 247.57 FT ALG SD N BNDRY OF 1800 SOUTH STR; TH NE'LY 30.09 FT ALG THE ARC OF A 30.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57°28'30" (CHORD BEARS N 59°43'43" E 28.85 FT); TH N 31°09'28" E 90.05 FT ALG THE W BNDRY OF MAIN STR; TH N 58°50'32" W 268.88 FT; TH SW'LY 252.96 FT ALG THE ARC OF A 1685.00 FT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 8°36'06" (CHORD BEARS S 20°36'30" W 252.72 FT) TO THE POB.

Containing 1.057 Acres

A PORTION OF PARCEL #4 OF THE ADDITIONAL LAND OF RENAISSANCE TOWNE CENTRE, PHASE 3, PLAT 1, AMD BEING ALSO DESC AS FOLLOWS: BEG AT A PT ON THE SE BNDRY OF STATE HWY 68 WH PT IS N 89°53'57" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 697.73 FT ALG THE CENTERLINE OF SD STATE HWY 68 & S 63°08'39" E 46.00 FT FR THE SW COR OF SEC 30-T2N-R1E, SLM; & RUN TH N 26°51'21" E 133.33 FT ALG SD SE BNDRY OF HWY 68; TH ALG THE BNDRY OF RENAISSANCE TOWNE CENTRE, PHASE 1, PLAT 1, AMD IN THE FOLLOWING TWO COURSES: (I) NE'LY 32.18 FT ALG THE ARC OF A 50.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 36°52'11" (CHORD BEARS N 45°18'08" E 31.63 FT) & (II) S 63°08'39" E 141.26 FT; TH S 26°51'21" W 9.68 FT; TH SW'LY 7.92 FT ALG THE ARC OF A 10.00 FT RAD CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 45°24'09" (CHORD BEARS S 82°58'59" W 7.72 FT); TH SW'LY 19.29 FT ALG THE ARC OF A 38.00 FT RAD CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 29°04'49" (CHORD BEARS S 74°49'19" W); TH S 26°51'21" W 99.98 FT; TH N 63°08'39" W 16.00 FT; TH SW'LY 3.14 FT ALG THE ARC OF A 2.00 FT RAD CURVE TO THE LEFT THROUGH CENTRAL ANGLE OF 90°00'00" (CHORD BEARS S 71°51'21" W 2.83 FT); TH S 26°51'21" W 31.88 FT; TH N 63°08'39" W 105.96 FT TO THE POB.

Containing 0.4616 Acres

COMMON AREA OF RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 1 AMD. CONT. 1.54530 ACRES LESS & EXCEPT THAT PART OF SD COMMON AREA CONV IN THE FIRST LEGAL DESC IN SPECIAL WARRANTY DEED RECORDED 08/09/2017 AS E# 3037593 BK 6824 PG 462 DESC AS FOLLOWS: BEG AT A COR OF RENAISSANCE TOWNE CENTRE PHASE 1, PLAT 1 AMD WH PT IS N 89°53'58" E 267.30 FT ALG THE SEC LINE & N 26°51'21" E 1316.06 FT ALG THE CENTERLINE OF STATE HWY 68 & E 325.43 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH S 58°50'32" E 70.39 FT ALG THE BNDRY OF SD PHASE 1, PLAT 1 AMD; TH S 31°09'28" W 5.76 FT; TH N 58°50'32" W 70.39 FT; TH N 31°09'28" E 5.76 FT TO THE POB. CONT. 0.0093 ACRES ALSO LESS & EXCEPT THAT PART OF SD COMMON AREA CONV IN THE SECOND LEGAL DESC IN SPECIAL WARRANTY DEED RECORDED 08/09/2017 AS E# 3037593 BK 6824 PG 462 DESC AS FOLLOWS: BEG AT THE MOST N'LY COR OF LOT #2 OF RENAISSANCE TOWNE CENTRE (DEED READ CENTER), A COMMERCIAL MIXED USE PUD, PHASE 1, PLAT 1 AMD WH PT IS ALSO N 89°53'57" E 991.07 FT ALG THE SEC LINE & N 555.60 FT FR THE SW COR OF SEC 30-T2N-R1E, SLB&M; & RUN TH S 31°09'28" W 61.50 FT ALG THE W'LY BNDRY OF SD LOT 2; TH N 58°50'32" W 8.00 FT; TH N 31°09'28" E 69.50 FT; TH S 58°50'32" E 62.44 FT; TH S 31°09'28" W 8.00 FT; TH N 58°50'32" W 54.44 FT ALG THE N'LY BNDRY OF SD LOT 2 TO THE POB.

Containing 1.267 Acres

COMMON AREA OF RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 1.3745 Acres

ALL OF LOT 1, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 1 AMENDED.

Containing 0.550 Acres

ALL OF LOT 2 (PARKING TERRACE), RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1, PLAT 1 AMENDED.

Containing 1.420 Acres

ALL OF LOT 6, RENAISSANCE TOWNE CENTRE COMMERCIAL MIXED USE PUD, PHASE 1, PLAT 2.

Containing 0.16 Acres

ALL OF LOT 7, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 0.18 Acres

ALL OF LOT 8, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD, PHASE 1, PLAT 2.

Containing 0.16 Acres

ALL OF LOT 9, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1 PLAT 3.

Containing 0.290 Acres

ALL OF LOT 10, RENAISSANCE TOWNE CENTRE COMMERCIAL PUD PHASE 1 PLAT 3.

Containing 0.530 Acres

Section 2. Development of the property described in this ordinance shall be subject to the following standards:

PERMITTED USES

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums. Other uses

permitted in the Renaissance Towne Centre MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.

2. Underlined uses in Section 14-10-105a of the Bountiful City Code are permitted to be located on individual pad sites or parcels.
3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.

LOT AREA

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

LOT FRONTAGE AND ACCESS

1. Any freestanding lot shall have a minimum frontage of 90 feet on a public street.
2. A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

BUILDING HEIGHT

1. Enumerated stories do not include rooms, barriers or stories designated for mechanical equipment, elevator towers, stair towers or accessible roofs. Floor heights vary depending on use and structural demands.
2. Commercial story heights may vary between 14 and 18 feet with additional height allowed for some restaurants or recreational spaces.
3. Residential story heights may vary between 11 and 14 feet with additional height allowed for lofts and mezzanines.
4. Building heights within Renaissance Towne Centre vary depending upon location and use. The following criteria shall be used to determine the maximum building height permitted:

- a. Buildings along Main Street will be limited to a height of 65 feet. For every additional 1 foot of set back from the right of way the height may increase by 1 foot. This height standard will be limited to buildings east of the centerline of Renaissance Towne Drive. The maximum height for the Renaissance Centre development shall be 110 feet.
- b. Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35 feet. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings west of the centerline of Renaissance Towne Drive.
- c. Lot 10 will be limited to a height of 35 feet unless setback an additional 1 foot as measured from the average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

MINIMUM BUILDING SETBACKS

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

PEDESTRIAN PLAN

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

1. Several paths for pedestrian access from Main Street provide pedestrian travel to all locations on the site from the parking structure, bus stop, and residential neighborhood. These paths are shown on the adopted Development Plan for the site.
2. Buildings up to 3 stories in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk around all other accessible sides of the building.

3. Buildings taller than 3 stories in height will have a minimum 12 foot sidewalk along Renaissance Towne Drive and a minimum 10 foot sidewalk around all other accessible sides of the building.
4. Landscape beds and deciduous trees are planted along Renaissance Towne Drive to create a human scale for commercial store fronts no matter the height of the building. The landscaping will also reduce the temperature along the sidewalks and asphalt areas during hot summer months. Trees and planters within the sidewalk shall not reduce the sidewalk width to less than 5 feet for buildings up to 3 stories tall or to less than 7 feet for buildings taller than 3 stories.

TRAFFIC PLAN

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

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

COMMON AREA AND OPEN SPACE

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

3. A maximum of 50 percent of all open space may be hard surfaced.

LANDSCAPE

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

1. Trees: Flowering Pear, Sycamore, Royal Red Maple, Ginko Biloba, Redmond Linden, Locust, Emerald Maple, Paperbark Maple, Common Hackberry, Austrian Pine, Redcone Pine, Hawthorn, Newport Plum, Eastern Redbud.
2. Shrubs & Ground Cover: Bronze Ajuga, Baltic Ivy, Sedum, Vinca Minor, Barberry, Cranberry Cotoneaster, Dogwood, Mooredense Juniper, Miss Kim Lilac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew.

SIGN STANDARDS

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

Free standing development signs will meet the height and size criteria established in the CH and DN Zones. Due to varying sizes of pad lots and parcel sizes within the Planned Unit Development, sign sizes and quantities will be approved according to the building floor area and scale. Buildings may have 1 (one) temporary development sign for up to 40,000 square feet of building floor area, 2 (two) signs for up to 80,000 square feet of floor area and 3 (three) signs above 80,000 square feet of floor area. Temporary development signs may be attached to temporary fencing and exterior building walls with a maximum of 10% wall coverage. Leasing signs will be limited to 6 (six) two-sided free standing signs on the site with maximum square footage of 64 square feet per side.

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

LIGHTING STANDARDS

- 1. Site Lighting Standards: Lighting along roads, sidewalks and parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community. Fixture finish is matte black with 277V power supply, CCT 4,000K LED Lamp with 36,000 lumen metal halide lamp equivalents. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.
- 2. Building Lighting Standards: In addition to all site lighting, each building entrance and exterior pedestrian walkways will be illuminated with building sconces which will be maintained in proper working condition.
- 3. Site Plan submittals for individual buildings will include site lighting placement and building specific lighting details to be reviewed and approved by the Planning Commission and City Council.
- 4. General lighting levels should be a minimum of 2.0 F.C maintained in traffic areas and 1.0 F.C. in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.

UTILITIES

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

CONTOUR PLAN

The site for the Renaissance Towne Centre project has an average slope of 3% from east to west with a grade change of 14 feet. 11 feet of fall occurs along Main Street within the first 200 feet from the East property line. The slope along that region of the site is 5.5% making the rest of the property to the West relatively flat. The proposed parking structures and buildings will be built

into the slope on the east side. Building foundations and footings will be engineered to local and national building standards to retain the soil along Main Street. The intent of this design effort is to maximize access from both Main Street and Renaissance Towne Drive. This method will provide building designs that meet the intent of the Renaissance Towne Centre project and create connectivity for the surrounding neighborhood.

PARKING AND ACCESS

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use.
2. Reciprocal/shared parking is encouraged and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carports are not allowed without City Council approval.
3. Setbacks: All surface parking areas shall be setback at least 10 feet from a public street.
4. Residential Units: 1 (one) dedicated, covered parking stall shall be provided per residential unit located within the footprint of the building or immediately adjacent in a parking garage or covered structure. Additional required stalls shall be allowed along interior public and private streets, public parking garages and driveways.
5. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, as or as may be modified by an approved parking study prepared by a licensed traffic engineer.
6. Parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirements for the site.

STRUCTURE DESIGN AND MATERIALS

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

1. Exterior materials (excluding glass areas) shall be maintenance free wall material such as high-quality brick, natural stone, concrete, weather resistance stucco, fiber cement board siding or Masonite type material.
2. All buildings must meet the ground with some form of base element or detailing, constructed of either concrete, masonry, or stone tile, or fiber cement board siding.
3. Each residential unit shall have some private outdoor space in the form of a balcony or patio. Balconies and patios will be partially inset into the facade to create articulation.

4. Blank walls shall be prohibited on street-facing facades. New or reconstructed first story building walls facing a street shall be devoted to either pedestrian entrances, windows, building offsets and/or exterior materials changes.
 - a. Transparent commercial storefront windows shall provide views into retail, office, restaurant, or lobby areas.
 - b. Ground floor office and residential spaces shall have windows and window areas that: (1) meet the building code energy efficiency requirements and; (2) divide solid walls.
 - c. Darkly tinted windows are not allowed on the ground floor and mirrored windows are not permitted.
5. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza.
6. Horizontal banding will be used in at least one location around the entire building to break up the vertical height. The banding may be created with reveals or offsets and may create variety in color and material.
7. All windows shall include headers created by reveals or offsets and may vary in color and material.
8. Commercial and professional office uses will use clear anodized aluminum mullions in storefront frames with door heights of 8 feet and transom heights of 2 feet.
9. Building entrances will be articulated with tower like elements which break the building roof line and add additional setbacks or offsets in the façade. Lobby and common area entrances for commercial, professional office and residential uses will use store front windows to further articulate building facades and create transparency at the ground level.
10. Commercial and office entrances will include awnings and overhangs or other canopy structures.
11. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing façades that are consistent with the remainder of the building design. Features shall include elements typical of a street façade including windows or false windows, planters, and/or architectural details

providing articulation. False windows shall be integrated into the framing of the building and not a surface mounted element.

STREET DESIGN STANDARDS

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

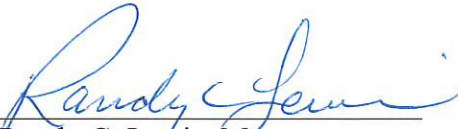
1. Vehicle access, as defined and controlled by the Traffic Plan, will keep automobile speeds slower and allows parking on both sides of the street.
2. Surface parking stalls will be 9 feet width and 20 foot depth. Locations that allow 2 foot overhangs on sidewalks and landscaping will be reduced to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

SITE PLAN AND SUBDIVISION APPROVAL

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

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

Adopted by the City Council of Bountiful, Utah, this 28th day of May 2019.


Randy C. Lewis, Mayor

ATTEST:


Shawna Andrus, City Recorder



Subject Properties — Approximately 1500 South to 1800 South between Main Street and Highway 68



Renaissance Towne Centre

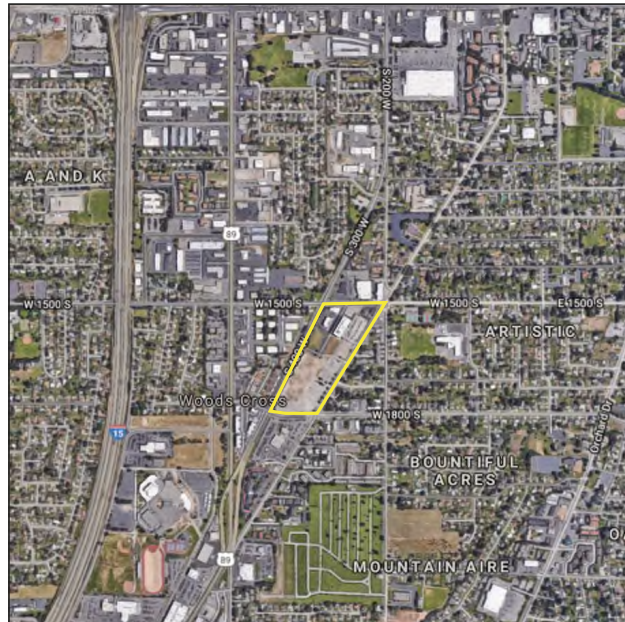
Site Development Plan - Planned Unit Development - MXD R

Bountiful City, Davis County, Utah

Legal Description

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

Project Vicinity Map



Contents

1. Cover Page
2. Project Description
3. Conceptual Phasing Plan
4. Building Height Diagram
5. Building Height Plan
6. Conceptual Massing Diagrams
7. Architectural Design Precedents
8. Architectural Design Precedents
9. Architectural Design Precedents
10. Streetscape Design Precedents
12. Traffic and Pedestrian Thoroughfares
13. Conceptual Landscape Plan
17. Site Lighting & Signage Plan
18. Site Utilities
19. Elevation Contours
20. Parking Impact
21. Parking Study
24. Traffic Impact Study
25. Design Guidelines

Commercial/Office Space	294,930 Sq Ft
Residential Space	382,787 Sq Ft
Total Building Area	677,717 Sq Ft
Open Space	19.5%

Owner

Developer

Renaissance Town Centre

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



Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

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

Project Description

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

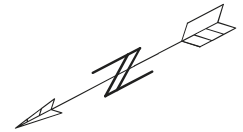
Renaissance Towne Centre

Development within the Renaissance Towne Centre MXD R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved Renaissance Towne Centre PUD plan except as specifically modified within this Development Plan.

1. Up to 75% of the building floor area for the entire project can be in residential uses including, but not limited to, apartments, townhomes, and condominiums. Other uses permitted in the Renaissance Towne Centre MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.
2. Underlined uses in Section 14-10-105a of the Bountiful City Code are may be permitted to be located on individual pad sites or parcels.
3. Ownership of the premises may be either kept in one name with all areas being rented, or the project may be developed as a condominium or planned unit development.
4. Residential units may be developed as either apartments or condominiums rental or for sale dwellings. Commercial units and professional offices within the Mixed Use Residential Zone may be rented or sold as condominium units in such size and configuration as is deemed appropriate. Freestanding building lots shall have a minimum of 20,000 square feet if platted as individual lots, or shall be a minimum of 3,000 square feet if platted as a pad site within a planned unit development.
5. Any freestanding lot shall have a minimum frontage of 90 feet on a public street.
6. A pad site within a Planned Unit Development shall not require any frontage along a public street if it is accessible through a platted common area via an approved private street or other access approved by the City Council.

Proposed Mixed Use Plan

Lot #	Footprint	# of floors	Property Type			Total Sq Ft
			Professional Office	Residential	Commercial	
Lot #1	24,038	5	112,188			112,188
Lot #6	6,831	2	13,911			13,911
Lot #7	7,839	2	15,572			15,572
Lot #8	6,861	2	13,722			13,722
Lot #9	11,743	5	4,687	40 UNITS 48,000		52,687
Lot #10	11,000	4	44,000			44,000
Lot #11	13,535	8	34,600	50 UNITS 58,660		93,260
Lot #13	8,100	1			8,100	8,100
Lot #14	61,000	5		217 UNITS 244,000		244,000
Lot #15a	9,150	2			9,150	9,150
Lot #15b	10,850	2			10,850	10,850
Lot #16	11,067	3		20 UNITS 32,127		32,127
Lot #17	6,100	1			6,100	6,100
Lot #18	4,250	1			4,250	4,250
Lot #19	8,900	2	17,800			17,800
Total SQ FT			256,480	327	382,787	38,450
			37.8%	56.5%	5.7%	



Renaissance Town Centre

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



Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company

1560 S. Renaissance Towne Dr.
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Conceptual Phasing Plan

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

Land Area By Phase

Phase 1	170,420 Square Feet
Phase 2	38,200 Square Feet
Phase 3	254,130 Square Feet
Phase 4	141,900 Square Feet
Phase 5	82,300 Square Feet
Total	686,950 Square Feet

Commercial/Office Use By Phase

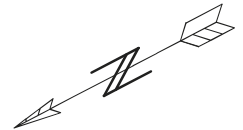
Phase 1	141,671 Square Feet
Phase 2	48,687 Square Feet
Phase 3	17,800 Square Feet
Phase 4	38,450 Square Feet
Phase 5	48,322 Square Feet
Total	294,930 Square Feet

Residential Use By Phase

Phase 1	0 Square Feet
Phase 2	48,000 Square Feet
Phase 3	276,127 Square Feet
Phase 4	0 Square Feet
Phase 5	58,660 Square Feet
Total	382,787 Square Feet

Conceptual Phasing Plan

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5



Renaissance Town Centre

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



Town Center, LLC

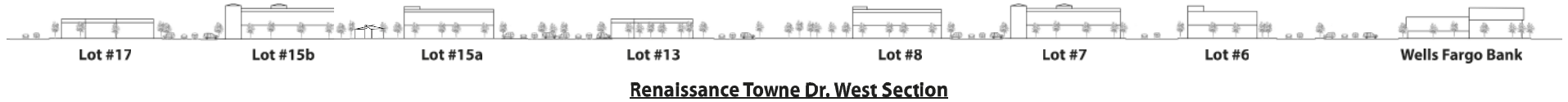
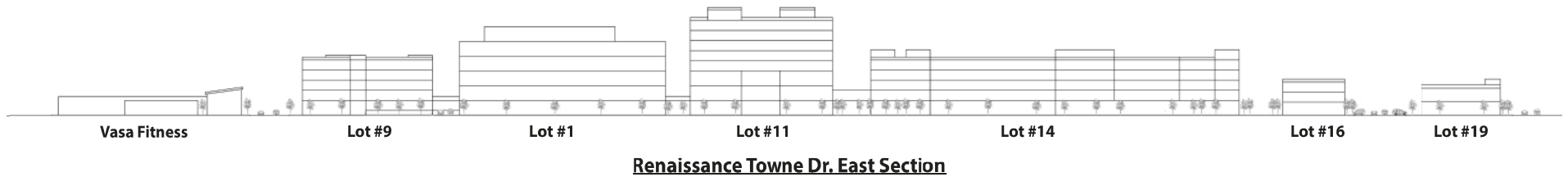
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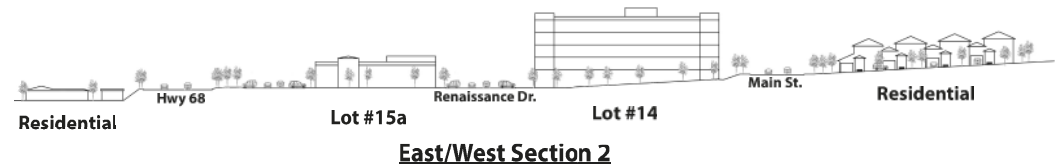
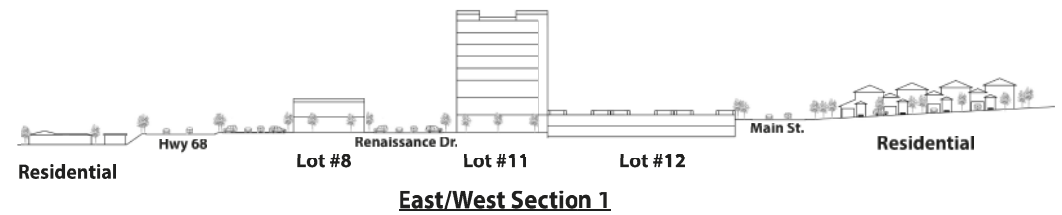
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Building Height Diagram

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



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



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Building Height Plan

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Conceptual Height Guidelines

- 1-2 Stories
- 3-4 Stories
- 5-6 Stories
- 7-8 Stories

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

Commercial floor heights may vary between 14 and 18 feet with additional height required for some restaurants or recreational spaces. Residential floor heights may vary between 11 and 14 feet with additional height required for lofts and mezzanines. Building heights within Renaissance Center vary depending upon location and use. The following criteria shall be used to determine the maximum building height permitted.

1. Buildings along Main Street will be limited to a height of 65' feet. For every foot set back from the right of way the height may increase by 1 foot up to a maximum height of 110'. This height standard will be limited to buildings east of the centerline of Renaissance Towne Drive.
2. Buildings along 400 West/ Utah Hwy 68 will be limited to a height of 35 feet. For every foot set back from the right of way the height may increase by one foot. This height standard will be limited to buildings west of the centerline of Renaissance Towne Drive.
3. Lot 10 will be limited to a height of 35 feet unless setback an additional 1 foot as measured from the average adjacent grade to the peak of a pitched roof, or at the highest point of a flat roof, or the top edge of any parapet.

	Building Use	# of floors	Conceptual Height
Lot #1	Professional Office	5	90'
Lot #6	Professional Office	2	34'
Lot #7	Professional Office	2	42'
Lot #8	Professional Office	2	42'
Lot #9	Office/Residential	5	65'
Lot #10	Professional Office	4	60'
Lot #11	Office/Residential	8	110'
Lot #13	Commercial	1	30'
Lot #14	Residential	5	65'
Lot #15a	Commercial	2	32'
Lot #15b	Commercial	2	32'
Lot #16	Residential	3	45'
Lot #17	Commercial	1	30'
Lot #18	Commercial	1	30'
Lot #19	Professional Office	2	42'



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Conceptual Massing

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Architectural Design Precedents

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Lot #8 & #13



Lot #10, #16 & #19



Lot #15, #17 & #18



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Lot #11



Lot #14



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Architectural Design Precedents

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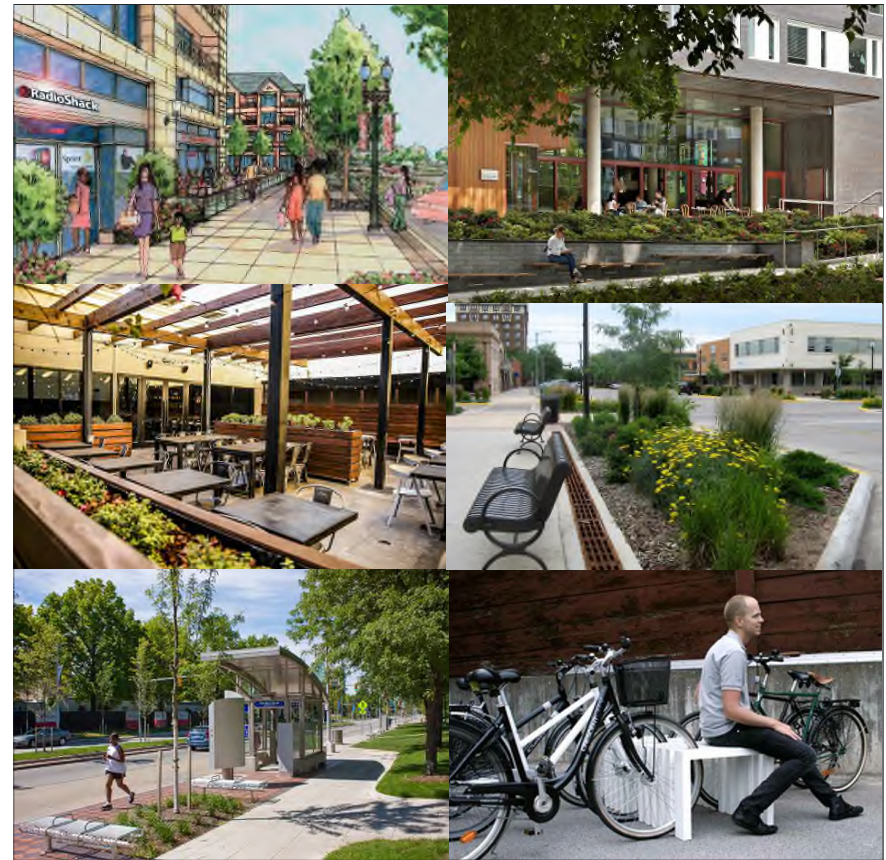
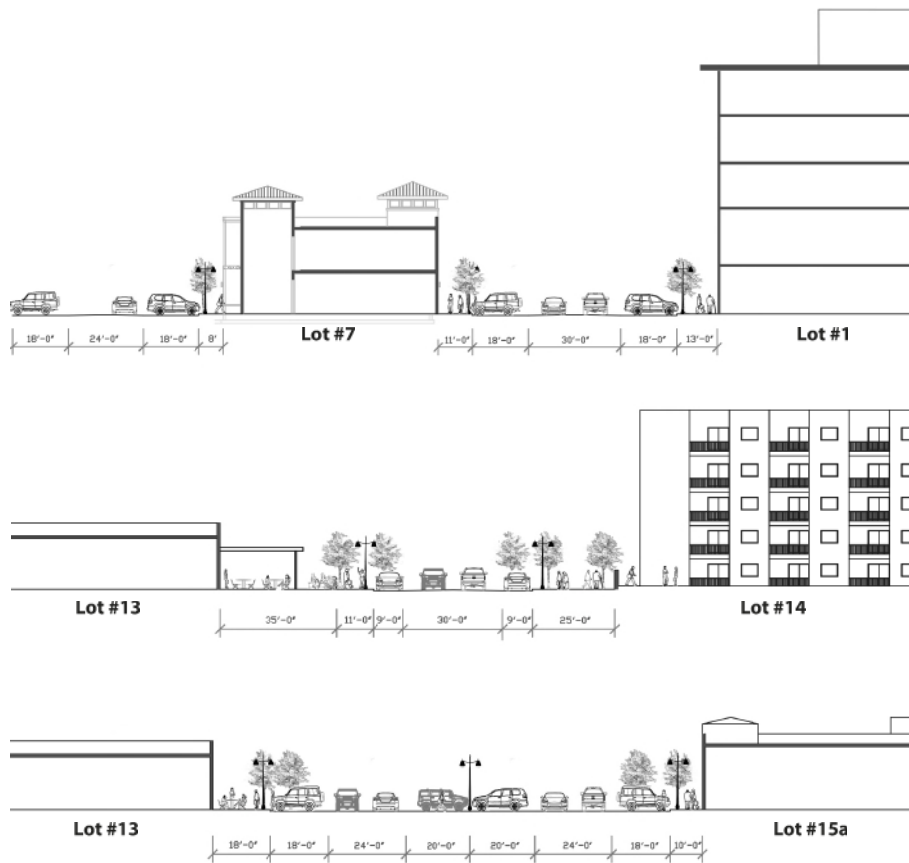


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Streetscape Design Precedents

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Retail Amenity



Pedestrian circulation

Activate corners



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Traffic & Pedestrian Thoroughfares

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Pedestrian Access Plan

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

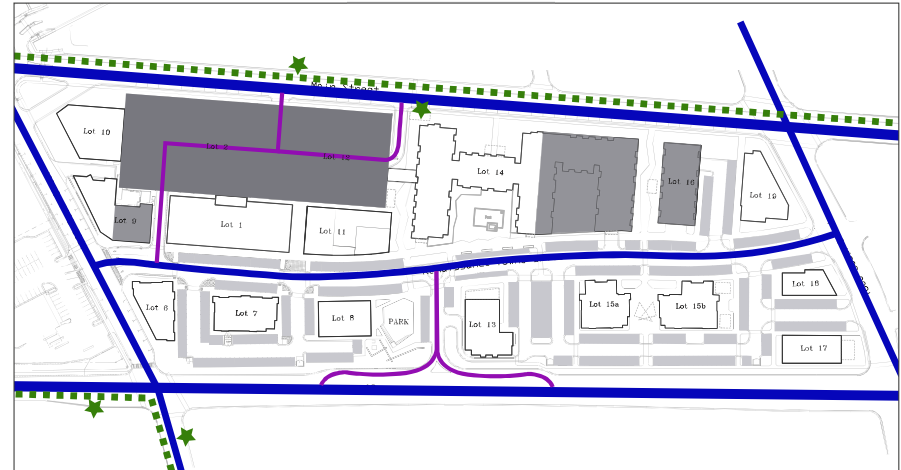
1. Several paths for pedestrian access from Main Street provide travel to all locations on the site from the Parking structure, Bus stop, and residential neighborhood.
2. Buildings up to 3 floors in height will have a minimum 10 foot sidewalk along Renaissance Towne Drive and a minimum 8 foot sidewalk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



Traffic Plan

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

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



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Conceptual Landscape Plan

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Common Area and Open Space

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

Conceptual Landscape Materials

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

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

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



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Conceptual Landscaping

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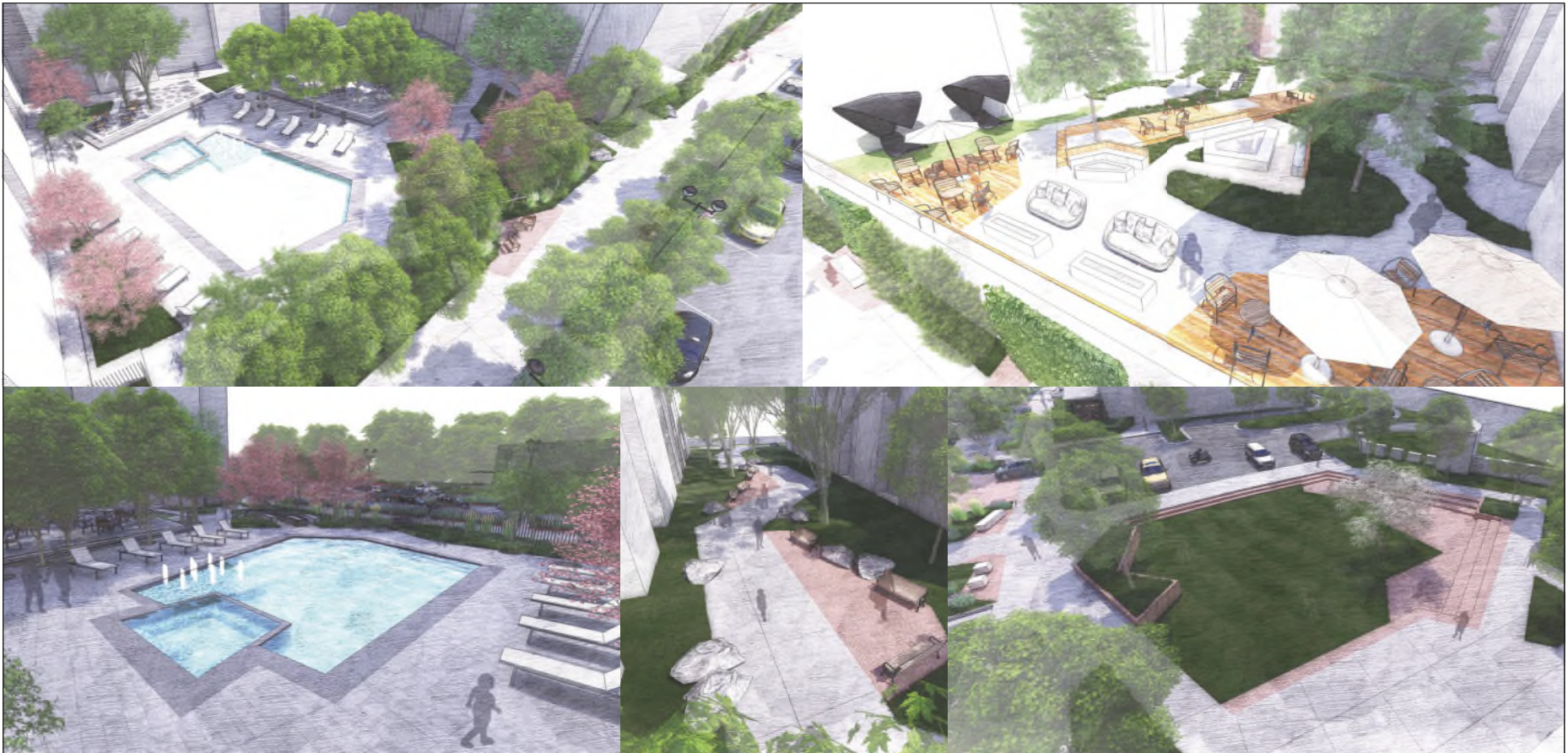


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Site Lighting and Signage Plan

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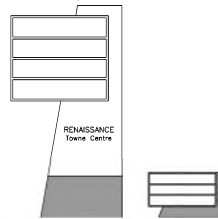
Sign Standards

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

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

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

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



Lighting Standards

Site Lighting Standards:

Lighting along roads, sidewalks and Parking lots will be designed to meet local and national standards. Lights will provide sufficient visibility in order to maintain a safe and beautiful community. Fixture finish is Matte Black with 277V power supply, CCT 4,000K LED Lamp with 36,000 Lumen Metal Halide Lamp equivalent. In applicable locations, bollard lighting will be used on sidewalks and pedestrian paths.

Building Lighting Standards:

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

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



- P Pole Sign
- M Monument Sign
- SL Site Lighting

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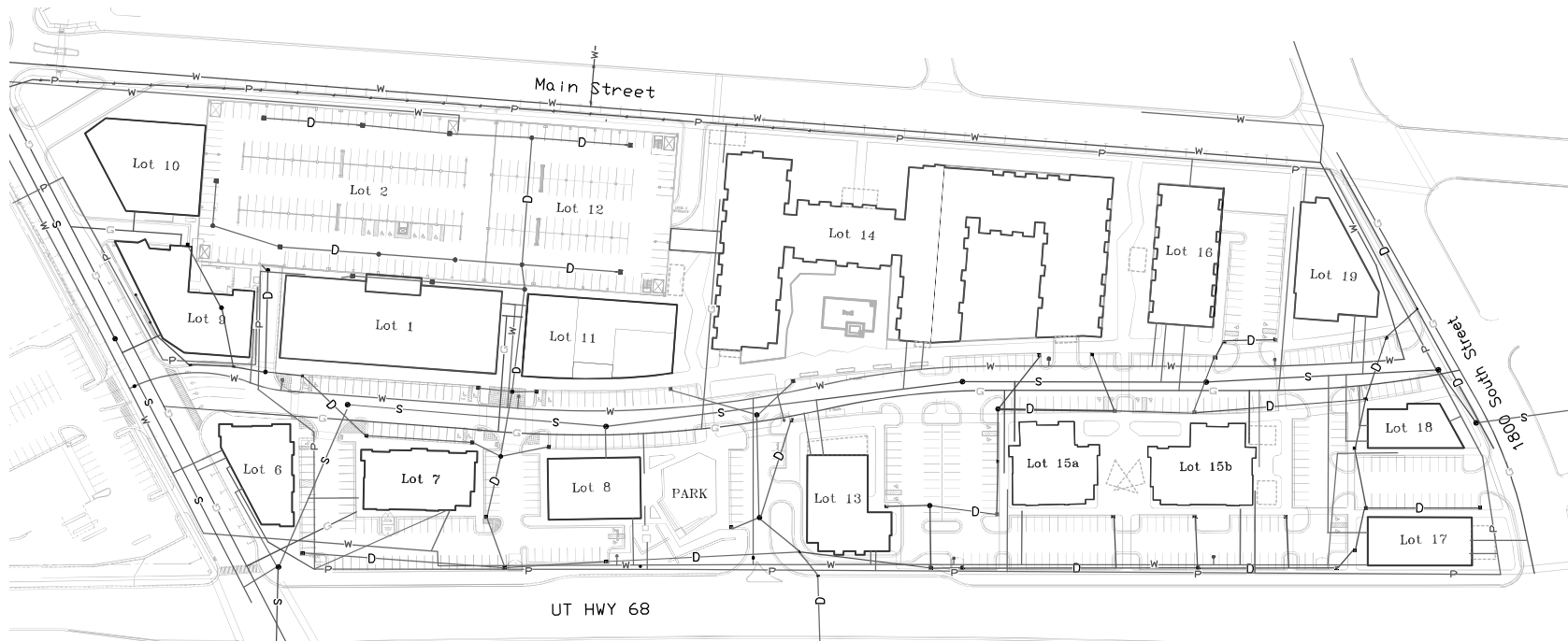
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Site Utilities

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Utilities

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



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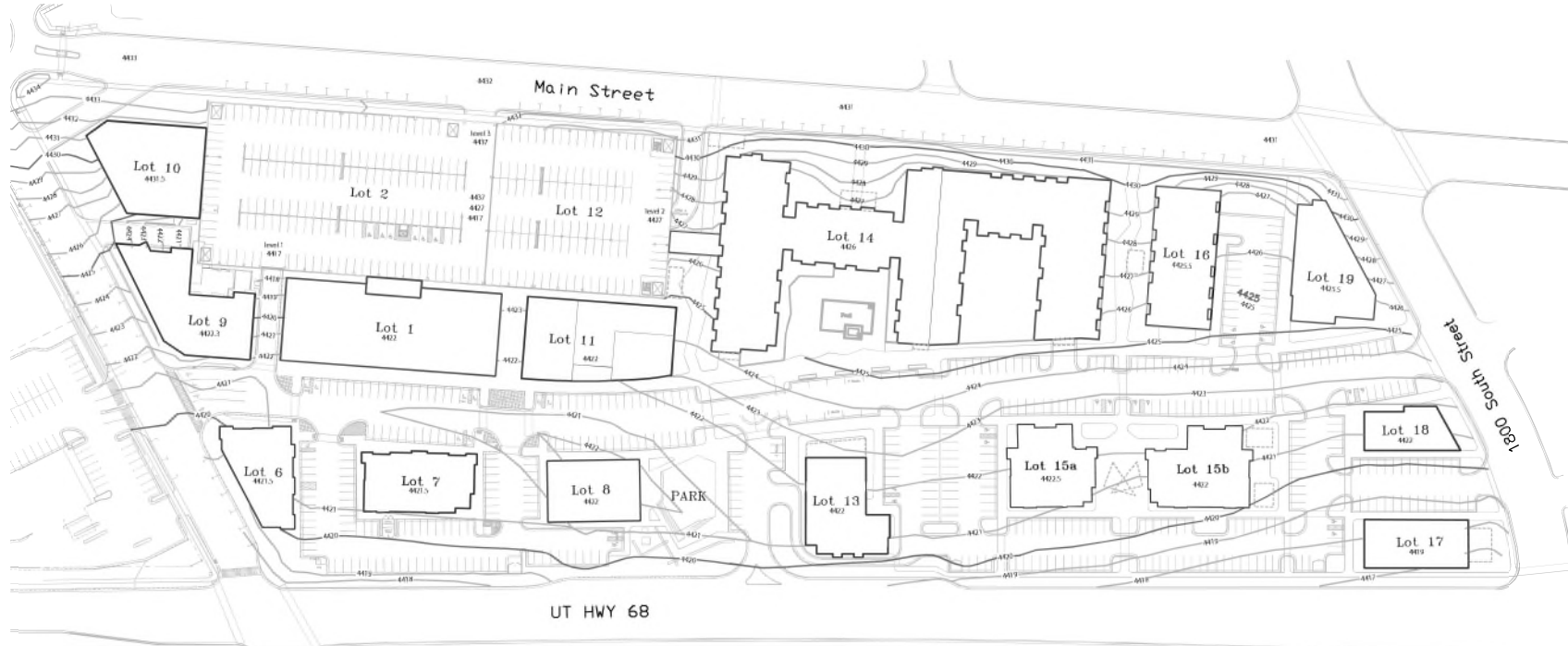
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Elevation Contours

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Contour Plan

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



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Parking Impact

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Parking and Access

1. Parking stalls may be shared among all parcels throughout the development due to the mixed-use characteristic of the project, with the exception of the dedicated covered stalls associated with residential use. Reciprocal/shared parking is encouraged and the City Council may allow an overall parking reduction based on an approved parking study prepared by a licensed traffic engineer. Carpools are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least 10 (ten) feet from a public street.
3. Residential Units: 1 (one) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the structure, with additional required stalls allowed along interior public and private streets, public parking garages and driveways.
4. Non-Residential Uses: The number of stalls required by the Bountiful Land Use Ordinance, or as may be modified by an approved parking study prepared by a licensed traffic engineer.
5. Parking along Main Street, 1500 South and 1800 South streets will not be counted toward the minimum parking requirements for the site.

	Building Use	# of floors	Required Parking	Surface	Structure	Garage
Lot #1	Professional Office	5	352	18	334	
Lot #6	Professional Office	2	40	40		
Lot #7	Professional Office	2	45	45		
Lot #8	Professional Office	2	40	40		
Lot #9	Office/Residential	5	64		24	40
Lot #10	Professional Office	4	125		125	
Lot #11	Office/Residential	8	161	15	146	
Lot #13	Commercial	1	86	86		
Lot #14	Residential	5	267		168	99
Lot #15a	Commercial	2	27	27		
Lot #15b	Commercial	2	32	32		
Lot #16	Residential	3	25	5		20
Lot #17	Commercial	1	65	65		
Lot #18	Commercial	1	46	46		
Lot #19	Professional Office	2	51	51		
			1,426	470	797	159

Available Parking Stalls	
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



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MEMORANDUM

Date: March 18, 2019
 To: Broadhead & Company
 Ray Bryson
 From: Hales Engineering



Subject: Bountiful Renaissance Center Parking Study Update

UT19-1390

This memorandum discusses the parking study completed for the proposed Renaissance Center project located in Bountiful, Utah. The study identifies the Bountiful City parking rates, the parking demand rates identified by the Institute of Transportation Engineers (ITE), and parking demand observed by Hales Engineering in Bountiful. Shared use and time-of-day parking distributions are also discussed. This study serves as an update to a previous parking study that was completed by Hales Engineering for the Renaissance Center project in March 2015.

Project Description

The proposed Renaissance Center project is bordered by 300 West (SR-68), 1500 South, Main Street, and 1800 South in Bountiful, Utah. A vicinity map of the project site is shown in Figure 1, and a full site plan is found in Appendix A. The previous parking study also included a previous project area north of 1500 South. However, this parking study update focuses on the project area south of 1500 South. 1,449 total parking stalls are being planned for the project.

The proposed development is a mixed-use development that consists of medical office, general office, restaurant, commercial and apartment land uses. Some project buildings and parking structures are already built. The following are the proposed intensities of these land uses:

- Medical Office: 89,800 square feet
- General Office: 166,900 square feet
- Restaurant: 18,500 square feet
- Commercial: 20,000 square feet
- Apartments: 327 dwelling units
 - 50% are 1-bedroom units, and 50% are 2-bedroom units



Figure 1: Site vicinity map of the project in Bountiful, Utah

Bountiful City Parking Code

The Bountiful City code specifies parking rates for various land use types. According to section 14-18-107 of the code, the City requires the following parking rates for the various land uses:

- Medical Office: 4.00 stalls per 1,000 square feet
- Professional Office: 3.33 stalls per 1,000 square feet
- Restaurant: 10.00 stalls per 1,000 square feet
- Commercial: 5.00 stalls per 1,000 square feet
- Apartments: 1.75 stalls per 1-bedroom unit
2.25 stalls per 2-bedroom unit

With half of the apartments being 1-bedroom units and the other half being 2-bedroom units, a flat rate of 2.00 stalls per apartment was assumed to simplify the calculations. Hales Engineering calculated the required parking for each lot based on these rates, as shown in Table 1. The lot numbers shown correspond with those on the site plan shown in Appendix A. As shown, the City would require 1,858 parking stalls for the proposed Renaissance Center development.

Table 1: Required Parking – Bountiful City Rates

Lot #	Building #	Land Use	Intensity	Rate	Stalls
1	1551	Medical Office	89.8 1,000 sq. ft.	4.00	360
1	1551	Professional Office	22.4 1,000 sq. ft.	3.33	75
6	1512	Professional Office	14 1,000 sq. ft.	3.33	47
7	1560	Professional Office	15.6 1,000 sq. ft.	3.33	52
8	1580	Professional Office	13.8 1,000 sq. ft.	3.33	46
9	1509	Professional Office	4.7 1,000 sq. ft.	3.33	16
9	1509	Apartments	40 dwelling units	2.00	80
10	1500	Professional Office	44 1,000 sq. ft.	3.33	147
11	1581	Professional Office	34.6 1,000 sq. ft.	3.33	116
11	1581	Apartments	50 dwelling units	2.00	100
13	TBD	Restaurant	8.1 1,000 sq. ft.	10.00	81
14	TBD	Apartments	217 dwelling units	2.00	434
15	TBD	Commercial	20 1,000 sq. ft.	5.00	100
16	TBD	Apartments	20 dwelling units	2.00	40
17	TBD	Restaurant	6.1 1,000 sq. ft.	10.00	61
18	TBD	Restaurant	4.3 1,000 sq. ft.	10.00	43
19	TBD	Professional Office	17.8 1,000 sq. ft.	3.33	60
TOTAL					1,858

Time-of-Day Distribution

Mixed-use projects tend to have shared parking use depending on the type and intensity of its land uses. The Renaissance Center project, in particular, is an appropriate site for shared parking use because of the high amount of both office and residential uses. Office space requires parking during the day while residential space primarily requires parking overnight.

Hales Engineering applied time-of-day distributions to the require City parking rates to determine the maximum anticipated demand when considering shared parking use. Varying parking demands for each land use were obtained from the Institute of Transportation Engineers (ITE), *Parking Generation*, 4th Edition, 2010.

A chart showing the overall time-of-day distribution of the parking on-site is shown in Figure 2. As shown, when considering time-of-day parking distribution, it is anticipated that a maximum demand of 1,437 stalls will be required based on City rates. With a planned supply of 1,449 stalls, it is anticipated that there will be sufficient stalls.

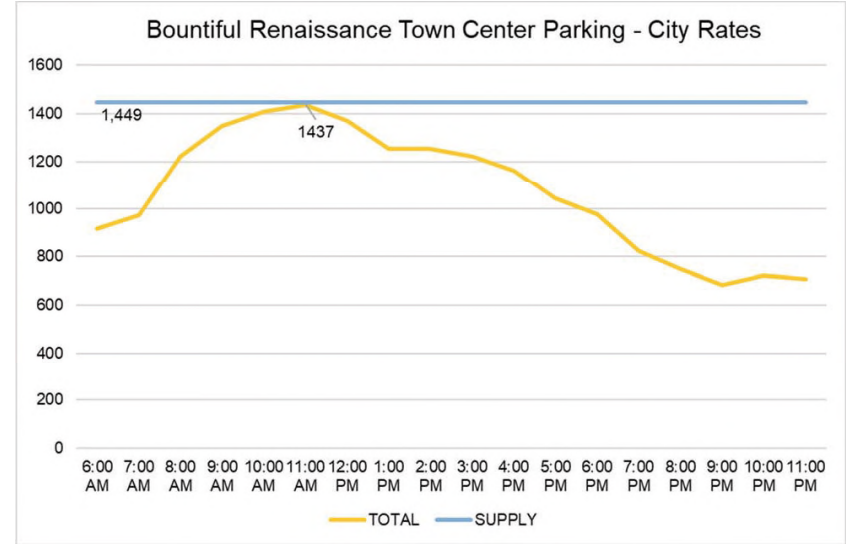


Figure 2: Time-of-day distribution by lot

ITE Parking Demand Rates

According to the ITE, *Parking Generation*, 4th Edition, 2010, the following are the average parking rates for the study land uses:

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

Based on ITE average rates, the site would require a total of 1,426 stalls. A detailed trip generation table based on these ITE rates is provided in Appendix B. With a supply of 1,449 stalls, there would be sufficient and excess stalls.

Local Parking Demand Rates

In order to evaluate the specific local parking demand, Hales Engineering completed parking demand counts on January 27, 2015 as part of the original study. Counts were collected at a peak time of 10:00 a.m. on this day to estimate maximum demand. Data were collected at existing buildings on the Renaissance Center site. The following were the observed parking demand rates:

- Medical Office: 3.10 stalls per 1,000 square feet
- Professional Office: 1.00 stalls per 1,000 square feet
- Commercial: 1.44 stalls per 1,000 square feet

Using these local parking demand rates, Hales Engineering recalculated the required parking stalls based on City rates and replacing the City office and commercial rates with the observed. As shown in Table 2, based on this methodology, 1,316 parking stalls would be required for the site. The rates highlighted in yellow represent those observed on-site. With a supply of 1,449 stalls, there would be sufficient and excess stalls.

Table 2: Required Parking – Bountiful City and Observed Rates

Lot #	Building #	Land Use	Intensity	Rate	Stalls
1	1551	Medical Office	89.8 1,000 sq. ft.	3.10	279
1	1551	Professional Office	22.4 1,000 sq. ft.	1.00	23
6	1512	Professional Office	14 1,000 sq. ft.	1.00	14
7	1560	Professional Office	15.6 1,000 sq. ft.	1.00	16
8	1580	Professional Office	13.8 1,000 sq. ft.	1.00	14
9	1509	Professional Office	4.7 1,000 sq. ft.	1.00	5
9	1509	Apartments	40 dwelling units	2.00	80
10	1500	Professional Office	44 1,000 sq. ft.	1.00	44
11	1581	Professional Office	34.6 1,000 sq. ft.	1.00	35
11	1581	Apartments	50 dwelling units	2.00	100
13	TBD	Restaurant	8.1 1,000 sq. ft.	10.00	81
14	TBD	Apartments	217 dwelling units	2.00	434
15	TBD	Commercial	20 1,000 sq. ft.	1.44	29
16	TBD	Apartments	20 dwelling units	2.00	40
17	TBD	Restaurant	6.1 1,000 sq. ft.	10.00	61
18	TBD	Restaurant	4.3 1,000 sq. ft.	10.00	43
19	TBD	Professional Office	17.8 1,000 sq. ft.	1.00	18
TOTAL					1,316

Conclusions and Recommendations

Hales Engineering makes the following conclusions and recommendations for the proposed parking at the proposed Renaissance Center in Bountiful, Utah:

- The proposed mixed-use development will consist of medical office, professional office, apartments, and restaurants. **1,449** total parking stalls will be constructed (supplied) on the site.
- Without reductions, Bountiful City code requires **1,858** parking stalls for the proposed development.
 - When considering shared parking and time-of-day distributions, it is anticipated that at least **1,437** stalls will be required (demand), with the conclusion that supply will be sufficient for the demand.
- Based on average ITE parking rates, it is anticipated that **1,426** stalls are needed, with the conclusion that supply will be sufficient for the demand.
- Based on local office parking data collection, it is anticipated that **1,316** stalls would be required, with the conclusion that supply will be sufficient for the demand.
- *Based on potential shared parking, national ITE average rates, and local data collection, it is anticipated that 1,449 stalls will be sufficient for the anticipated demand of the land uses in the Renaissance Center project.*

HALES ENGINEERING
innovative transportation solutions

Traffic Impact Study
EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Renaissance Towne Centre development located in Bountiful, Utah. The proposed project is located in between 1500 South and 1800 South and Main Street and SR-68.

Included within the analyses for this study are the traffic operations and recommended mitigation measures for existing conditions and plus project conditions (conditions after development of the proposed project) at key intersections and roadways near the site. Future 2024 and 2040 conditions were also analyzed.

The evening peak hour level of service (LOS) was computed for each study intersection. The results of this analysis are shown in Table ES-1.

Intersection	Level of Service (Sec/Veh) ¹					
	Existing (2019) Background	Existing (2019) Plus Project	Future (2024) Background	Future (2024) Plus Project	Future (2040) Background	Future (2040) Plus Project
1500 South / 300 West	B (10,7)	B (11,0)	B (11,5)	B (12,8)	B (12,1)	B (14,0)
Renaissance Towne Drive / 1500 South	A (8,5) / NB	A (9,5) / NB	A (9,9) / NB	B (13,7) / NB	B (11,0) / NB	C (17,2) / NB
1500 South / 200 West / Main Street	A (5,2)	A (5,2)	A (6,0)	A (6,9)	A (6,8)	A (7,6)
Parking Access / Main Street	A (4,6) / EB	A (4,8) / EB	A (4,9) / EB	A (5,5) / EB	A (5,3) / EB	A (5,4) / EB
East Access / Main Street	A (3,5) / EB	A (3,7) / EB	A (4,4) / EB	A (5,2) / EB	A (4,2) / EB	A (5,4) / EB
1800 South / Main Street	B (10,7)	B (11,1)	B (12,1)	B (14,4)	C (15,2)	C (18,4)
1800 South / 400 West	A (9,3)	A (9,2)	A (9,8)	B (10,5)	B (11,3)	B (12,0)
West Access / 400 West	A (4,2) / WB	A (4,2) / WB	A (0,7) / WB	A (0,8) / WB	A (0,7) / WB	A (0,8) / WB
South Access / 1800 South	-	-		B (12,7) / SB	-	D (25,3) / SB
SW Access / 1800 South	-	-		A (7,0) / SB	-	B (14,2) / SB

1. Intersection LOS and delay (seconds/vehicle) values represent the overall intersection average for roundabout, signalized, all-way stop controlled intersections and the worst approach for all other unsignalized intersections.
2. This intersection is a project access and was only analyzed in "plus project" scenarios.

Source: Hales Engineering, April 2019

HALES ENGINEERING
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SUMMARY OF KEY FINDINGS/RECOMMENDATIONS

The following is a summary of key findings and recommendations:

- All study intersections are currently operating at an acceptable LOS during the evening peak hour in existing (2019) background conditions.
 - A portion of the overall project is currently built and occupied.
- The development will consist of office space, medical office space, shopping center space, restaurants, and apartment units.
 - The project is planned to be built over the next few years and has been phased into the analysis.
- All study intersections are anticipated to operate at an acceptable LOS during the evening peak hour with project traffic added.
- For the future (2024) background conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2024) plus project conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2040) background conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.
- For the future (2040) plus project conditions, all study intersections are anticipated to operate at an acceptable LOS during the evening peak hour.

Design Guidelines

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

Structure Design and Materials

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

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

Street Design Standards

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

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

Minimum Building Setbacks

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

Site Plan and Subdivision Approval

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

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

Renaissance Town Centre

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

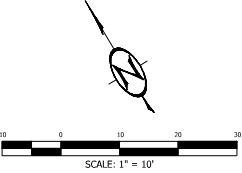
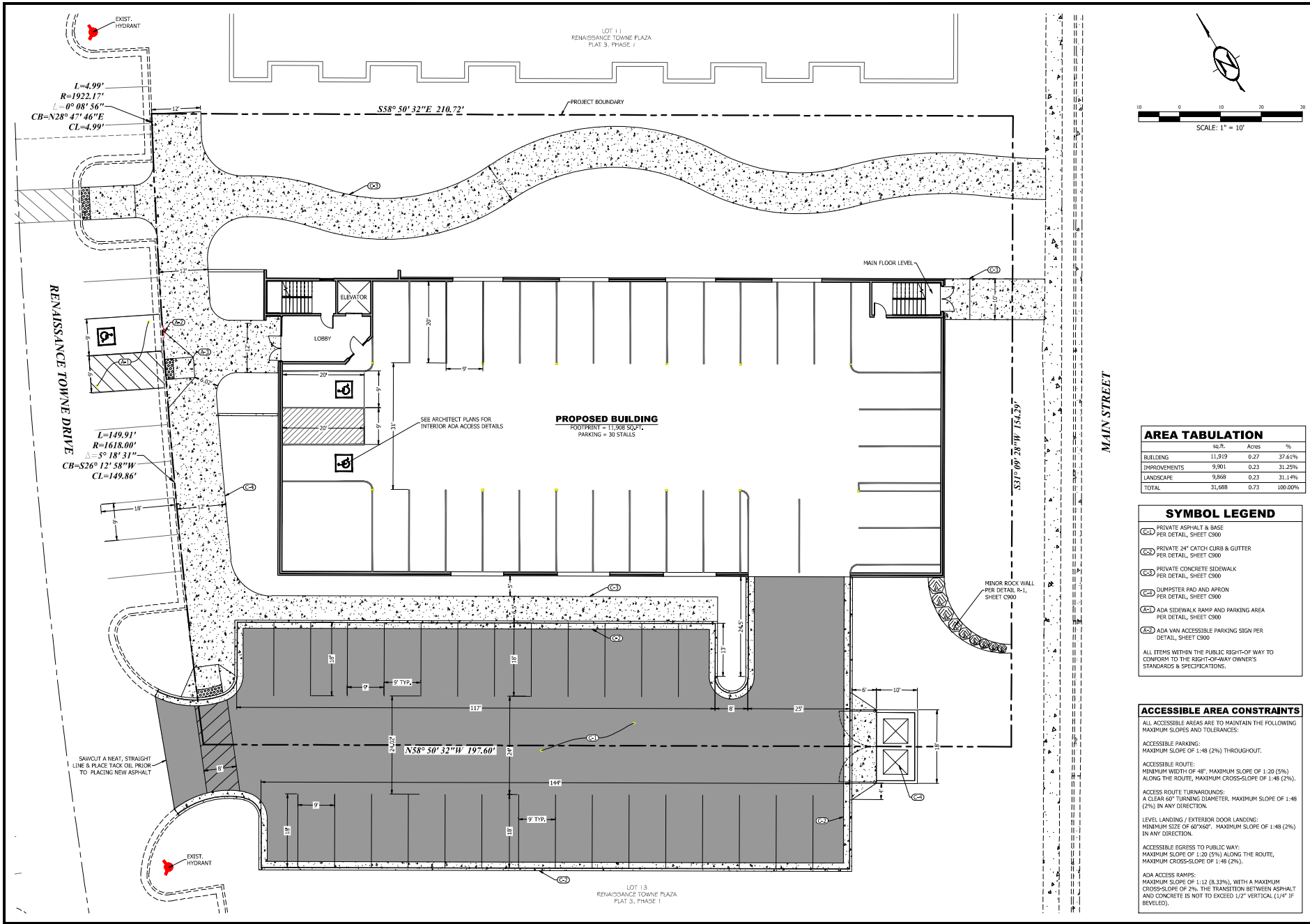


Town Center, LLC

1560 S. Renaissance Town Dr.
Bountiful, Ut 84010

Broadhead & Company

1560 S. Renaissance Towne Dr.
Bountiful, Ut 84010



AREA TABULATION

	sq.ft.	Acres	%
BUILDING	11,919	0.27	37.61%
IMPROVEMENTS	9,901	0.23	31.29%
LANDSCAPE	9,868	0.23	31.14%
TOTAL	31,688	0.73	100.00%

SYMBOL LEGEND

- (C1) PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900
- (C2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
- (C3) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
- (C4) DUMPSTER PAD AND APRON PER DETAIL, SHEET C900
- (C5) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SHEET C900
- (C6) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S 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 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 RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/4" VERTICAL (1/4" F BEVELED).

1470 South 600 West
Woods Cross, UT 84010
Phone: 801.298.2256
www.entellus.com



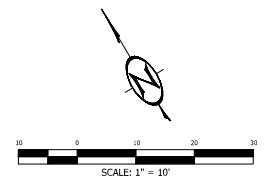
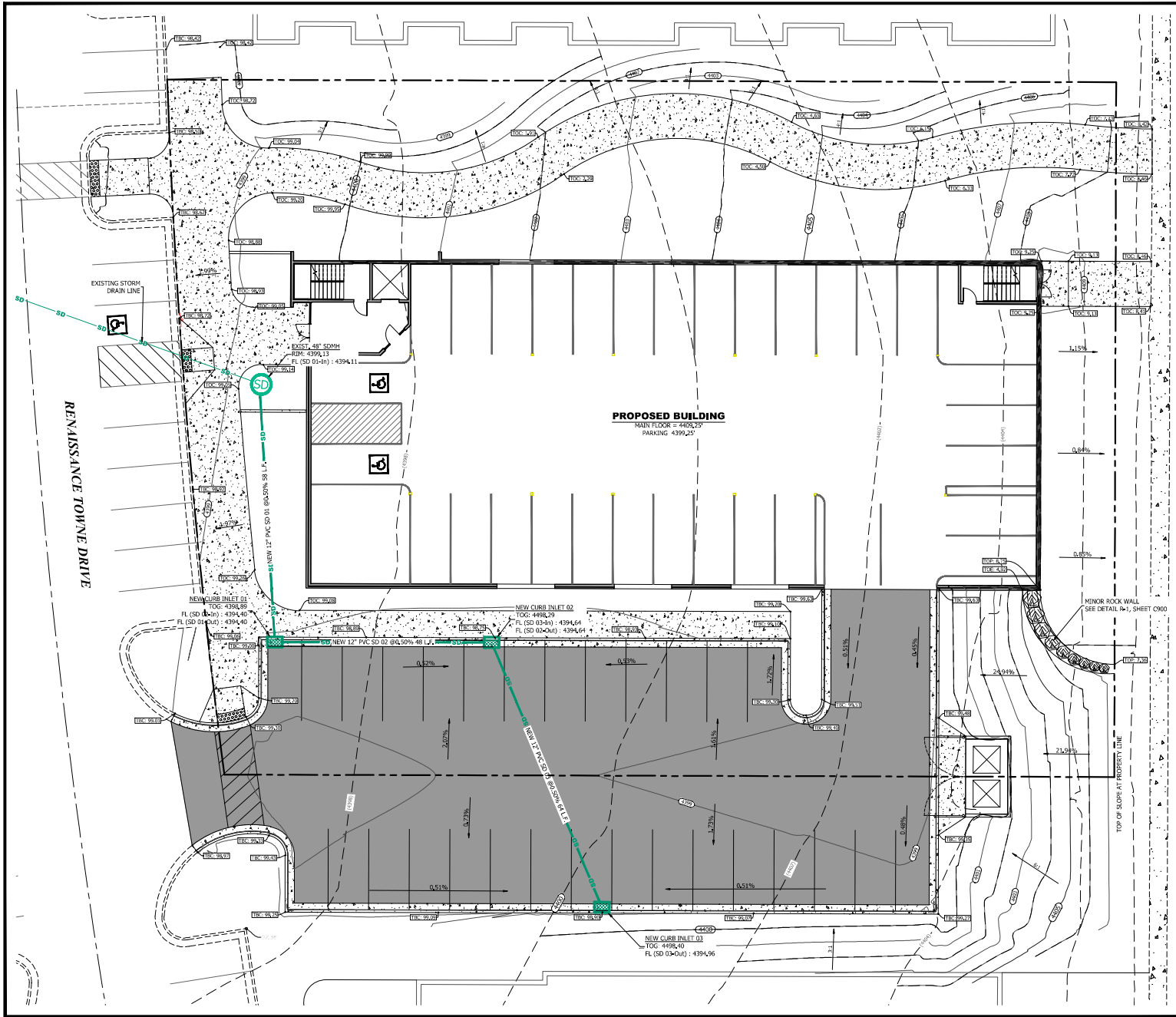
Client: Debrae First Credit Union
Contact: Spencer Park
Phone #: 801-464-6216
Email: spencer.park@fcu.com

LOT 12 OF RENAISSANCE TOWNE CENTER
1560 SOUTH RENAISSANCE TOWNE DRIVE
TAX PARCEL # 02-24-0607
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.1&2 R. & M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR	DATE	REVISION	DATE
ENTELLUS	11/17/19		
ENTELLUS	11/17/19		
ENTELLUS	11/17/19		
ENTELLUS	11/17/19		
ENTELLUS	11/17/19		
ENTELLUS	11/17/19		

DR-WN: LKM
APPROVED: LKM
PROJECT NO: 188015
PLAN SET: 188015.dwg

C400
SITE PLAN



MAIN STREET

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%) IN ANY DIRECTION.
- ACCESS ROUTE TURNAROUNDS: A CLEAR 80" 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 RAMP: 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: Deussen First Credit Union
Contact: Spencer Park
Phone #: 801-486-7161
Email: spencer@evcsu.com

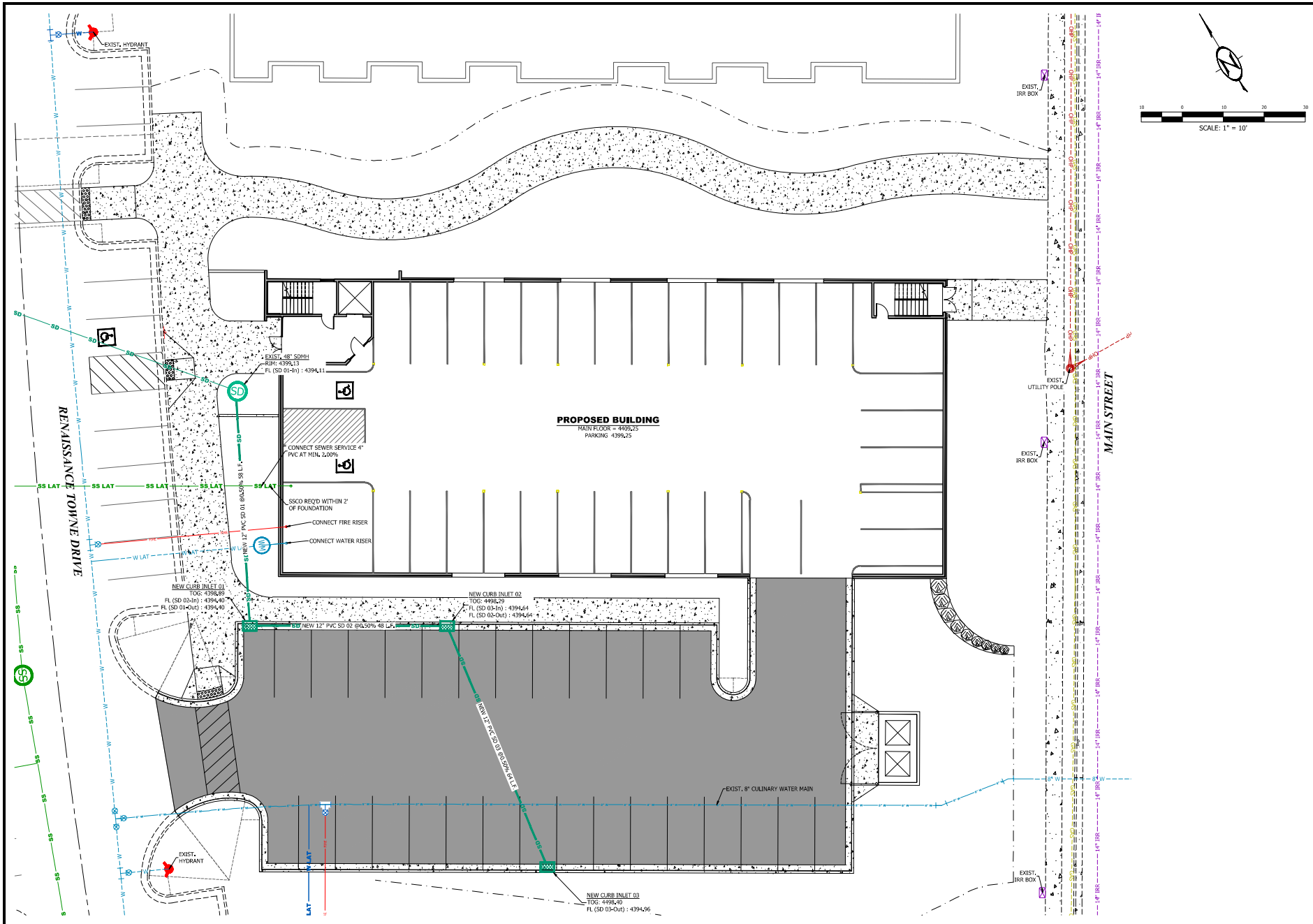
LOT 12 OF RENAISSANCE TOWNE CENTER

1560 SOUTH RENAISSANCE TOWNE DRIVE
TAYLOR HARBOR # 0-22-86-007
LOCATED IN THE SW 1/4 OF SECTION 36, T.23N., R.1E., S.1&R&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR	APPROVAL DATE	REVISION	DATE
DR/PL		1	
DR/PL		2	
DR/PL		3	
DR/PL		4	
DR/PL		5	
DR/PL		6	
DR/PL		7	
DR/PL		8	

APPROVED: LKM
PROJECT #: 156015
PLAN SET: 156015.dwg

C500
GRADING PLAN



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Woods Cross, UT 84010
Phone: 801.298.2256
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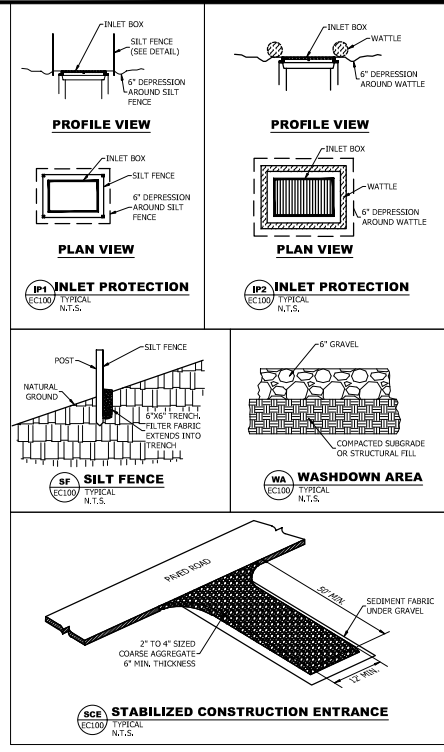
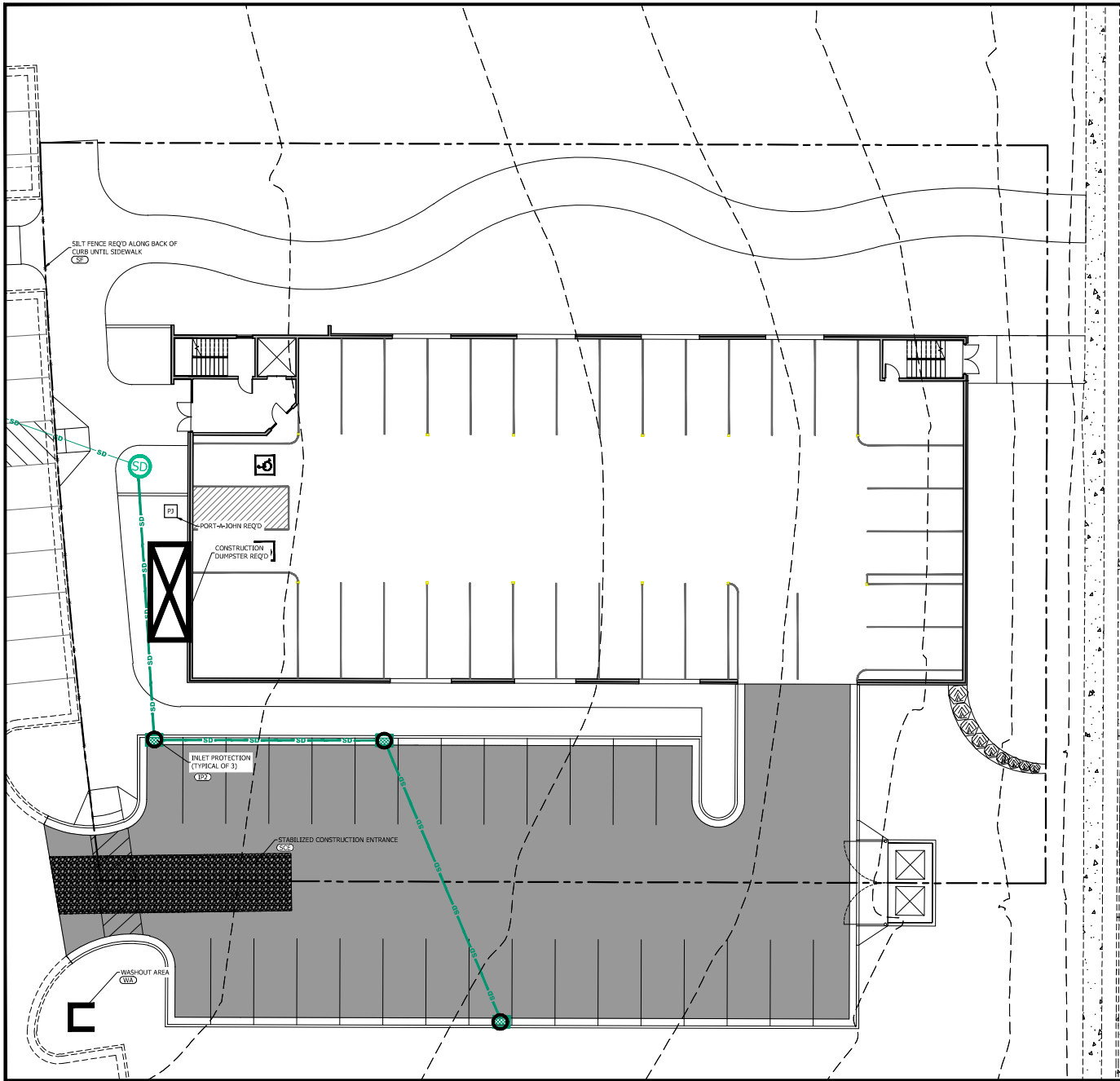
Client: Desert Fire Credit Union
Contact: Spencer Park
Phone #: 801-456-7161
Email: spencerpark@dcfu.com

LOT 12 OF RENAISSANCE TOWNE CENTER
1560 SOUTH RENAISSANCE TOWNE DRIVE
TAX PARCEL # 02-2-06-07
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.1 & 2 R.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISION DATE	REVISION DATE
REV 1	DATE
REV 2	DATE
REV 3	DATE
REV 4	DATE
REV 5	DATE
REV 6	DATE
REV 7	DATE
REV 8	DATE

DRAWN: LKM
APPROVED: LKM
PROJECT #: 188915
PLAN SET: 188915.dwg

C600
UTILITY PLAN



CONSTRUCTION NOTES:

CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL, STATE, AND FEDERAL PERMITS PRIOR TO COMMENCING CONSTRUCTION.

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

CONTRACTOR TO INSPECT SITE TO ENSURE THE SWPPP IMPROVEMENTS ARE IN PLACE AND FUNCTIONAL.

CONTRACTOR TO MAINTAIN TEMPORARY EROSION AND SEDIMENT CONTROLS AND HOUSEKEEPING MEASURES.

ALL SOLID WASTE SHALL BE STORED IN A SECURELY LIDDED METAL DUMPSTER, THE DUMPSTER SHALL MEET ALL STATE AND LOCAL WASTE MANAGEMENT REGULATIONS.

ALL HAZARDOUS WASTE SHALL BE DISPOSED OF IN THE MANNER AS SPECIFIED BY THE MANUFACTURER AND STATE AND LOCAL REGULATIONS.

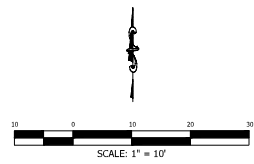
A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS CONCRETE AND NON-STORM WATER DISCHARGES FROM VEHICLE WASHING. THE CONCRETE WILL BE TAKEN TO THE CITY LANDFILL WITHIN 1 WEEK OF PLACING IN THE WASHOUT AREA.

A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED TO REDUCE VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS, THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.

INSPECTION SHALL BE MADE MONTHLY AND WITHIN 24 HOURS AFTER A RAINFALL EVENT OF 0.5 INCHES OR GREATER. ALL NON-STORM WATER FLOWS SHALL BE DIRECTED TOWARD THE WASHOUT AREA OR SEDIMENT BASIN. THE SWPPP WILL BE REVISED AS SITE CONDITIONS AND PROJECT WARRANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING AND SWEEPING PUBLIC STREETS ON A DAILY BASIS, OR MORE IF NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE ADEQUATE DUST CONTROL THROUGHOUT THE COURSE OF THE PROJECT.



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Woods Cross, UT 84010
Phone: 801.298.2236
www.entellus.com

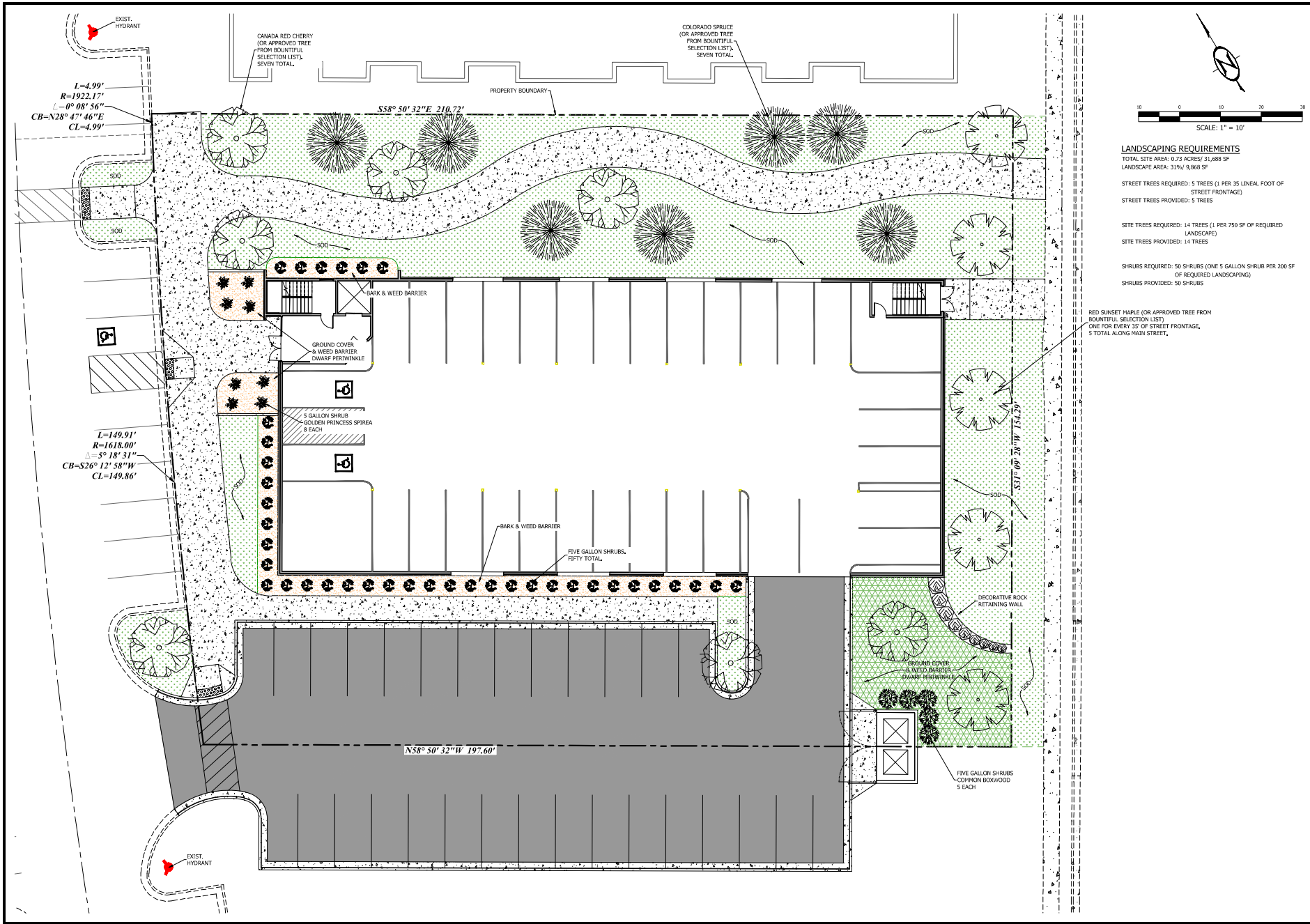
Client: Deseret First Credit Union
Contract: Spencer Park
Phone #: 801-964-7161
Email: spencer.park@deseret.com

LOT 12 OF RENAISSANCE TOWNE CENTER
1560 SOUTH RENAISSANCE TOWNE DRIVE
TAYLOR PARCEL # 02-28-9607
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.1R.4M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR	APPROVED DATE	REVISION	DATE
REV 1			
REV 2			
REV 3			
REV 4			
REV 5			
REV 6			
REV 7			
REV 8			

DR. UTAH: SB
APPROVED: TKM
PROJECT #: 118913-0015
PLAN SET: 118913-0015

EC100
EROSION CONTROL PLAN



LANDSCAPING REQUIREMENTS

TOTAL SITE AREA: 0.73 ACRES/ 31,688 SF
 LANDSCAPE AREA: 31%/ 9,868 SF

STREET TREES REQUIRED: 5 TREES (1 PER 35 LINEAL FOOT OF STREET FRONTAGE)
 STREET TREES PROVIDED: 5 TREES

SITE TREES REQUIRED: 14 TREES (1 PER 750 SF OF REQUIRED LANDSCAPE)
 SITE TREES PROVIDED: 14 TREES

SHRUBS REQUIRED: 50 SHRUBS (ONE 5 GALLON SHRUB PER 200 SF OF REQUIRED LANDSCAPING)
 SHRUBS PROVIDED: 50 SHRUBS

RED SUNSET MAPLE (OR APPROVED TREE FROM BOUNTIFUL SELECTION LIST)
 ONE FOR EVERY 25' OF STREET FRONTAGE,
 5 TOTAL ALONG MAIN STREET.

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2256
 www.entellus.com



**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

Client: Deussen First Credit Union
 Contact: Spencer Park
 Phone #: 801.486.6216
 Email: spencer.park@fcu.com

LOT 12 OF RENAISSANCE TOWNE CENTER

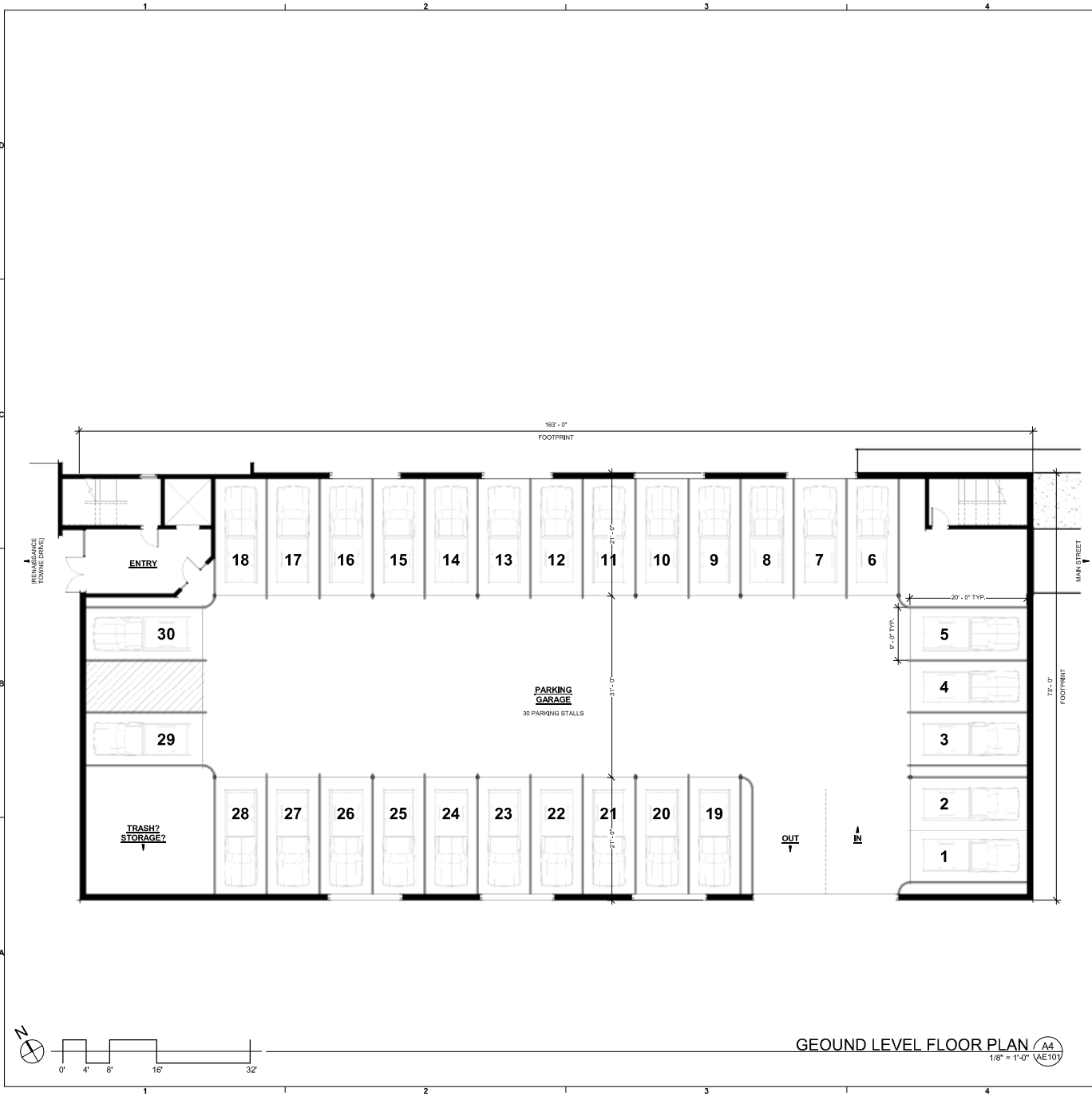
1560 SOUTH RENAISSANCE TOWNE DRIVE
 TAYLOR PARCEL # 002-248-0007
 LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.1.R.4.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIG/DATE	APPROVAL/DATE	REVISION/DATE	DATE
REV 1			DATE
REV 2			DATE
REV 3			DATE
REV 4			DATE
REV 5			DATE
REV 6			DATE
REV 7			DATE
REV 8			DATE

DRAWN: SR
 APPROVED: LKM
 PROJECT #: 1185015
 PLAN SET: 1185015.dwg

L100
 LANDSCAPE PLAN

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS, OR PLANS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



GENERAL NOTES:

- SEE SHEET AE001 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

P · R · O · C · E · I · S · S

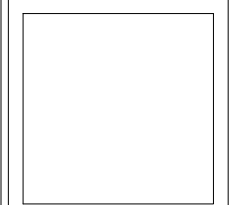
303 S. grace street
 Salt Lake City, Utah 84119
 P: 801.306.6966
 www.pprocessllc.com

MATERIAL LEGEND:

- ◇
- ◇
- ◇
- ◇

GENERAL CONTRACTOR
 KNOWLTON GENERAL
 712 N. MAIN STREET, SUITE #106
 BOUNTIFUL, UT 84010
 PHONE: 801.682.0765
 CONTACT: RANDY BEYER
 EMAIL: randy@knowltongeneral.com

KEYED NOTES:



PROJECT NOTES:

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

BUILDING AREA TABULATIONS:
 10,180 SF LEVEL 04 (RESIDENTIAL)
 11,120 SF LEVEL 03 (RESIDENTIAL)
 11,120 SF LEVEL 02 (RESIDENTIAL)
 11,908 SF GROUND LEVEL (PARKING)
 44,328 SF TOTAL
 *DOES NOT INCLUDE OUTDOOR DECKS

PARKING COUNT:
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 13 SURFACE STALLS (ON-SITE SURFACE PARKING LOT)
 9 SURFACE STALLS (ON RENAISSANCE TOWNIE DRIVE) INCLUDES 1 ADA STALL
 52 TOTAL STALLS

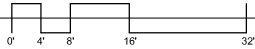
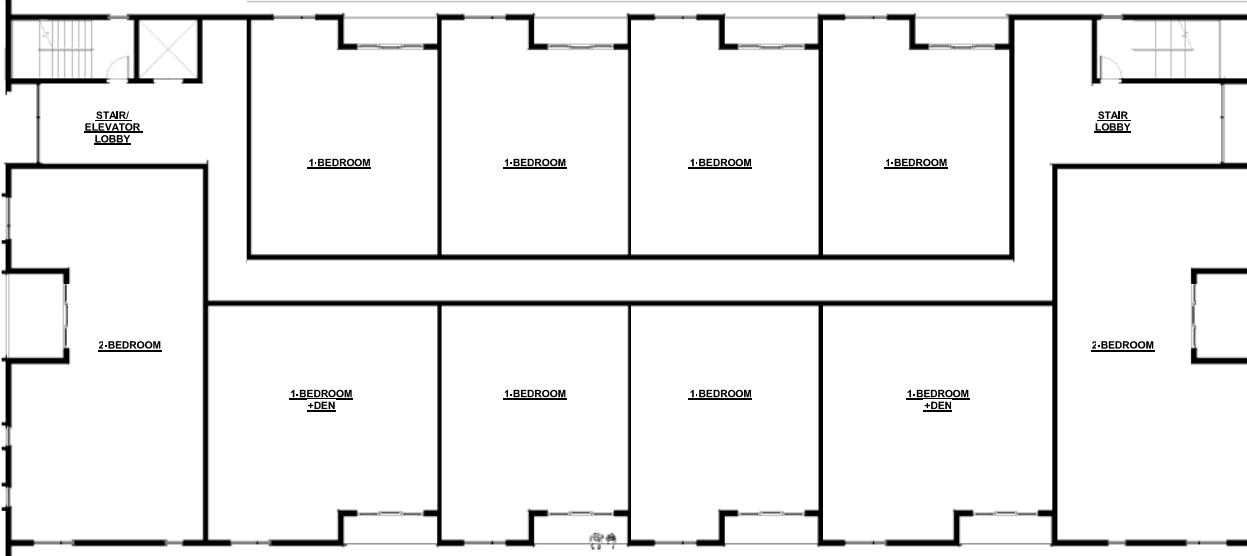
SITE AREA TABULATIONS:
 11,908 SF BUILDING 0.27 ACRES = 35.42%
 4,905 SF IMPROVEMENTS 0.23 ACRES = 29.63%
 11,748 SF LANDSCAPE 0.27 ACRES = 34.95%
 33,620 SF TOTAL 0.77 ACRES = 100.00%

No.	Description	Date

**RENAISSANCE
 PAD #16 [LOT #12]
 FLOOR PLANS**

Project Status: **CONCEPT DESIGN**
 Project Number: 10_0057
 Date: 04.21.2020
 Drawn by: EGE
 Checked by: DJY
AE101
 Scale: 1/8" = 1'-0"

ALL IDEAS, DESIGNS, ARRANGEMENTS, AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO P.L.L.C. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIED PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS ON THE JOBSITE OR OFFICE BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



LEVEL 03 FLOOR PLAN A4
1/8" = 1'-0" AE103

GENERAL NOTES:

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- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.

MATERIAL LEGEND:



KEYED NOTES:

PROJECT NOTES:

BUILDING USE: RESIDENTIAL APARTMENTS OVER PARKING
 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2
 BUILDING AREA TABULATIONS:
 10,180 SF LEVEL 04 (RESIDENTIAL)
 11,120 SF LEVEL 03 (RESIDENTIAL)
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 CONTACT: RANDY BEYER
 EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE
 PAD #16 [LOT #12]
 FLOOR PLANS

Project Status: CONCEPT DESIGN
 Project Number: 10_0057
 Date: 04.21.2020
 Drawn by: EGE
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AE103

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

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CONTACT: RANDY BEYER
EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE PAD #16 [LOT #12] AERIAL VIEW

Project Status: **CONCEPT DESIGN**
Project Number: 19-0057
Date: 04.21.2020
Drawn by: EGE
Checked by: DJY

AE200A

Scale: _____

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EMAIL: randy@knowltongeneral.com

No.	Description	Date

RENAISSANCE
PAD #16 [LOT #12]
EXTERIOR VIEWS

Project Status: CONCEPT DESIGN
Project Number: 19_0057
Date: 04.21.2020
Drawn by: EGE
Checked by: DJY
AE200C
Scale:

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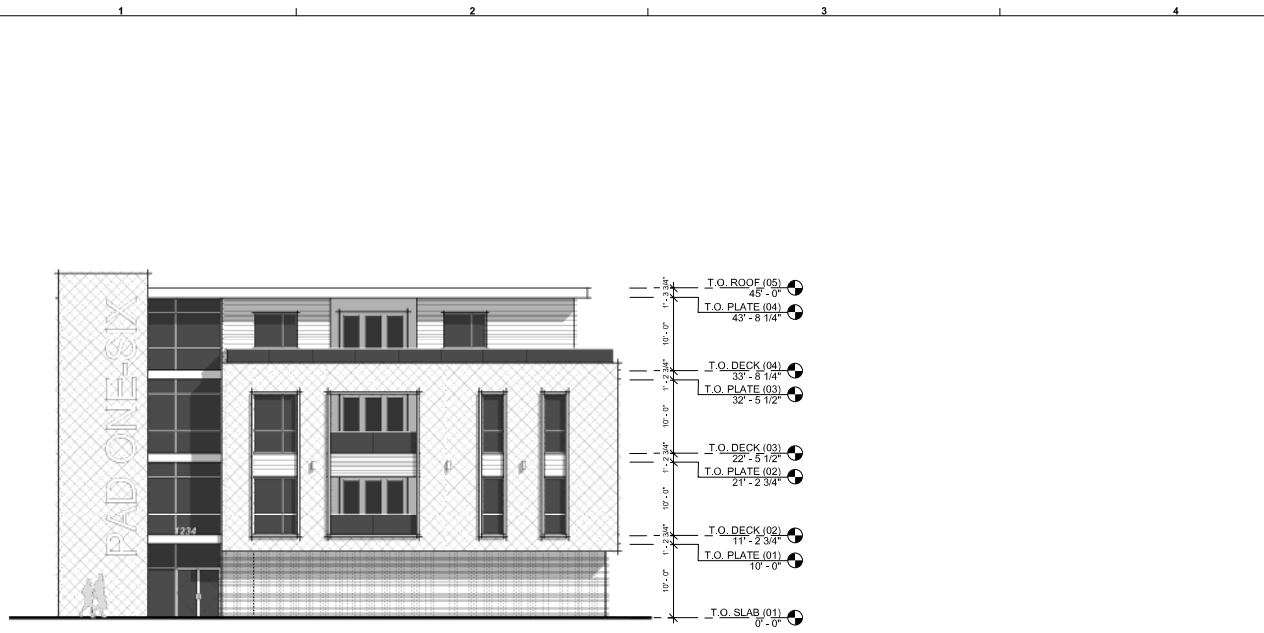
No.	Description	Date

**RENAISSANCE
PAD #16 [LOT #12]
EXTERIOR VIEWS**

Project Status	CONCEPT DESIGN
Project Number	19_0057
Date	04.21.2020
Drawn by	EGE
Checked by	DJY
Scale	AE200D

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ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PPROCESS STUDIO P.L.L.C. AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VIOLATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION OR USE OF THIS DRAWING IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PPROCESS STUDIO P.L.L.C. IS PROHIBITED. VIOLATION OF THIS WARNING MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



WEST (RENAISSANCE TOWN DRIVE) ELEVATION (B3)
1/8" = 1'-0" (AE201)

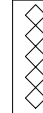


SOUTH (PARKING LOT) ELEVATION (A4)
1/8" = 1'-0" (AE201)

GENERAL NOTES:

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MATERIAL LEGEND:



KEYED NOTES:

PROJECT NOTES:

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 OCCUPANCY TYPE: RESIDENTIAL GROUP R-2
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No.	Description	Date

RENAISSANCE
 PAD #16 [LOT #12]
 EXTERIOR
 ELEVATIONS

Project Status: CONCEPT DESIGN
 Project Number: 19_0057
 Date: 04.21.2020
 Drawn by: EGE
 Checked by: DJV

AE201

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

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EAST (MAIN STREET) ELEVATION B3
1/8" = 1'-0" AE202

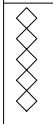


NORTH (WALKWAY) ELEVATION A4
1/8" = 1'-0" AE202

GENERAL NOTES:

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MATERIAL LEGEND:



KEYED NOTES:

PROJECT NOTES:

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OCCUPANCY TYPE: RESIDENTIAL GROUP R-2
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CONTACT RANDY BEYER
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No.	Description	Date

**RENAISSANCE
PAD #16 [LOT #12]
EXTERIOR
ELEVATIONS**

Project Status: CONCEPT DESIGN
Project Number: 10.0057
Date: 04.21.2020
Drawn by: EGE
Checked by: DJY
AE202
Scale: 1/8" = 1'-0"

Conditional Use Permit

A public hearing was held on April 7, 2020, at Bountiful City Hall to consider a Conditional Use Permit for a Private School located at the following location:

Parcel: 03-032-0108
85 West 300 South, Bountiful City, Davis County, Utah

The Bountiful City Planning Commission heard the matter and considered the statements of the Applicant, the City Staff and the public. As a result, the Planning Commission makes the following findings:

1. This matter is properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a Public Hearing held.

The Bountiful City Planning Commission hereby grants this Conditional Use Permit approval on April 7, 2020 at 85 West 300 South, Bountiful, Davis County, Utah, with the following conditions:

1. The maximum number of students shall be limited to 40 based on the minimum adopted parking requirement for schools: *One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.* Based on parking requirement for schools and other permitted uses on-site and their parking requirement, 40 parking spaces may not be accomplished.
2. The Applicant shall confirm compliance of the parking spaces by submitting to the Planning Director a site plan delineating such spaces. This shall take place prior to any other submittals associated with building permits for remodels to the buildings.
3. The Applicant shall paint the parking spaces to clearly show the delineation of the spaces. The parking spaces shall comply with applicable area requirements, etc., as specified in the Land Use Code.
4. In conjunction with the required annual business license and renewal, the private school shall document with the Business License Coordinator their number of administrators/faculty and students to assure compliance with the parking requirements.
5. The applicant shall receive any applicable permits by South Davis Metro Fire and the State Fire Marshall's Office.
6. For the remodel, the electric service may need to be updated. Any changes to the site may require relocation of existing power system which would be at developer's expense.
7. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.

The Conditional Use Permit was approved on April 7, 2020, and this written form was approved this 5th day of May, 2020.

Sean Monson, Planning Commission Chairman

ATTEST: Darlene Baetz, Recording Secretary

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

APPLICANT: Justin Merkley

APPLICATION TYPE: Variance request to allow for encroachments on slopes greater than 30 percent.

I. DESCRIPTION OF REQUEST:

The Applicant, Justin Merkley, has requested a Variance to allow for encroachments on slopes greater than thirty (30) percent. The property is located at 3865 Highland Court, which is in the R-F (Residential Foothill) Zone. The proposed Variance would allow for construction of a new residential 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 greater than thirty (30) percent.

III. APPEAL PROCEDURE:

Bountiful City Land Use Code 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 code 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:

- A.** The basic facts and criteria regarding this application are contained in the Staff Report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public hearing held by the Planning Commission on **Tuesday, March 3, 2020** 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:

- A. 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 Zone is to preserve the hillside and manage erosion. Literal enforcement of the Code would prohibit the construction of most structures because of the steepness of the slopes in Bountiful City. The Applicant's unit was previously platted prior to the Applicant acquiring the property. The City Council approved a Plat Amendment allowing the Applicant and HOA to shift the platted unit ten (10) feet to the east. Regardless of the Plat Amendment, the lot would have required a Variance to construct on the platted footprint. The hardship was not created by the Applicant.

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

Many properties in the R-F Zone have similar constraints as the Applicant's property which limit the buildable area and require a variance from the Code to build on slopes greater than 30 percent. The Applicant's property is unique as the building footprint is a platted unit. This circumstance requires the Applicant to build in that footprint; whereas in other properties in the R-F Zone the property owner has the ability to move the footprint of a structure to a location on the property that would have the least impact to the steep slopes.

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

Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than 30 percent, and the need to create steep driveways and tall retaining walls. Granting the Variance will allow the Applicant to enjoy similar property rights possessed by others in the R-F Zone. Denying the Variance will allow other properties a right not extended to the Applicant's property.

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

Granting the Variance for the Applicant will not have a substantial effect to the General Plan as other properties in the R-F Zone are treated similarly regarding steep slopes and retaining walls. It is an interest to the City to have all buildable lots developed as opposed to remaining vacant.

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

The purpose of the Land Use Code which requires improvements be located on slopes less than 30 percent is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots 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 Applicant's platted building footprint does not substantially disturb the hillside at this location as there is not a natural stand of native oak trees.

VI. DECISION AND SUMMARY

The Planning Commission grants the request for the Variance from development standards on slopes greater than thirty (30) percent to Justin Merkley for the property located at 3865 Highland Court, by a vote of 7-0, and adopts the Findings of Fact as contained above and incorporates by this reference the findings as outlined in the Staff Report and as presented in the Variance hearing. As part of the granted Variance, the Planning Commission imposes the following conditions:

1. The Applicant will continue to work with Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls on slopes greater than thirty (30) percent.
2. The Applicant shall apply for a building permit to be reviewed and approved by Staff.

FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission this **5th** day of May, 2020

Sean Monson, Chairman
Bountiful City Planning Commission