

**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, April 2, 2019**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for March 19, 2019.
3. Work Session- Renaissance Towne Center located at 1551 Renaissance Towne Center, Bruce Broadhead, applicant.
4. Consider approval of the Findings of Fact for the approval of the variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr., William Low, applicant.
5. Planning Director's report, review of pending applications and miscellaneous business.

  
Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**March 19, 2019**  
**6:30 P.M.**

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

Excused: Planning Commission Members – Von Hill

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for March 5, 2019.**

Sharon Spratley made a motion to approve the minutes for March 5 with one change under item 3. *“After determining no other viable options existed, Sharon Spratley made a motion to approve a variance to the front...”* Richard Higginson seconded the motion. Voting passed 4-0-2 with Commission members Higginson, Monson, Smith and Spratley voting aye and Jesse Bell and Jim Clark abstaining.

**3. Consider preliminary and final approval for an amended plat for High Pointe Phase 1 PUD located at 1995 S Bountiful Blvd for South Davis Fire Department, Chief Jeff Bassett, applicant.**

Chief Jeff Bassett and Bill Gould were present. Lloyd Cheney presented staff report.

Chief Jeff Bassett, Fire Chief for the South Davis Metro Fire District (SDMF) is requesting an amendment to the High Pointe P.U.D. Phase 1 boundary. SDMF has negotiated with the High Pointe PUD to acquire the existing tennis court which is located behind the current fire station located on Bountiful Boulevard so that the property can be incorporated into a planned upgrade to the existing fire station. This request is essentially a lot line adjustment, but because it affects the common area of the High Pointe P.U.D. it is necessary to amend the boundary of Phase 1.

The existing fire station structure was originally constructed as a Bountiful City facility, and was not occupied full time until sometime in the 1990’s. The building has been remodeled to include accommodations for a full time staff and to address other functional needs over the years. In addition to functional issues, the current access and parking configuration have proven troublesome, and are particularly difficult in the wintertime when snow storage and the grades in the parking lot complicate vehicle access and maneuvering. In addition, drainage from the tennis court located above the fire station is directed to the building. The concrete retaining wall which supports the west portion of the tennis court is failing, and access to the space between the building and the retaining wall is limited, and complicates the SDMF ability to maintain the building, and manage the site drainage issues. By acquiring the tennis court, and adjusting the boundary to coincide with the south side of the access road for the High Pointe development, SDMF will be able to provide adequate parking for the SDMF staff, manage the site drainage, and maintain the landscaped area on the north side of the fire station (this area was previously part of the P.U.D.).

The tennis court is part of the private open space area for the development and was approved as part of the recreational amenities for the P.U.D. However, the area has fallen into disrepair over the years and has not been used by the residents of the development as originally envisioned. The P.U.D. will retain an addition open space area in the center of the development along with the landscape areas surrounding the residences.

The final decision on the P.U.D. amendment will be made by the City Council. Bountiful Code Section 14-20-501 (C) requires that the Planning Commission review the proposed amendment and make a recommendation to approve, approve with conditions or deny the application. The City Council will then hold a public hearing to consider the item after proper public notice has been provided.

Staff recommends preliminary and final plat approval of the Amended High Pointe Phase 1 with four conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all required fees.
4. Obtain all necessary signatures for Release of Easement for the Common Area which will be removed from the P.U.D.

Chief Bassett discussed the history of the building. He explained that the tennis courts will become a flat parking lot and the parking stalls will increase from 8 to 13. The station will remain in operation during the construction phase due to the high volume of calls for this area. The Condo Association has approved this purchase with the fire department. Mr. Gould stated that the entrance will stay on Cave Hollow.

There was discussion of the open space and original requirements for the common space. Mr. Wilkinson stated that the Association property owners have been notified for a Public Hearing to the City Council. Any change to any PUD's common space requires an approval from the Planning Commission and City Council. The removal of the tennis courts from the common area will still meet the requirements for the PUD.

Jesse Bell made a motion to forward a recommendation to the City Council for preliminary and final plat approval for the Amended High Pointe Phase 1 PUD plat. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Monson, Smith and Spratley voting aye

4. **PUBLIC HEARING – Consider approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr, William Low, applicant.**

Scott Argyle with Entellis, and Brandon Quinton were present. Chad Wilkinson presented the staff report.

The applicant, William Low, has requested a variance for a revised plan to allow for encroachments on slopes greater than 30 percent and for cuts and fills and retaining walls greater than 10 feet in height

for the property located at 1581 Stone Hollow Drive in the R-F (Residential Foothill) zone. The proposed variance would allow for construction of a new home on the site.

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests within the R-F zone related to disturbance of slopes exceeding 30 percent and retaining walls and cuts and fills exceeding 10 feet in height.

The applicant previously received approval of a variance from the Planning Commission in September of last year and now wishes to submit a revised plan. Because variances on lots in the R-F zone are approved specific to a delineated area of disturbance, any substantially new design must receive additional review from the Planning Commission. The proposed revised design moves the home further to the west on the property and further downhill. This change requires significant modifications to the grading plan and to the design of the driveway. The driveway now comes closer to the southwest property line, but the revision has also allowed for less of an encroachment in the 30 percent slope areas. It should be noted that the driveway approach to the adjacent roadway is in the same location. As previously discussed, the lot is over 19 acres in size and the proposed development is located predominantly on slopes that are less than 30 percent. The application does include some encroachments on slopes greater than 30 percent and cuts and fills and retaining walls greater than 10 feet in height in order to accommodate the driveway accessing the new home. These areas are limited to isolated patches of 30 percent slope crossed by the driveway and to some areas of cut and fill associated with the new location of the home exceed 10 feet in height. A small revision to one of the retaining wall locations will be required in order to meet required setbacks to the home. That small change has been noted on an attached annotated site plan.

### **Variance Findings**

- (i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

**Staff Response:** The “Purposes and Objectives” section of the Residential Foothill standards recognizes the need for some flexibility in administering the hillside protection standards of the Code. The Code also states that the encroachments should be the minimum necessary to allow for reasonable development of the property. The proposed design does a good job of keeping the home and improvements out of the steepest areas of the lot in favor of areas of less than 30 percent slope. The small encroachments in 30 percent areas have been kept to a minimum and even reduced from the original submittal. The design has also made every effort to limit cuts and fills and retaining walls to less than 10 feet in height.

- (ii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

**Staff Response:** Unlike many undeveloped properties in the R-F Zone, the lot has a large portion (which is several acres in size) that is less than 30 percent slope. The challenge comes in accessing in the buildable areas without encroachments into 30 percent slope areas. The lot has a few small pockets of 30 percent slope that the development plan has tried to avoid to the extent possible and has limited heights of retaining walls and cuts and fills in order to make use of the buildable areas.

- (iii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

**Staff Response:** The variance will allow for reasonable development of the lot. The applicant has made an effort to minimize impacts to 30 percent slopes and has limited areas of cut and fill that exceed ten feet.

(iv) *The variance will not substantially affect the general plan and will not be contrary to the public interest;*

**Staff Response:** For the most part the design has avoided encroachments into 30 percent slopes. The variance is consistent with the general plan and the Code which limits disturbances in steep slope areas to the minimum necessary to provide for reasonable development of the property.

(v) *The spirit of the land use ordinance is observed and substantial justice done*

**Staff Response:** The purpose of the land use ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and that 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 proposed design is consistent with the land use ordinance with one small revision to meet setback requirements as shown on the annotated site plan.

Based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant, staff recommends that the Planning Commission approve the variance with the following condition:

1. The disturbance of the property shall be limited to areas within the “Limit of Disturbance” noted on the annotated site plan in order to retain as much native vegetation as possible and to minimize impacts on slope areas.

Jesse Bell asked about the setback of the wall. Mr. Wilkinson stated that the setback is still within the code. Scott Argyle stated that the fill of the wall next to the neighbor is 4 -6 feet and the disturbance will be less and more compact.

Chairman Monson opened and closed the **PUBLIC HEARING** at 6:55 p.m. without comments.

Richard Higginson made a motion to approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr with the one condition outlined by staff and requested that the owners work with staff on any driveway issues. Sharon Spratley seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Monson, Smith, and Spratley voting aye.

5. **Consider approval of the Findings of Fact approving a variance to the front yard setback standards of Section 14-5-105 to allow installation of carports for Orchard Gardens Apartments. The property is located at 2720 Orchard Dr, Becki Scymczak, applicant.**

Sharon Spratley made a motion to approve the Findings of Fact to allow installation of carports for Orchard Gardens Apartments as written. Jim Clark seconded the motion. Voting passed 5-1 with

Commission members Bell, Clark, Monson, Smith and Spratley voting aye and Higginson voting nay.

**6. Consider approval of the Findings of Fact approving a variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% for property located at 1269 Canyon Creek Dr, Chad and Jen Nielsen, applicant.**

Sharon Spratley made a motion to approve the Findings of Fact approving the encroachments on slopes greater than 30% for property located at 1269 Canyon Creek Dr as written. Richard Higginson seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Monson, Smith and Spratley voting aye.

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

1. Work session to talk about the Renaissance Towne Center's vacant land and zone change.
2. Next Planning Commission meeting will be April 2, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:02 p.m.

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Chad Wilkinson, Bountiful City Planner

# Commission Staff Report

Item #3

**Subject:** Discussion Item- Zone Map Amendment from C-G/PUD and MXD-PO to MXD-R

**Property Addresses:** Multiple Approximately 1520 South Main to

**Author:** Chad Wilkinson, Planning Director

**Department:** Planning

**Date:** April 2, 2019



## Background

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

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

The applicant will be on hand to present the proposed zoning change and development standards and answer questions about the proposed development of the site. This first meeting will be just a working session to allow for presentation of the proposal and to allow for general discussion without deliberation or decision. The item will be scheduled for a public hearing on April 16, 2019 where public comment can be received and recommendations can be made by the Commission.

### **Department Review**

This item has been reviewed by the City Planner, City Engineer and City Attorney.

### **Significant Impacts**

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

### **Recommendation:**

This item is for discussion only and there is no action required at this time. The item will be scheduled for a public hearing on April 16, 2019.

### **Attachments**

1. Aerial photo
2. Application Materials
3. Proposed MXD-R standards



# Aerial Photo





# 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 1500 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 North-erly 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 road 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



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10. Streetscape Design Precedents
11. Traffic and Pedestrian Thoroughfares
12. Conceptual Landscape Plan
13. Site Lighting & Signage Plan
14. Site Utilities
15. Elevation Contours
16. Parking Impact
17. Parking Study
20. 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

**Town Center, LLC**  
1560 S. Renaissance Town Dr.  
Bountiful, UT 84010

### Developer

**CivilScience**  
Engineers Surveyors Planners  
3160 W Uddhouse Drive, Suite A Lehi, UT 84043  
801.768.7100

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

Revised  
3-12-19 JH

**Renaissance Town Centre Development**  
Preliminary Master Site Plan • Planned Mixed-Use Development  
Bountiful City, Davis County, Utah

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

## Project Description

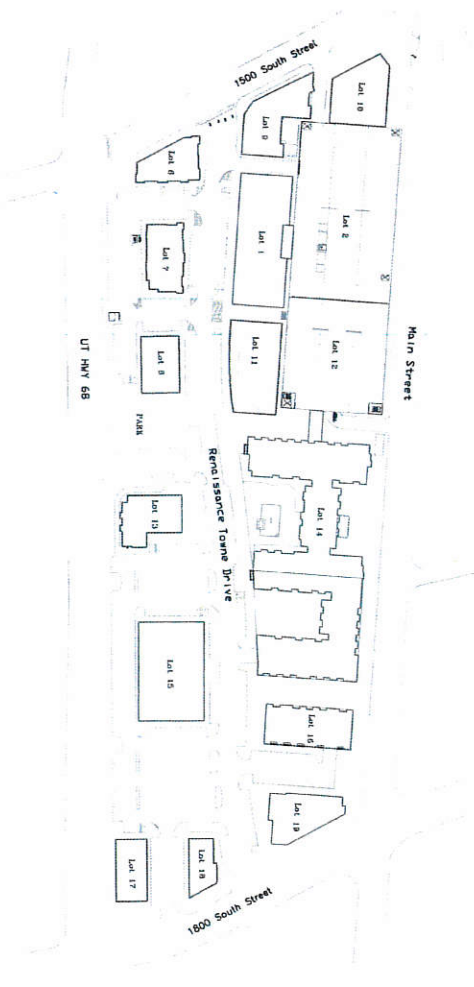
### Renaissance Towne Centre

Development within the Renaissance Town Center 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 and single family attached residential dwellings. Other uses permitted in the Renaissance Town Center MXD-R Zone may include the permitted uses included in Section 14-10-105a of the Bountiful City Code.
2. With City Council approval 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 residential 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 ninety (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 #	Fadernm.	# of Floors	Property Type		Total Sq. Ft.
			Professional Office	Residential	
Lot #1	24,038	5	112,188		112,188
Lot #6	6,631	2	13,911		13,911
Lot #7	7,839	2	15,972		15,972
Lot #8	6,861	2	14,687		14,687
Lot #10	11,000	4	44,000	48,000	92,000
Lot #11	13,252	8	34,650	58,650	93,300
Lot #13	8,100	1		217 UNITS	8,100
Lot #14	61,000	5		244,000	244,000
Lot #15	20,000	1		20 UNITS	20,000
Lot #16	11,067	3		32,127	32,127
Lot #17	4,230	1		4,230	4,230
Lot #18	8,200	2		17,800	17,800
<b>Total</b>			<b>17,800</b>	<b>358,480</b>	<b>377,280</b>
				<b>37.8%</b>	<b>5.7%</b>



**Renaissance Town Centre Development**  
 Preliminary Master Site Plan • Planned Mixed-Use Development  
 Bountiful City, Davis County, Utah

**Town Center, LLC**  
 1560 S. Renaissance Town Dr.  
 Bountiful, UT 84010

**CivilScience**  
 Engineers Surveyors Planners  
 3160 W. Clubhouse Drive, Suite A  
 Layton, UT 84043  
 801.768.7700

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

# Conceptual Phasing Plan

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

## Conceptual Phasing Plan

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

### Land Area By Phase

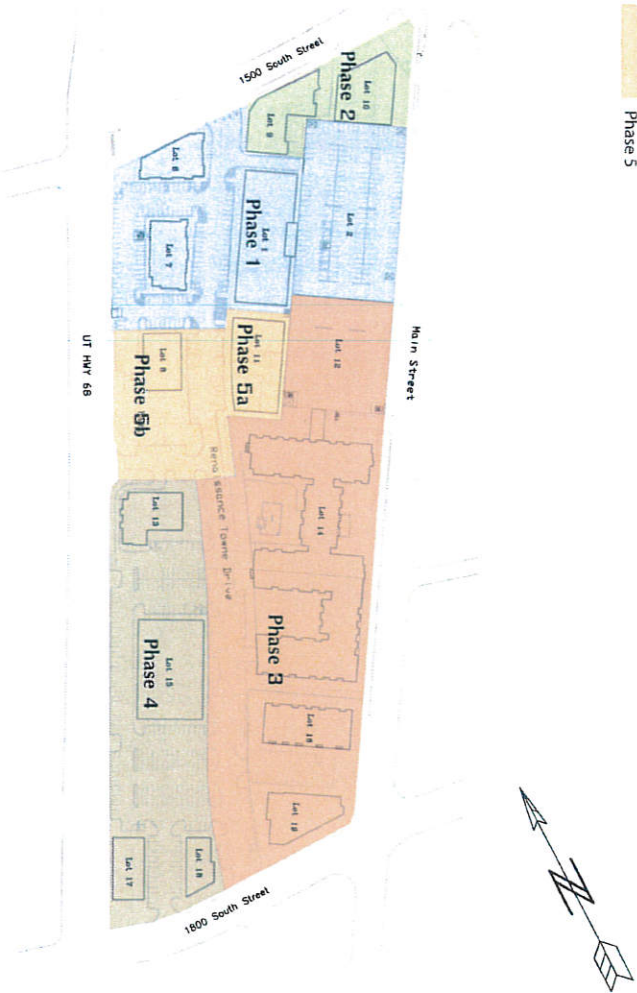
Phase 1	170,420 Square Feet
Phase 2	38,200 Square Feet
Phase 3	254,130 Square Feet
Phase 4	141,900 Square Feet
Phase 5	82,300 Square Feet
Total	686,950 Square Feet

### 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



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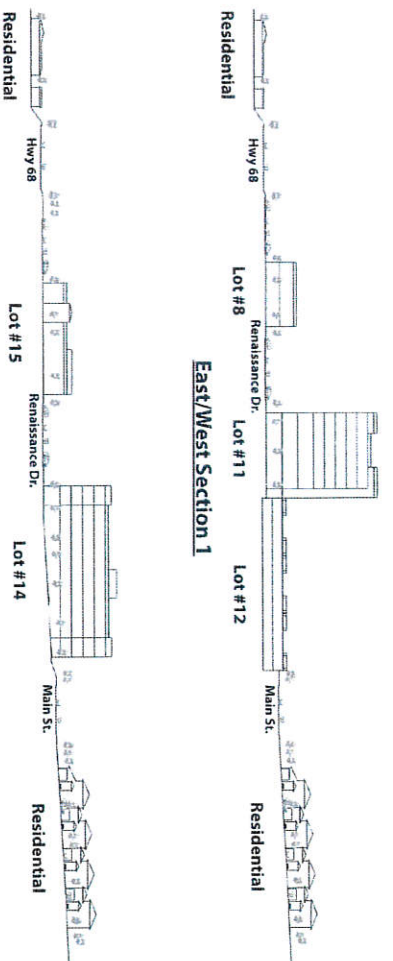
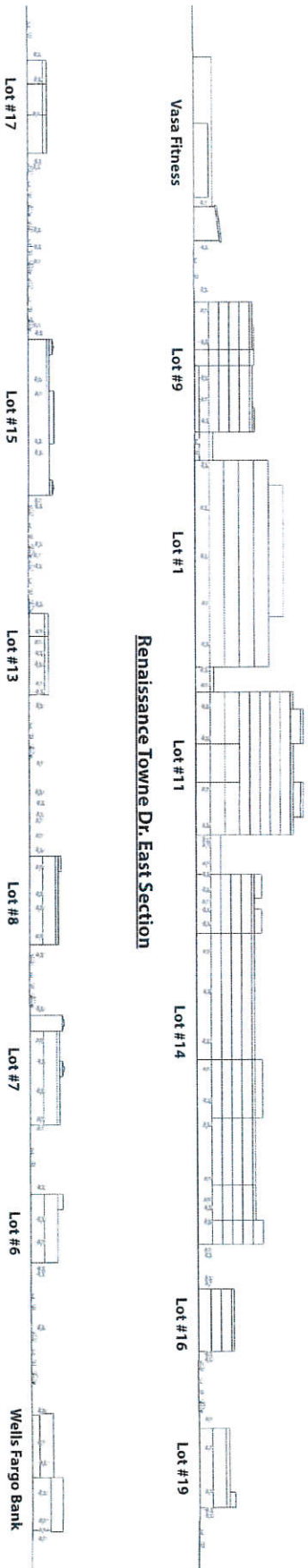
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 801-768-7200

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

## Building Height Diagram

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

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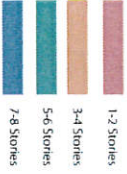
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 Engineers Surveyors Planners  
 3140 W. Quailhouse Drive, Suite A Lehi, UT 84043  
 801.785.2100

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 1560 S. Renaissance Towne Dr.  
 Bountiful, UT 84010

# Building Height Plan

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

## Conceptual Height Guidelines



- 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 lots 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'; For every foot set back from the right of way the height may increase by 1'; This height standard will be limited to buildings East of the centerline of Renaissance Town Drive.
  2. Buildings along 400 West / Utah Hwy 68 will be limited to a height of 35'; 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 Town Drive.
  3. Public right-of-way: Five (5) feet
  4. Spacing Between buildings as required by the International Building Code.

Lot #	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 #12	Commercial	1	30'
Lot #13	Commercial	1	30'
Lot #14	Commercial	5	65'
Lot #15	Commercial	1	32'
Lot #16	Residential	3	45'
Lot #17	Commercial	1	30'
Lot #18	Commercial	1	30'
Lot #19	Professional Office	2	42'



<p><b>Renaissance Town Centre Development</b>                  Preliminary Master Site Plan • Planned Mixed-Use Development                  Bountiful City, Davis County, Utah</p>	<p><b>Town Center, LLC</b>                  1560 S. Renaissance Town Dr.                  Bountiful, UT 84010</p>	<p><b>CivilScience</b>                  Engineers Surveyors Planners                  3160 W Clubhouse Drive, Suite A, Lehi, UT 84043                  801-768-7700</p>	<p><b>Broadhead &amp; Company</b>                  1560 S. Renaissance Towne Dr.                  Bountiful, Ut 84010</p>
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**Conceptual Massing**

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



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

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 3160 W. Quilhouse Drive, Suite A 14th, UT 84043  
 801 / 68 7200

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



## Architectural Design Precedents

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Lot #8 & #13



Lot #10, #16 & #19



Lot #15, #17 & #18



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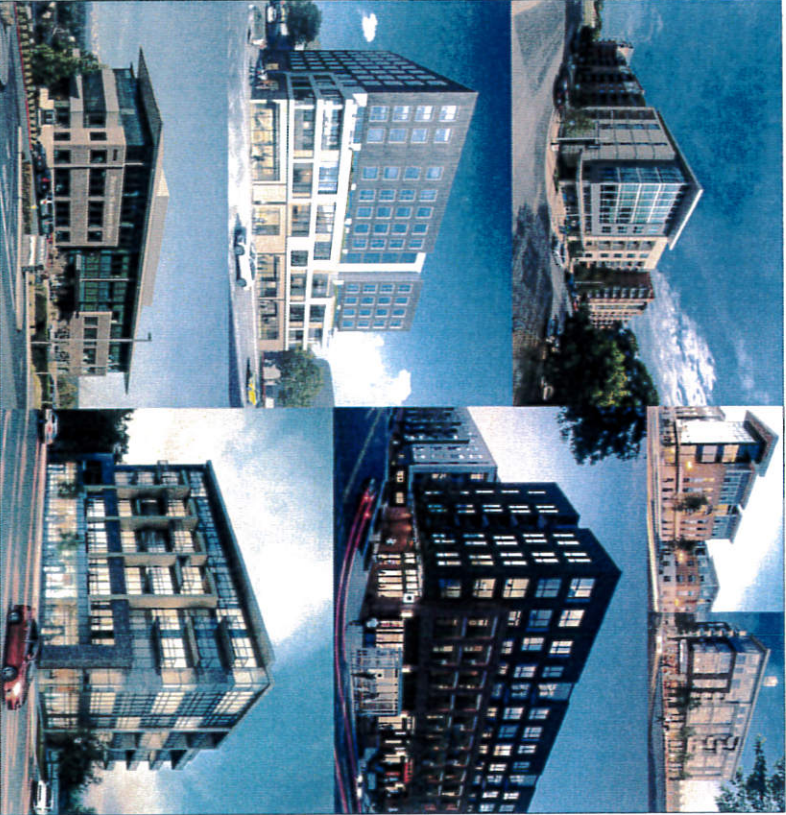
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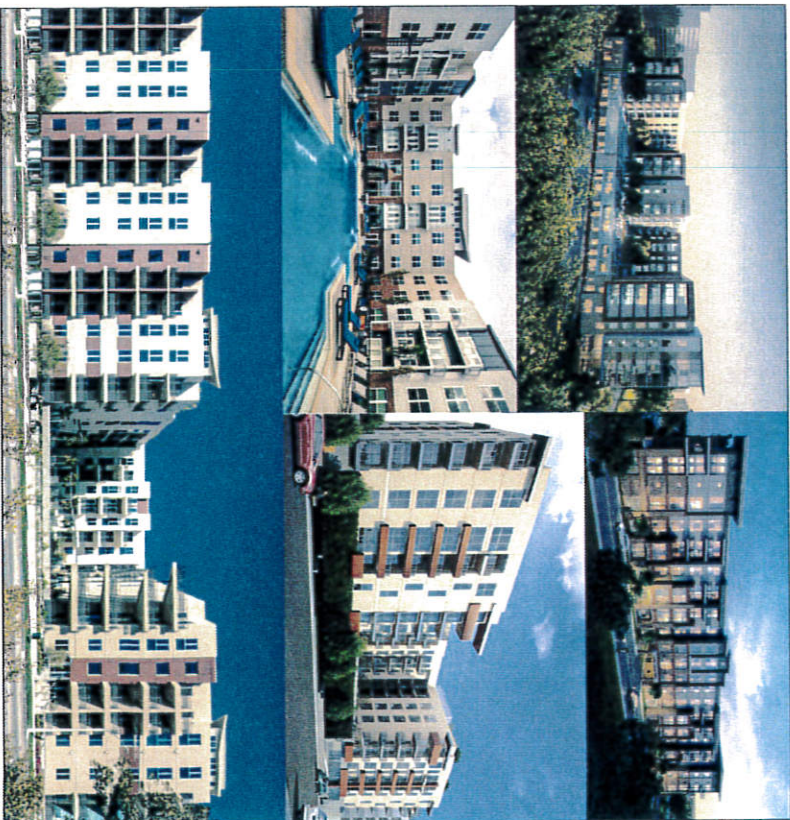
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**Architectural Design Precedents**  
Views are conceptual only and subject to change. Precedents are meant to show the development possibilities of this project.

**Lot #11**



**Lot #14**



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 Preliminary Master Site Plan • Planned Mixed-Use Development  
 Bountiful City, Davis County, Utah

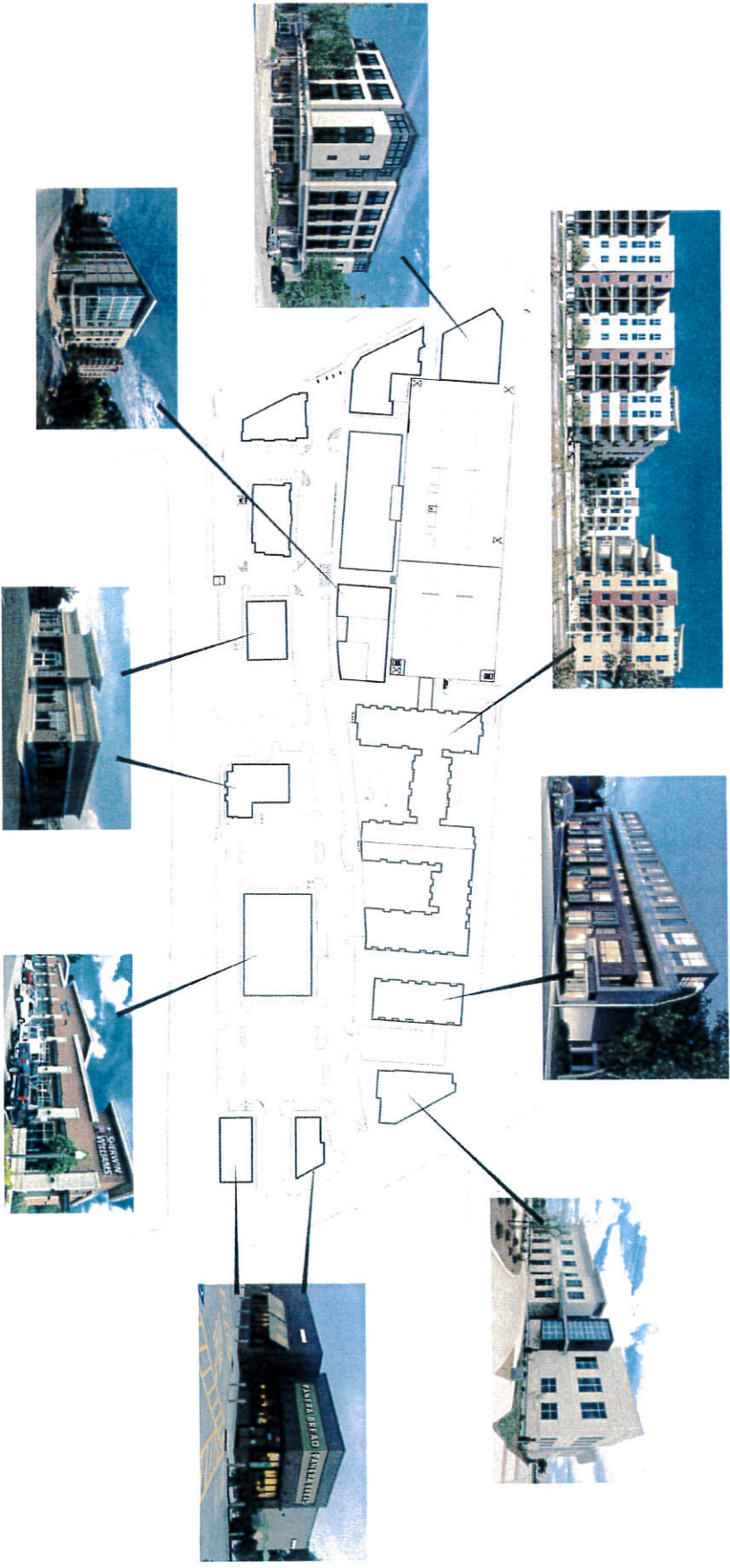
**Town Center, LLC**  
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 Bountiful, UT 84010

 **CivilScience**  
 Engineers Surveyors Planners  
 3160 W. Tudorhouse Drive, Suite A Lehi, UT 84043  
 801.768.7200

**Broadhead & Company**  
 1560 S. Renaissance Town Dr.  
 Bountiful, UT 84010

## Architectural Design Precedents

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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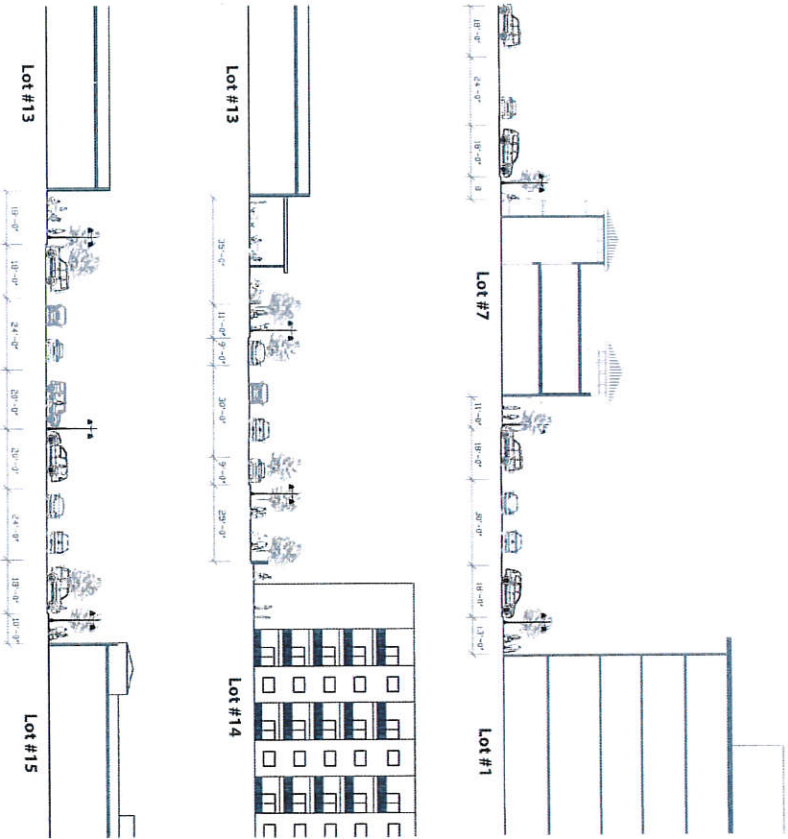
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## Streetscape Design Precedents

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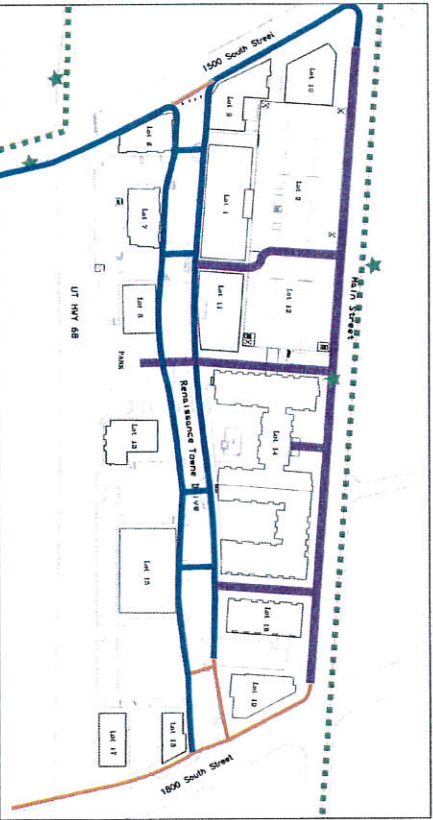
## Traffic & Pedestrian Thoroughfares

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### Pedestrian 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 move throughout the project and take full advantage of the mixed service types. Uses of fine, work, health, beauty and more 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 stories in height will have a minimum 10 foot sidewalk along Renaissance Towne Dr. 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 Dr. 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 Dr. 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.



### Traffic Plan

Renaissance Towne Dr. 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 is 30 ft wide with pedestrian crossings and intermediate landscape features to reduce speed. It has also been designed to include several wandering curves which have been proven in larger developments 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 Dr, there are 15 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

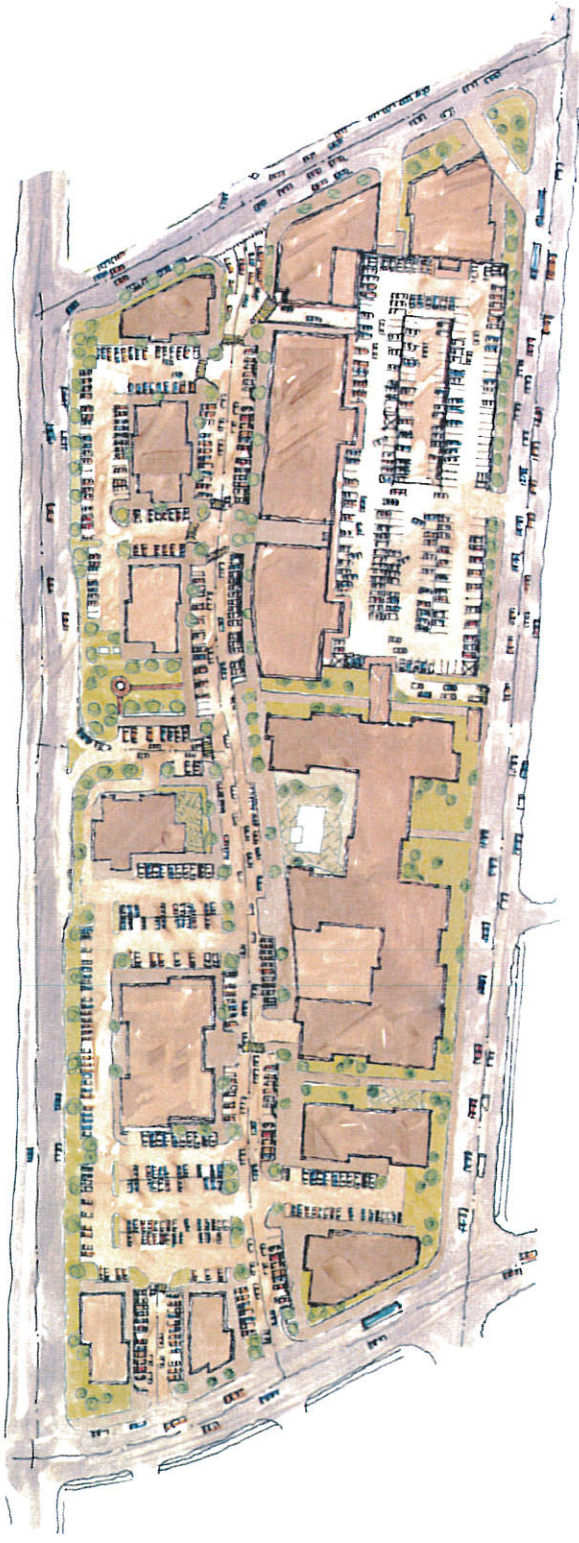
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## Common Area and Open Space

1. The development shall provide at least fifteen (15) percent of the gross floor area or fifteen (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 fifty (50) percent of all open space may be hard surfaced.

## Conceptual Landscape Materials

- Softscape**
  - Trees: Flowering Pear, Sycamore, Red Oak, 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 Liliac, Viburnum Burkwood, Gold Princess Spiraea, Dark Green Yew
- Hardscape**



<p><b>Renaissance Town Centre Development</b> Preliminary Master Site Plan • Planned Mixed-Use Development Bountiful City, Davis County, Utah</p>	<p><b>Town Center, LLC</b> 1560 S. Renaissance Town Dr. Bountiful, UT 84010</p>	<p><b>CivilScience</b> Engineers Surveyors Planners 3160 W. Guldbrook Drive, Suite A, Lehi, UT 84043 801.768.7200</p>	<p><b>Broadhead &amp; Company</b> 1560 S. Renaissance Towne Dr. Bountiful, UT 84010</p>
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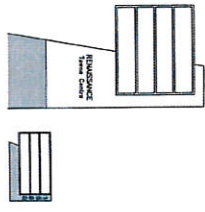
# Site Lighting and Signage Plan

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

## Sign Standards

Sign Standards are intended to establish a quality atmosphere and create an environment with greater pedestrian and vehicle access. Signs should also promote the greatest sales for all tenants in Renaissance Towne Centre as well as safe and effective traffic flows.

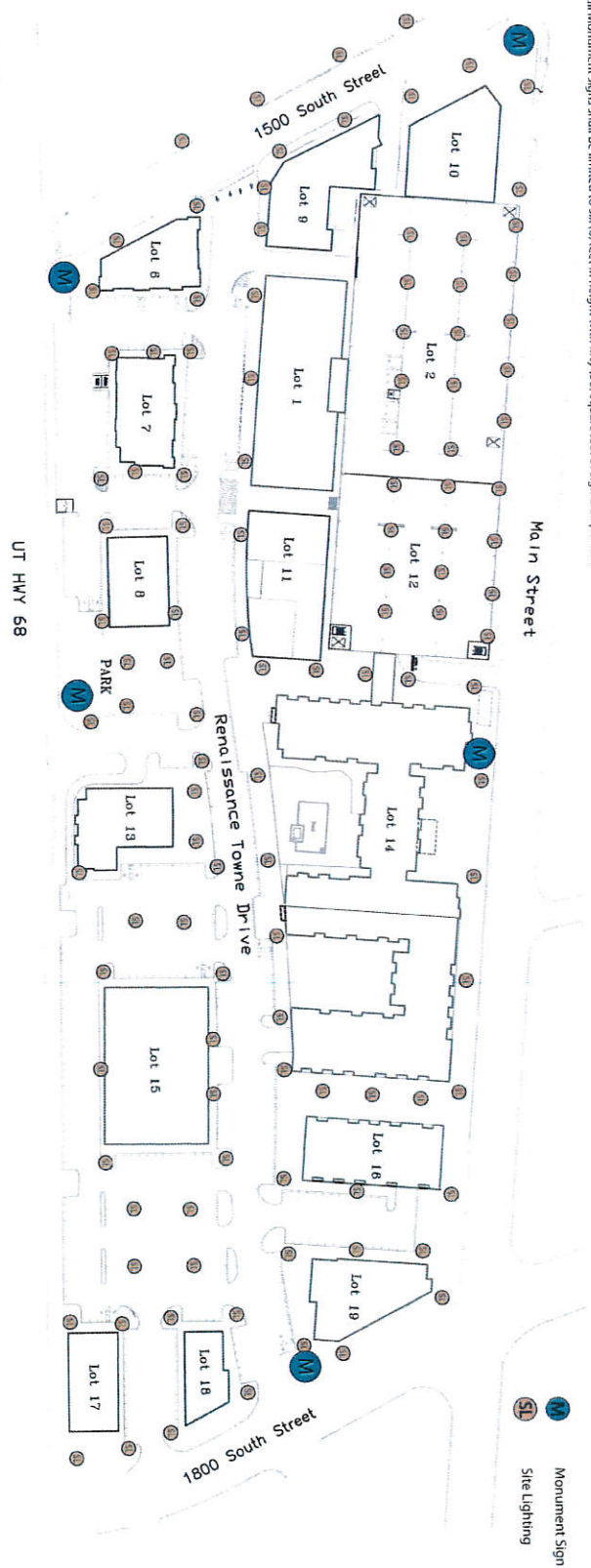
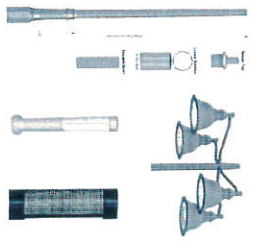
- Exterior Building Signs**
1. Signs shall be individual pan channel letters with neon or LED illuminated plastic faces.
  2. All signs must be internally illuminated and connected to tenant's electric service. Reverse channel letters are not permitted.
  3. Letters shall be no deeper than six (6) inches and height will be dependent upon the building facade of the Premises.
  4. Wordings shall be limited to the name of the store, unless approved by proper controlling entity.
  5. The maximum length of the lettering shall not exceed seventy (70%) percent of the horizontal storefront dimensions.
  6. Window and awning signs may be approved.
  7. Hanging signs are not permitted although they may be used on the project as directional and safety signs.
- Monument Signs**
1. Large monument signs shall be limited to thirty six (36) feet in height with One hundred seventy five (175) square feet of sign area per side.
  2. Small Monument signs shall be limited to six (6) feet in height with fifty (50) square feet of sign area per side.



## 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 4000K 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.



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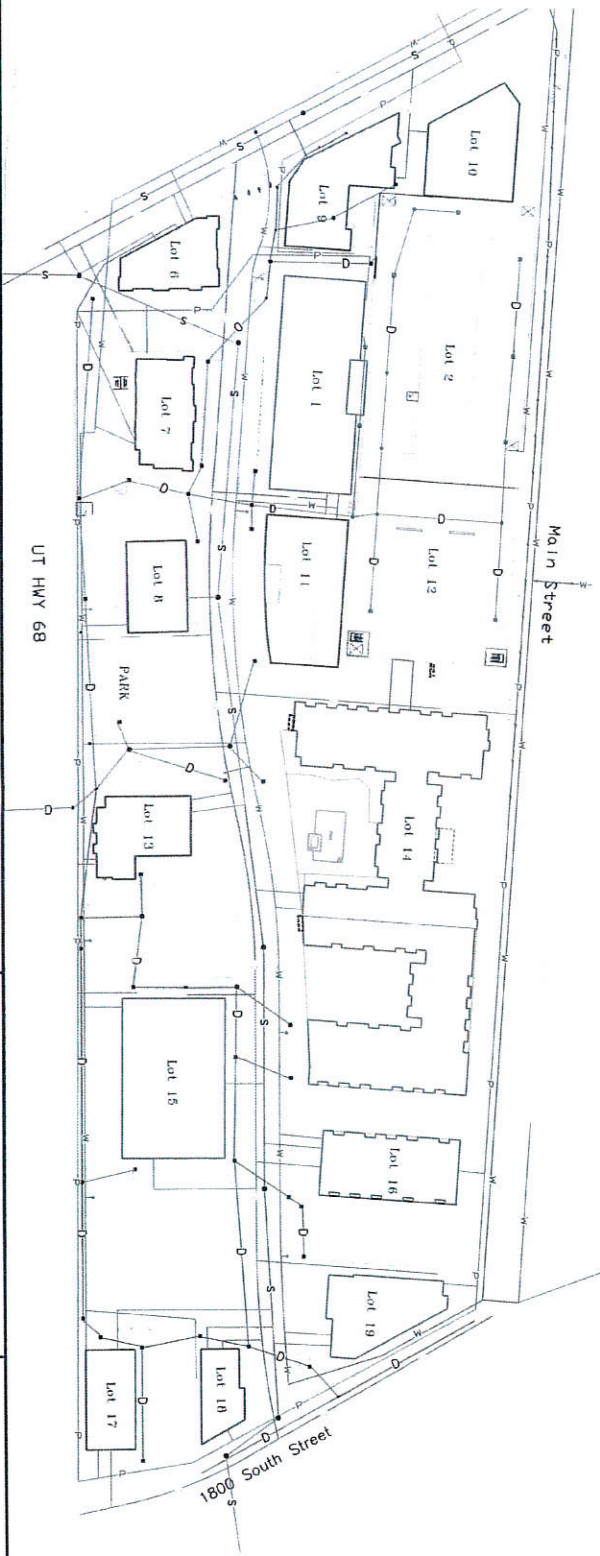
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## Site Utilities

### 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 Town 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 fiberoptics communication has become an essential amenity for Commercial, Office and Residential customers. The project has access to fiberoptics from two major providers. Conduits will be installed in order to provide for this service.



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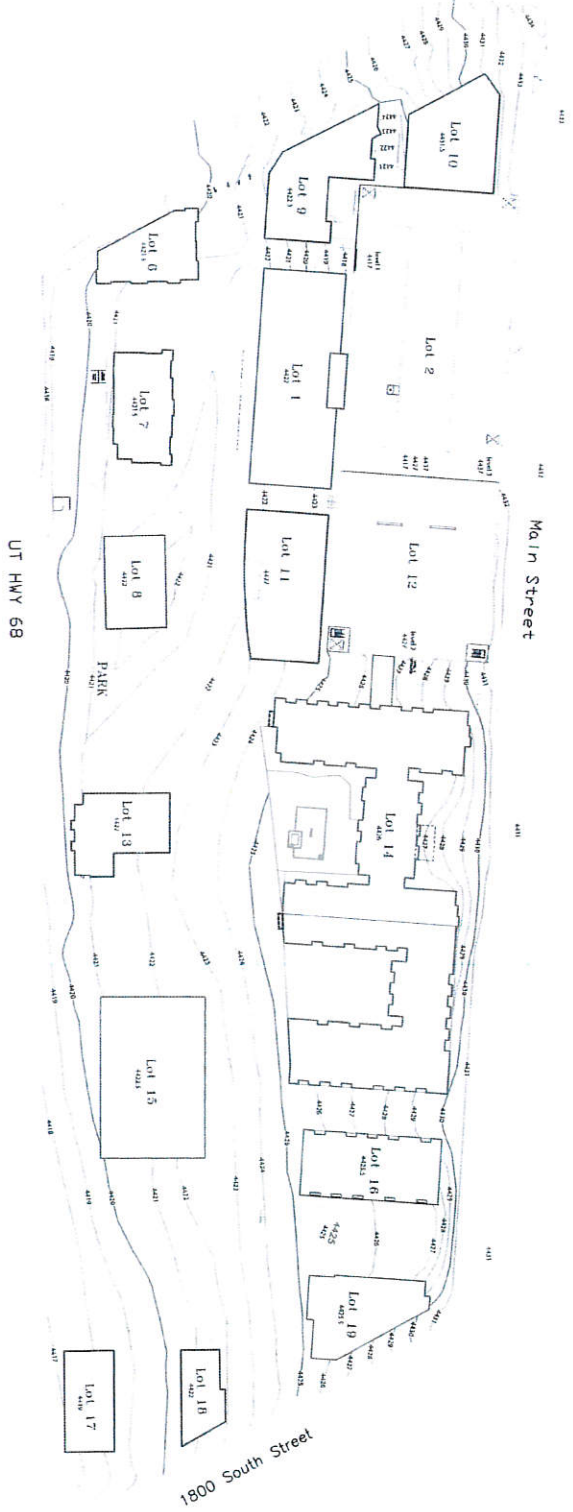


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## Elevation Contours

### 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 st. 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. Carports are not allowed without City Council approval.
2. Setbacks: All surface parking areas shall be setback at least ten (10) feet from a public street and/or any exterior project boundary.
3. Residential Units: One (1) dedicated, covered parking stall per unit located within the footprint of or immediately adjacent to the mixed-use structure, with additional required stalls allowed along inter- or public and private streets and driveways.
4. 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.

Lot #	Building Use	# of Floors	Required Parking	Surface	Structure	Garage
Lot #1	Professional Office	3	333	18	334	
Lot #6	Professional Office	2	40	45		
Lot #7	Professional Office	2	45	40		
Lot #8	Professional Office	2	40	40		
Lot #9	Office/Residential	4	64	24		40
Lot #10	Professional Office	5	125	125		
Lot #11	Office/Residential	8	151	15	146	
Lot #13	Commercial	1	86	86		99
Lot #14	Residential	3	246	64	147	
Lot #15	Residential	3	64	64		
Lot #16	Residential	5	25	65	5	20
Lot #17	Residential	3	65	65		
Lot #18	Commercial	1	46	46		
Lot #19	Professional Office	2	51	51		
<b>Lot #15</b>	<b>Professional Office</b>	<b>2</b>	<b>1,430</b>	<b>475</b>	<b>776</b>	<b>159</b>

Available Parking Stalls	
North East Surface	38
North West Surface	128
South East Surface	68
South West Surface	273
Lot #9 Garage	40
Lot #14 Garage	99
Lot #16 Garage	20
Phase 1 Parking - Lot #1	489
Phase 2 Parking - Lot #12	344
<b>Total Available</b>	<b>1,449</b>



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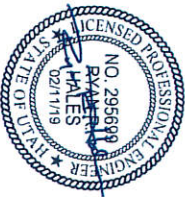
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 1560 S. Renaissance Towne Dr.  
 Bountiful, Ut 84010

MEMORANDUM

Date: February 11, 2019  
 To: Broadhead & Company  
 Ray Bryson  
 From: Hales Engineering  
 Subject: Bountiful Renaissance Center Parking Study Update



UT-19-1390

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-69), 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. 1,521 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, and apartment land uses. Some project buildings and parking structures are already built. The following are the proposed intensities of these land use:

- Medical Office: 112,200 square feet
- General Office: 78,600 square feet
- Restaurant: 18,500 square feet
- Apartments: 404 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
- 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 1,807 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	200 dwelling units	2.00	400
15	TBD	Apartments	44 dwelling units	2.00	88
15	TBD	Professional Office	4.3 1,000 sq ft	3.33	15
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	24 1,000 sq ft	3.33	80
<b>TOTAL</b>					<b>1,807</b>

**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*, 4<sup>th</sup> 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 1,387 stalls will be required based on City rates. With a planned supply of 1,521 stalls, it is anticipated that there will be sufficient and excess stalls.

Bountiful Renaissance Town Center Parking - City Rates

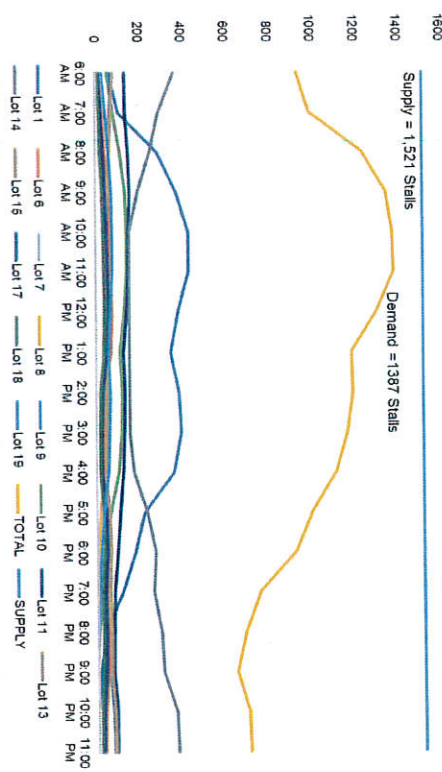


Figure 2: Time-of-day distribution by lot

**ITE Parking Demand Rates**

According to the ITE, *Parking Generation*, 4<sup>th</sup> 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
- Apartments: 1.23 stalls per unit

Based on ITE average rates, the site would require a total of 1,407 stalls. A detailed trip generation table based on these ITE rates is provided in Appendix B. With a supply of 1,521 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

Using these local parking demand rates, Hales Engineering recalculated the required parking stalls based on City rates and replacing the City office rates with the observed. As shown in Table 2, based on this methodology, 1,312 parking stalls would be required for the site. The rates highlighted in yellow represent those observed on site. The supply of 1,521 stalls is sufficient for this required amount.

**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	200 dwelling units	2.00	400
15	TBD	Apartments	44 dwelling units	2.00	88
15	TBD	Professional Office	4.3 1,000 sq ft	1.00	5
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	24 1,000 sq ft	1.00	24
<b>TOTAL</b>					<b>1,312</b>

**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. 1,521 total parking stalls will be constructed (supplied) on the site.
- Without reductions, Bountiful City code requires 1,807 parking stalls for the proposed development.
  - When considering shared parking and time-of-day distributions, it is anticipated that at least 1,387 stalls will be required (demand).
- Based on average ITE parking rates, it is anticipated that 1,407 stalls are needed.
- Based on local office parking data collection, it is anticipated that 1,312 stalls would be required to meet the demand.
- Based on potential shared parking, national ITE average rates, and local data collection, it is anticipated that 1,521 stalls will be sufficient for the anticipated demand of the land uses in the Renaissance Center project.

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

## Design Guidelines

### 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 masonry 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.
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 space windows shall provide views into retail, office, restaurant, or lobby space.
  - 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 or mirrored windows are not allowed on the ground floor, but 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. 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 front facade, including doors, 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 Town 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.

### Sign & Lighting Standards Continued

Site Plan submittals for individual buildings will include building specific lighting details and Sign locations to be reviewed and approved by the Planning Commission and City Council. All building signs must meet the Bountiful City sign codes and standards.

1. General lighting levels should be minimum of 2.0 FC maintained in traffic areas and 1.0 FC in pedestrian areas. Every effort should be made to keep poles away from tenant storefronts and residential windows when possible.
2. Leasing and development signs will be limited to 6 two-sided signs on the site with maximum square footage of 64 sq ft per side.
3. Construction Banners are limited to a maximum of 1 banner per building wall or temporary fence with a maximum of 10% coverage.
4. Directional signs will be limited to entrances, roads and tenant name.
5. Permanent or temporary advertising materials will not be permitted on the site. Building signs may include window signs with images and other advertising materials.

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### Town Center, LLC

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Broadhead & Company  
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Bountiful, UT 84010

**BOUNTIFUL CITY PLANNING COMMISSION**

**FINDINGS OF FACT AND CONCLUSIONS**

**APPLICANT:** William Low

**APPLICATION TYPE:** Request for a revised variance to allow for encroachments on slopes exceeding 30 percent and to allow for cuts and fills and retaining walls greater than 10 feet in height.

**I. DESCRIPTION OF REQUEST:**

The applicant, William Low, has requested a variance for a revised plan to allow for encroachments on slopes greater than 30 percent and for cuts and fills and retaining walls greater than 10 feet in height for the property located at 1581 Stone Hollow Drive in the R-F (Residential Foothill) zone. The proposed variance would allow for construction of a new home on the site.

**II. LAND USE ORDINANCE AUTHORITY:**

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests within the R-F zone related to disturbance of slopes exceeding 30 percent and retaining walls and cuts and fills exceeding 10 feet in height.

**III. APPEAL PROCEDURE:**

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

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

**IV. SUMMARY OF EVIDENCE:**

- 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 19, 2019** 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 “Purposes and Objectives” section of the Residential Foothill standards recognizes the need for some flexibility in administering the hillside protection standards of the Code. The Code also states that the encroachments should be the minimum necessary to allow for reasonable development of the property. The proposed design does a good job of keeping the home and improvements out of the steepest areas of the lot in favor of areas of less than 30 percent slope. The small encroachments in 30 percent areas have been kept to a minimum and even reduced from the original submittal. The design has also made every effort to limit cuts and fills and retaining walls to less than 10 feet in height.

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

Unlike many undeveloped properties in the R-F Zone, the lot has a large portion (which is several acres in size) that is less than 30 percent slope. The challenge comes in accessing in the buildable areas without encroachments into 30 percent slope areas. The lot has a few small pockets of 30 percent slope that the development plan has tried to avoid to the extent possible and has limited heights of retaining walls and cuts and fills in order to make use of the buildable areas.

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

The variance will allow for reasonable development of the lot. The applicant has made an effort to minimize impacts to 30 percent slopes and has limited areas of cut and fill that exceed ten feet.

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

For the most part the design has avoided encroachments into 30 percent slopes. The variance is consistent with the general plan and the Code which limits disturbances in steep slope areas to the minimum necessary to provide for reasonable development of the property.



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

The purpose of the land use ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and that 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 proposed design is consistent with the land use ordinance with one small revision to meet setback requirements as shown on the annotated site plan.

**VI. DECISION AND SUMMARY**

The Planning Commission approved the requested variance by a vote of 6-0. The approval is subject to the following condition:

1. The disturbance of the property shall be limited to areas within the "Limit of Disturbance" noted on the annotated site plan in order to retain as much native vegetation as possible and to minimize impacts on slope areas.

FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission  
this \_\_\_\_\_ day of April, 2019

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Sean Monson, Chair  
Bountiful City Planning Commission