

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, May 7, 2019
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at **South Davis Metro Fire Station, 255 S 100 W, 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 April 16, 2019.
3. **PUBLIC HEARING (CONTINUED)** – Consider a proposal to change the zoning designation for approximately 15.5 acres from C-G/PUD and MXD-PO to MXD-R, located at 1520, 1650 and 1750 S Main St and 1512, 1551, 1560 and 1580 Renaissance Towne Center, Bruce Broadhead, applicant.
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% located at 2452 Cave Hollow Way, Daniel and Carri Fergusson, applicant.
5. Consider preliminary site plan approval for an building construction material/office without outside storage for Jim Miller Plumbing and Heating located at 220 W Center St, Randy Lewis representing Jim Miller, applicant.
6. **PUBLIC HEARING** – Consider approval for a Conditional Use Permit for a multi-family dwelling located at 33 W 400 South, Brian Knowlton, applicant.
7. Consider preliminary site plan approval for a multi-family dwelling located at 33 W 400 South, Brian Knowlton, applicant.
8. Consider a final subdivision approval for Joe and Bette Eggett Subdivision Phase 6 located at 1401 East 1800 South, Terry Eggett and Connie Woolley, applicants.
9. Planning Director’s report, review of pending applications and miscellaneous business.



Clint Drake, Interim Bountiful City Planner

Bountiful City
Planning Commission Minutes
April 16, 2019
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell, Jim Clark, Von Hill, Tom Smith, and Sharon Spratley; City Council Representation – Richard Higginson; City Planner Consultant – Chad Wilkinson; City Engineer – Lloyd Cheney; City Attorney – Clint Drake; 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 April 2, 2019.

Sharon Spratley made a motion to approve the minutes for April 2 as written with the correction of motion in item 4. Richard Higginson seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

3. PUBLIC HEARING – Consider a proposal to change the zoning designation for approximately 15.5 acres from C-G/PUD and MXD-PO to MXD-R, located at 1520, 1650 and 1750 S Main St and 1512, 1551, 1560 and 1580 Renaissance Towne Center, Bruce Broadhead, applicant.

Bruce Broadhead, Ray Bryson and Steve McCutchan, with Renaissance Towne Center were present. Chad Wilkinson presented staff report.

Bruce Broadhead has submitted a zone map amendment request for the Renaissance Towne Centre. By way of review, 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, 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.

As discussed with the Commission at the April 2 meeting, 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 between one and six stories in other areas. The general design of the site will remain consistent with the original development plan with 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.

Analysis

Much has changed since the original development was approved in 2000. Notably changes in housing market conditions beginning in 2008 have created a higher demand for multifamily housing. Like other communities, Bountiful is faced with determining which locations make the most sense for accommodating additional density within the community. The proposed zone change would create a new mixed use zone allowing for high density residential along with the commercial uses already constructed within the property and some additional commercial uses to be constructed. Analysis of the major components and significant issues with the development is included below.

Residential Use

While the original plan did not anticipate residential use of the property, several changes have occurred over the past 20 years that lend support for the idea of a residential component to the development. First and foremost, plans for the South Davis Transit Connector route between Salt Lake City and communities in South Davis County have progressed to a point that a locally preferred alternative and route for this transit line have been identified. The chosen transportation mode for the line is Bus Rapid Transit (BRT) which will travel along Main Street on the east side of the property. The choice to place a high frequency transit route along the property makes it a prime candidate for high density residential development. Additionally, the project area is located adjacent to existing multifamily zoning and development both inside and outside Bountiful City limits.

Building Height

The proposed standards allow for various heights throughout the development. Most of the buildings will be between one and four stories in height. A few of the buildings, including lots 1, 9 and 14 may potentially be up to 6 stories in height. One of the buildings identified as lot 11 may be up to 8 stories in height. The actual heights of the building will be determined by the use of the building with commercial floor heights being between 14 and 18 feet and residential floor heights between 11 and 14 feet.

As discussed, the previous PUD approval waived building heights for the property and the current proposal would set height standards for each of the various lot and building areas for the site. The tallest of the buildings is planned for the center of the site with heights decreasing in areas closer to existing neighborhoods. The proposed heights are consistent with the original plans for the property and with the existing developments that have been approved including the medical office building and the mixed use building under construction on Pad A. The proposed standards do not include the previous restrictions for buildings adjacent to the roundabout adopted as part of the MXD-PO zone. Previously the Commission had recommended a maximum height of 35 feet for the property adjacent to the roundabout with an additional some additional height allowed with additional setback. These standards should be included in the proposal in order to be consistent with the previous approvals for the site.

Design Standards

The proposed conceptual plan includes some standards guiding the development of the property including the standards for building height previously discussed and architectural standards found under structure design and materials section of the document. The architecture and design concepts are similar to standards adopted for the Downtown Zone. In addition to these design standards, the property is subject to the design standards found in chapter 15 of the zoning ordinance. The proposal includes a number of development examples intended as a palette for design concepts for future development with flexibility in the implementation of the final design. Each of the buildings will

require individual site plan review and approval at which time the details of specific design can be discussed. The Commission may wish to include additional guidance to staff on design standards for the site.

Pedestrian Circulation Plan

The submitted pedestrian circulation plan includes north south pedestrian routes along Main Street and Renaissance Towne Drive, with east/west connection occurring along 1500 South, 1800 South, mid development, between lots 16 and 19 and within the parking structure. East/west connections don't currently extend to the west side of the development along Highway 68. In addition buildings located west of Renaissance Towne Drive don't have clearly defined pedestrian connections. Modifications should be made to include pedestrian connectivity to these buildings.

Another issue is pedestrian access along Highway 68. Previous development on the north west portion of the site did not include sidewalks on Highway 68. However, with the new residential component and the desire to build a pedestrian oriented development a sidewalk along the west side is extremely desirable. This sidewalk connection will also provide access from 1800 South to the mid-block pedestrian connection to the potential BRT stop on Main Street. While it may not be desirable to remove existing mature vegetation along the developed portion of the site, the development of the south portion of the property offers an opportunity to provide a needed connection between 1800 South and the midblock east west pedestrian connection. The plan should be modified to provide a sidewalk connection along the south portion of Highway 68. The design of the sidewalk should be coordinated with the Utah Department of Transportation.

Traffic and Parking

The applicant has submitted a parking study developed by Hales Engineering analyzing the required parking for the site. The suggested shared parking rates are consistent with principles included in the MXD zoning standards. Peak parking demand for the office uses on the property and the residential uses will occur at different time allowing for shared use of the parking structures. Development of the individual pad sites will need to be consistent with the parking study and will be analyzed individually during site plan review. The specific language in the parking plan should reflect that on-street parking along Main Street, 1800 South and 1500 South will not be counted toward the minimum parking requirement for the site.

A traffic study is required as part of the submittal and as of the date of this report the study has not been received. This traffic study is vital since the proposed use of the property is changing. Therefore, a final recommendation by the planning commission should be delayed until this information is received and reviewed by the City Engineer.

Additional Recommended Modifications to Proposal

In addition to the recommended changes mentioned above, a number of additional changes are included below:

- Signage should reflect the standards of the DN and CH zone as described in Chapter 10 of the zoning ordinance. Changes to the width of the base of the freestanding signs and changes related to number of signs for large parcels as described in Chapter 10 are appropriate and should be incorporated into the plan.
- The Ordinance accompanying the development plan should specifically layout the approval process for individual buildings.
- The ordinance accompanying the development plan should also include the procedure for PUD or subdivision plat approval.

- Any additional grammatical or typographical corrections should be made prior to forwarding the item to City Council for review.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

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 and roadways, including sidewalks to serve the development site.

Recommendation:

The proposal is generally consistent with the overall goals and policies of the General Plan for the area. It is therefore recommended that the Planning Commission hold the required public hearing on the item and obtain public input on the proposal. Staff recommends that the Commission review the proposed Zoning Map amendment and accompanying standards included in the conceptual plan, along with suggested changes from staff and provide any additional modifications they deem to be appropriate. The item should then be continued to the next Commission meeting to allow for incorporation and review of any additional modifications, a review of traffic impacts from the development, needed corrections to typographical errors and other grammatical changes prior to forwarding the item to Council for review and decision.

Mr. Wilkinson stated that staff will re-notice this meeting for May 7 meeting as a Public Hearing. He clarified that this the first review of this new zone standards that need to be adapted and there are three ways to precede, Denial, Recommendation with a second meeting, or Approval. Reminded the PC members that each building will need to come back thru PC and CC for approval.

Mr. Bell feels that this is an early version of the site plan and would like to see further refinement in development of the site plan, based on the fact that this project is permanent. The Renaissance Towne Dr is a private road that is open to the public and how does it work and interface with the public. Mr. Wilkinson stated that this meeting is not a site plan approval but includes the approval of regulations not just the map. The mixed use zone has certain regulations that need to be met which does include pedestrian circulation.

Richard Higginson discussed the possible intensity of development on the east side be switched to the west side to have less impact of the neighboring areas. Mr. Wilkinson stated that the development has been influenced by the transit plans.

The Renaissance staff discussed the existing buildings/projects and showed plans for the proposed buildings/projects. The plans include the pedestrian walkways from Main thru out the Renaissance Towne Center and showed the proposed transit stations that are anticipated to have high ridership along Main St. The design standards which include the heights for the existing and proposed buildings are consistent with what the PC and CC approved in 2000. A parking study was requested, but had not been received at the time of this meeting, and will be given to the City staff when it is completed. Shared parking is anticipated between the Commercial businesses with peak hours during the day hours and Residential properties with peak hours during the evening hours.

Chairman Monson opened the **PUBLIC HEARING** at 7:21 p.m.

Kristina Gilmore resides at 405 S 285 W. Ms. Gilbert is supportive of the zone changes for this site and feels that there is a need for more living areas. She was concerned for the design and orientation of the proposed buildings, and the walkability thru the parking lot and the landscape plan.

Steve Preston resides at 1322 S 300 W. Mr. Preston expressed concern for the parking along both sides of the street next to the Performance Ford Dealership. He discussed the possible increase of traffic due to the closure of Washington Elementary and his concern for the safety of the children to be changing the direction of the walking to school

Ken Olson resides at 166 W 1500 S. Mr. Olsen feels that this project will have a significant impact in the neighborhood with the high density of the project. He feels that the large buildings do not belong in Bountiful and believes it will have a large impact in the area and would like to see the residential plans scaled back.

Sara Flitton resides at 225 W 1700 S. Ms. Colton is concerned about the possible increase in traffic. She likes the family oriented area and would like to see more family friendly parks and playground areas.

Brian Knowlton, owner of Knowlton General. Mr. Knowlton is concerned about the housing crisis in the Wasatch area. He spoke about the need for affordable housing and loves the location of the housing in this area. He feels that this area should be more of a village feel and would like to give feedback with the management guidelines and have the promenade of Renaissance Towne Dr be the focus of the project.

Chair Monson closed the **PUBLIC HEARING** at 7:37 p.m.

Mr. Broadhead noted that he was surprised at the comments from the public about the lack of walkable neighborhoods. He showed the proposed walking areas and stated that the state did not want the sidewalks on the side of the state highway. The Renaissance Center wanted to attract commercial businesses to this project and would like this project to have a “gathering” feel. Proposed amenities include the pool, dining, club house, park, benches/small gathering areas, and the walking areas. The existing business employees currently are using the gym across the street and a future restaurant will become a gathering place for the employees for lunch.

There was discussion that the possible designs include large sidewalks, park location, private use pool, building façade, storefronts, walkability and parking. Staff discussed the amount of density and the need for more detail for the standards.

Mr. Monson stated that he is excited about the development of this area. He is concerned about the vision of the walkability and the plan for the gathering areas.

Tom Smith made a motion to continue this item to the next meeting on May 7, 2019. Jesse Bell seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye

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

1. Next Planning Commission meeting will be May 7, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:35 p.m.

Clint Drake, Interim Bountiful City Planner

Commission Staff Report

Item # 3

Subject: Public Hearing- 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: May 7, 2019



Background and Analysis

The applicant has responded to the concerns raised by the Commission at the April 16 meeting by submitting additional revisions for review. The revisions include changes to the pedestrian circulation plan and modifications to the design standards proposed for the development. In addition, the proposed standards have been included in ordinance format to facilitate easier review. The applicant has also completed the traffic study for the property which has been reviewed by the City Engineer.

Design Standards

The submitted standards include additional requirements for articulation along the horizontal plane of the building along with inclusion of tower elements at the entrances to buildings. Other changes have been included to create visual interest at the ground floor. The Commission should review the additional standards to determine if the changes provide sufficient detail to address concerns with future development of the site. One additional concern expressed by the Commission was centered on the design treatment along Renaissance Towne Drive. The applicant will present options for development along this street at the Commission meeting.

The submitted sign standards should be considered by the Commission but appear to be in general compliance with the standards of the CH and DN Zone as anticipated in the MXD zone standards.

Pedestrian Circulation Plan

The revised pedestrian circulation plan includes the recommended connections through the center of the site and shows the sidewalk recommended along Highway 68. Final approval of improvements along the State Highway will require approval by the Department of Transportation.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

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 and roadways, including sidewalks to serve the development site.

Recommendation:

The proposal is generally consistent with the overall goals and policies of the General Plan for the area. It is therefore recommended that the Planning Commission hold a public hearing on the item and obtain additional public input on the proposal. Staff recommends that the Commission review the proposed Zoning Map amendment and accompanying standards included with the conceptual plan and provide any additional modifications they deem to be appropriate. The Commission may then recommend approval of the proposed zoning amendment as submitted, recommend approval with additional suggested modifications, or recommend denial of the proposal.

Attachments

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

**Bountiful City
Ordinance No. 2019-XX**

**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.**

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 XX.
5. The Bountiful City Council held a public hearing on this proposal on XX.

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 property as MXD-R (Mixed Use-Residential):

Legal Description Inserted

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 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.

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 Center 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.
 - 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 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.

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~~ 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 Town 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 Town 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 town 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. 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 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 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

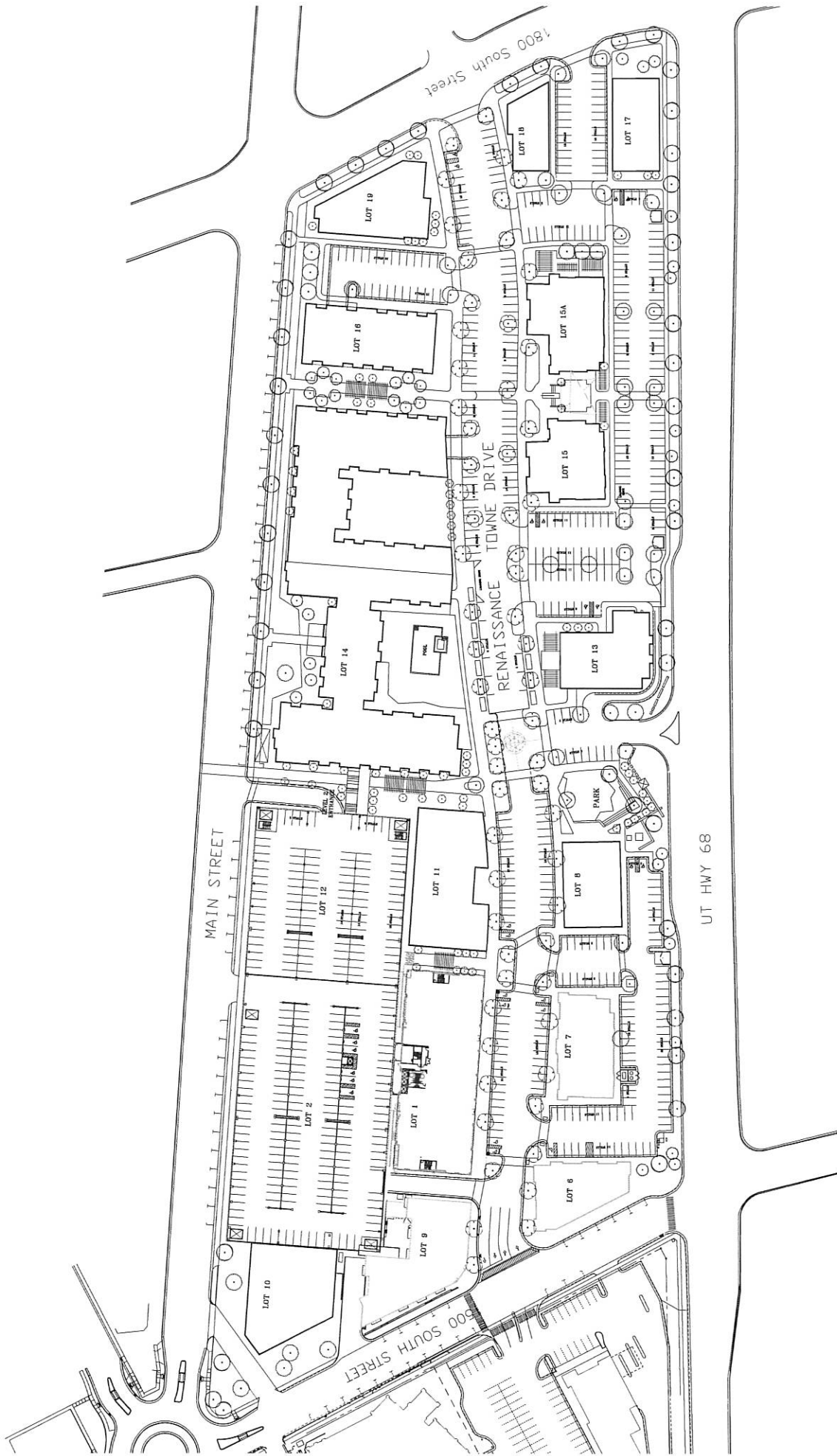
Renaissance Towne Drive is a unique streetscape that (1) links the north and south development entrances, (2) connects buildings, open spaces and parking areas and (3) encourages pedestrian access throughout the center.

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.

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 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.



UT HWY 68



Commission Staff Report

Item # 4

Item: PUBLIC HEARING – Request for a 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.
Address: 2452 Cave Hollow Way
Author: Curtis Poole, Assistant City Planner
Date: April 30, 2019



Description of Request

The applicants, Daniel and Carri Fergusson, have requested a variance to allow for encroachments on slopes greater than 30 percent on the property and for cuts and fills and retaining walls greater than 10 feet in height for the property located at 2452 Cave Hollow Way in the R-F (Residential Foothill) zone. The proposed variance would allow for construction of a new addition to the home and for modifications to the existing driveway.

Authority

Section 14-2-111 authorizes the Administrative Committee 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. Section 14-2-104 authorizes the Chairman of the Administrative Committee to assign any item designated for Administrative Committee review to the Planning Commission, in which case the Planning Commission acts under the same authority granted to the Administrative Committee.

Background and Analysis:

The existing home on the property was constructed in 1978 with a two car garage. On December 19, 2017, the applicants appeared before the Planning Commission to request a variance to the same ordinances. After hearing from the applicants, the public and staff a motion was made to deny the variance with the suggestion the applicants continue to work with staff on future revisions. The Planning Commission unanimously voted to deny the variance.

The original application proposed the addition of a three-car garage, a driveway hammerhead turnaround, a widened driveway and a stairway connecting the entrance of the home to the parking area. These proposals significantly encroached into the slopes exceeding 30 percent. In addition retaining walls and cuts into the hillside were proposed which would have resulted in a major disturbance into the 30 percent slopes. The applicants have submitted several revisions to staff with slight modifications to the original plans over the last year and a half.

The current proposal has a similar, but smaller three-car garage along with living space for the proposed addition. The width of the driveway has been decreased, the hammerhead turnaround at the top of the driveway has been removed and the tall retaining wall has also been removed from the revised plan. Despite these changes the impact on steep slope areas of the property is not considered minimal by staff, as there would be significant cuts, fills and retentions which would need to occur.

Staff has recommended to the applicants any expansion of their home should be into areas of their property where the steep slopes have previously been disturbed and not create new disturbances. The proposed plans do not fully comply with those recommendations.

Variance Findings

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a variance have been met.” In order to grant a variance **each** of the following criteria must be met:

- (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: State law defines a hardship as “associated with and peculiar to the property itself,” and further states the hardship “cannot be self-imposed or economic.” Furthermore, a “variance is not necessary if compliance is possible, even if the property owner has to alter desired plans.” While there may be an appropriate disturbance to allow for reasonable expansions to the driveway and home, allowing the construction of a large three-car garage and widening the driveway does not seem in harmony with maintaining minimal impact to the steep slopes in the R-F zone. Such a proposed expansion should be considered self-imposed as the applicants currently have reasonable use of the property.

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

Staff Response: Many of the properties in the R-F zone have similar constraints as the applicant’s property which limit the buildable area and require steep narrow driveways. While there may be an appropriate disturbance to the slope to enable construction of a less steep driveway, the current proposal would not be considered the minimum disturbance necessary to accomplish this objective.

- (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 original approval of the home on the property allowed for construction of a reasonably sized single-family dwelling while maintaining a minimal disturbance to the hillside. The proposed variance is not an essential necessity for the

continued use and enjoyment of the property as the applicants already have use of the property with the existing home.

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

Staff Response: The original approval was consistent with the development standards in the R-F zone, and allowed for use of the property. The applicant has not demonstrated other reasonable or feasible alternatives with less impact to the slope areas.

(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% and retaining walls less than 10 feet tall is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The proposed variance disturbs the slopes beyond the minimal amount necessary. Any variance proposal requesting to disturb the steep slopes on a property should be minimized as much as possible.

Department Review

The request has been reviewed by the City Planner, City Engineer, and City Attorney

Recommended Action

Staff recommends the Planning Commission review the criteria required for approval as outlined in State Law to determine if the applicants have sufficiently met all of the requirements necessary for approval of the requested variance.

Attachments

1. Aerial Photo
2. Applicant's Narrative
3. Proposed Plan

2452 Cave Hollow Way



Daniel S. and Carri K. Fergusson
2452 Cave Hollow Way
Bountiful, UT 84010

April 11, 2019

Bountiful City Planning & Zoning
790 South 100 East
Bountiful, Utah 84010

To Whom It May Concern:

As property owners of 2452 Cave Hollow Way in Bountiful, Utah, we are requesting a variance from City Code and Zoning Ordinance 14-4-104(A) to allow for encroachments on slopes greater than 30%. In the Planning Commission meeting on December 19, 2017, members acknowledged the dangers of our steep driveway and that we could address this problem with less impact. According to our engineer at McNeil Engineering, we have reduced the disturbance of 30% slopes by approximately 57% from the original plans presented to the Planning Commission in the December 19, 2017 hearing. We accomplished this reduction from the original plan in the following main areas:

- Eliminated the hammerhead at the top of the driveway;
- Reduced the garage size to the minimum and reasonably possible to fit vehicles;
- Replaced a tiered rock wall with a vertical concrete wall along the south side of the driveway
- Placed a rock retaining wall along the north side of the driveway to reduce grading impact;
- Proposed metal steps with posts for the front stairs instead of concrete steps;
- Reduced width of the driveway from 17.65 feet to 14 feet;
- At least 70% of the proposed addition is on already disturbed slopes or slopes less than 30%;
- Retaining walls no longer exceed ten (10) feet in height.

We hope you will find the substantial modifications we have made, since submitting the original plans, to be acceptable.

The requested variance meets the requirements as follows:

- (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;*

The steep slope and long, narrow driveway is a safety concern resulting in a number of accidents, two of which have caused damage to vehicles in excess of \$6,000 from sliding into retaining walls. In addition, there is an increased risk of sliding through the sidewalk and into the street, possibly hitting pedestrians or oncoming traffic. Even when the driveway is wet, it is slick. Clearing snow and applying ice melt has not prevented vehicles from sliding into the retaining walls and into the street. In addition, the steep slope is dangerous when walking up and down the driveway with our large garbage cans. It is also slip hazard for pedestrian traffic from ice, snow, water and leaves. The dangerous condition posed by the driveway slope, and failing retaining walls made from railroad ties, does not allow us to have reasonable use of our home. The proposed garage addition at the top of the driveway is built at a lower elevation, which is needed to decrease the slope of the driveway.

The proposed project poses the minimum impact possible to accomplish the objective of making the home safer and bringing it into compliance with the maximum driveway slope requirement of 15%. As such, the proposed project is necessary to accomplish the goals of the RF zone to protect public and individual personal safety. A judgment by the Court of Appeals of Utah, filed May 4, 2017 in *Specht v. Big Water Town*, 397 P.3d 802, 813 – 814 (Utah Ct. App. 2017), upheld the Council's decision for granting a variance related to the steepness of the driveway. The Court also took into account the health and safety considerations in granting the variance. This allowed the homeowners to reduce the grading from 14% to 8% in order to build a safe driveway. Also, in that same case, the Council found that "the steepness of the grade" on the property "created a hardship, which the homeowners did not create themselves." Just as the court considered health and safety in the *Specht v. Big Water Town* case, the commission should consider it here. Not only does the case law support it, but the land use ordinance specifically lists it as a purpose thereof under subsection B.10 "Public and individual personal safety."

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

This area was zoned for building, yet a noncompliant driveway was built prior to our owning the property, which is not a self-imposed hardship. The current slope of the driveway is 32.3% at its steepest point, with an average slope of approximately 26%. Also, the driveway is approximately nine feet wide. We reviewed approximately 175 homes in the area and found that none have as great of a slope, for as long of a distance as ours. Only three homes out of the 175 we reviewed had slopes approaching that of ours and only one was close to as long as ours. Also, none of the three homes reviewed in our area have driveways approaching the steepness of ours nor have vertical retaining walls built from railroad ties. The railroad ties are failing and leaning in toward the driveway creating a risk of hitting the wall when backing out of the garage. If we are not allowed to address the steepness of the driveway, we will continue to risk sliding down the driveway into the street, and will continue to risk falling when taking our large garbage cans to the street.

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

Other lots in the Cave Hollow Area and likely most if not all homes in the Residential Foothill zone enjoy driveways with slopes that average less than 26%. The proposed modification is necessary to allow the revised driveway slope to safely connect with our existing home and for vehicles to ascend and descend the driveway safely without endangering pedestrians or oncoming traffic.

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

The proposed project impacts a small percentage of the overall lot that has not already been disturbed. The views of neighboring property owners will not be obstructed, and the proposed addition will barely be visible from the main road. In addition, the original plan for replacing the retaining wall on the South side of the driveway was changed from two-tiered rock boulders to a vertical concrete wall to minimize disturbances and maintain setback requirements. This results in

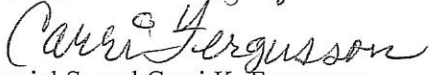
minimal disturbance to the natural surroundings by allowing most of the trees to remain, which was a request by the neighbors in the previous public hearing.

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

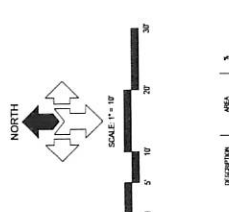
At least 70% of the proposed addition is on slopes that are less than 30% or have already been disturbed. The land use ordinance specifically lists health and safety as a purpose under subsection B.10 "Public and individual personal safety." Safety considerations for us as well as pedestrian and automotive traffic on Cave Hollow Way should be of utmost importance. The hillside will be preserved, and the addition does not encroach on borders or neighboring structures and aligns better with existing ordinances.

We hope that you find the changes we have made in the updated plans to be acceptable.

Sincerely,



Daniel S. and Carri K. Fergusson

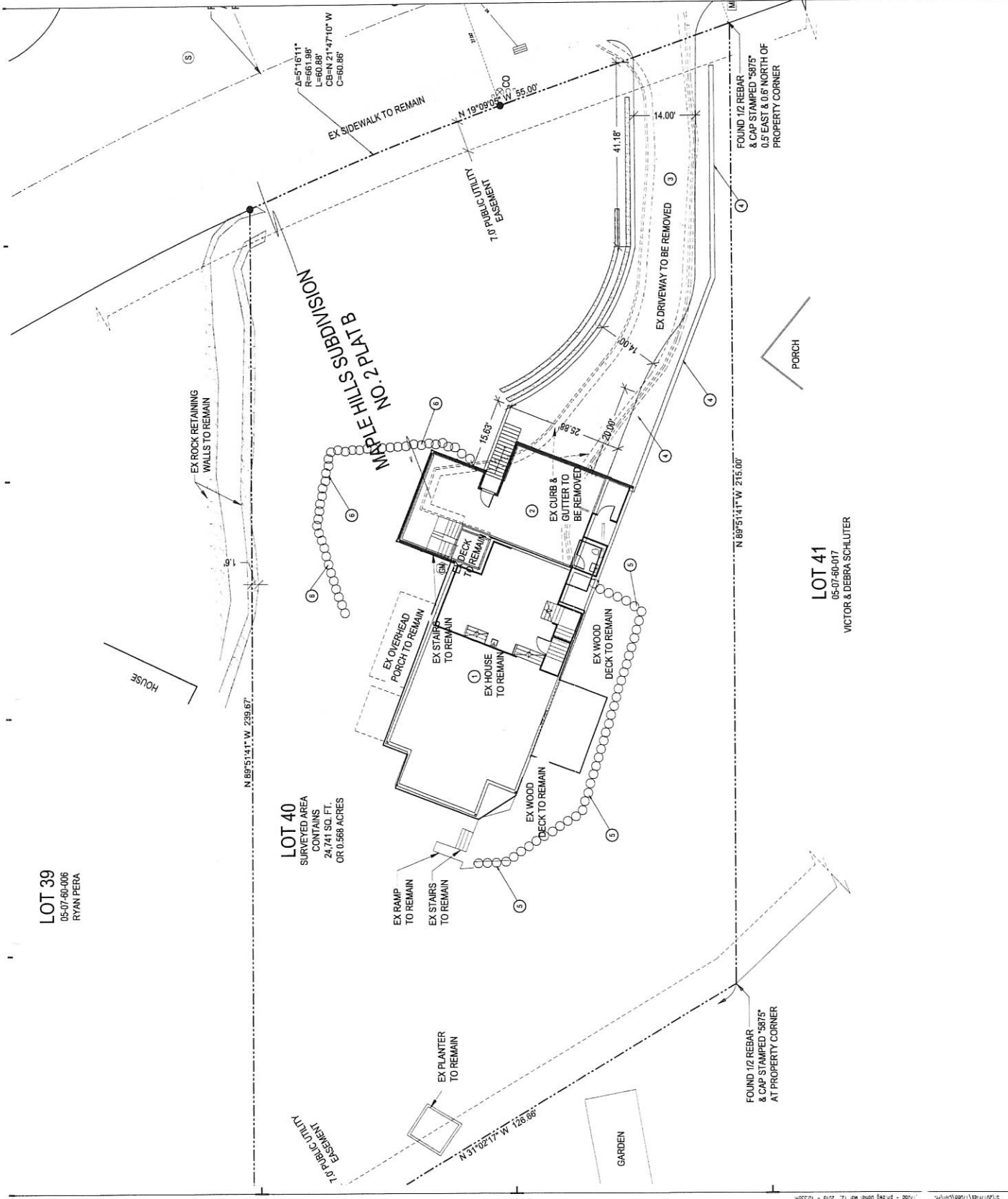


DESCRIPTION	AREA	%
LANDSCAPE	24,741.00	100%
TOTAL	24,741.00	100%

GENERAL NOTES:
 ALL DIMENSIONS ARE TO THE FACE UNLESS OTHERWISE NOTED.
 SEE LANDSCAPE PLANS FOR PLANTING AND FINISHING.
 ALL WORK TO COMPLY WITH LOCAL GOVERNMENT'S STANDARDS AND SPECIFICATIONS.
 ALL IMPROVEMENTS MUST COMPLY WITH ALL APPLICABLE ORDINANCES AND REGULATIONS.
KEYED NOTES:
 1. EXISTING SIDEWALK TO REMAIN
 2. EXISTING DRIVEWAY TO BE REMOVED
 3. EXISTING DRIVEWAY TO REMAIN
 4. NEW CONCRETE DRIVEWAY WITH INTEGRATED IRON CURB AND FINISH
 5. NEW CONCRETE DRIVEWAY WITH FINISH
 6. NEW CONCRETE DRIVEWAY WITH FINISH AND PROTECTION
 7. EXISTING DRIVEWAY TO BE REPLACED

received
 4-11-19

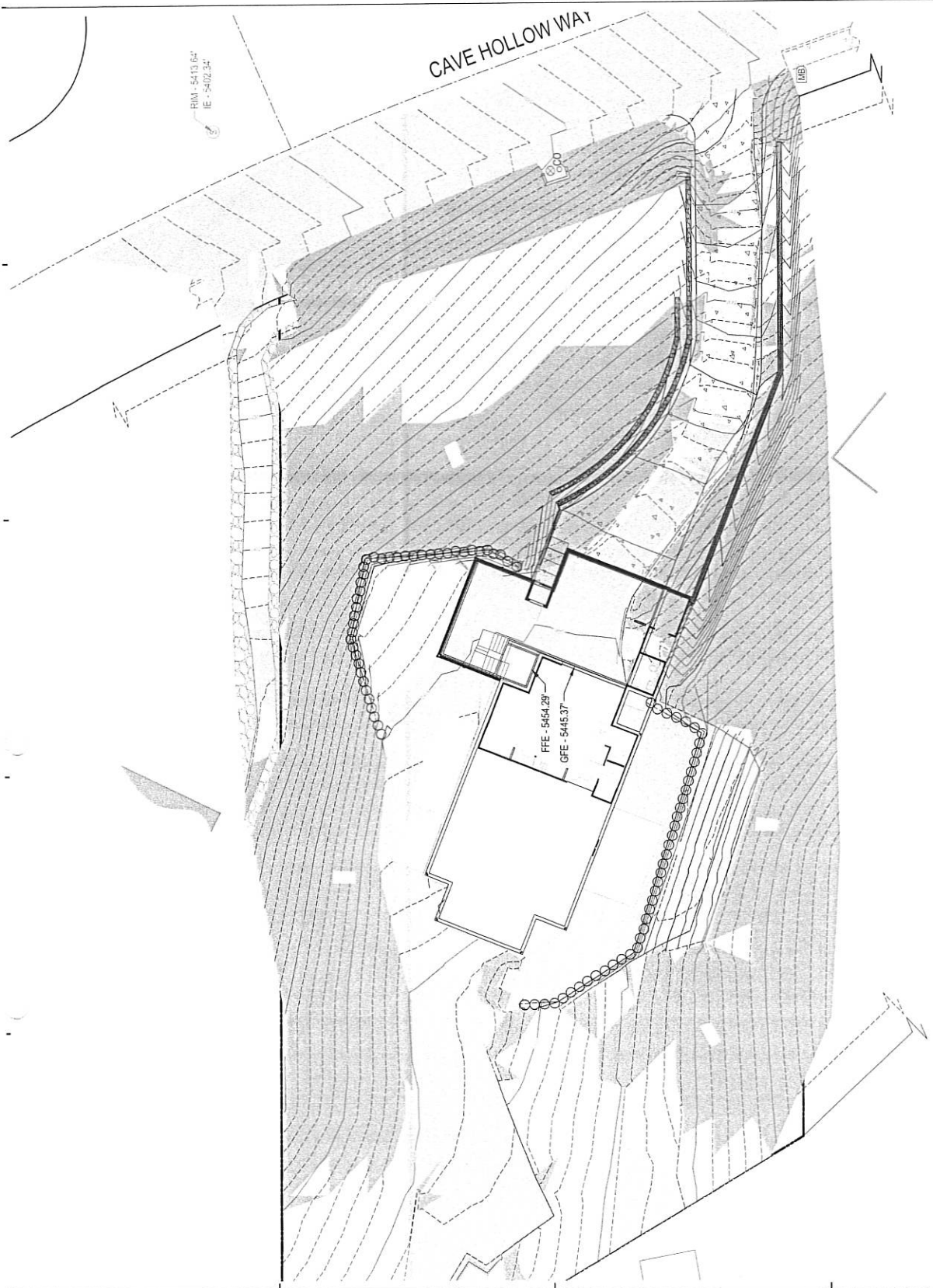
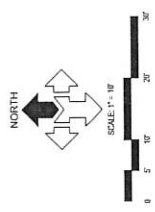
Call Djs
 1-800-822-4111
 NOTICE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL BURIED OR ABOVE GROUND UTILITIES AND SHALL NOT SHOWN ON THE PLANS.



LOT 41
 05-07-60-017
 VICTOR & DEBRA SCHLUTER

LOT 40
 SURVEYED AREA
 CONTAINS
 24,741 SQ. FT.
 OR 0.568 ACRES

LOT 39
 05-07-60-006
 RYAN PERA



SLOPE TABLE

NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR

NOTICE:
 THIS PLAN IS THE PROPERTY OF THE ENGINEER.
 NO PART OF THIS PLAN IS TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY MEANS,
 ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION
 OF THE ENGINEER.

Call
DJA
 1-800-662-4111

Commission Staff Report

Item # 5

Subject: Preliminary site plat approval of a building/construction material and supplies without outside storage for Jim Miller Plumbing
Author: Curtis Poole, Assistant City Planner
Address: 220 West Center Street
Date: May 1, 2019



Description of Request:

The applicant, Jim Miller, requests preliminary site plan approval for an expansion of his existing business located along 200 west. The proposal will provide additional office and storage space for Jim Miller Plumbing near the existing business.

Background and Analysis:

The property is zoned C-G (General Commercial) and is bordered on the east and north by commercial development and on the south and west by multi-family residential. The proposed development is approximately 0.129 acres (5,619 square feet). Various businesses have tried to develop this property; however, the lot size and setback standards placed constraints difficult to meet.

The proposed building meets all the required setback, height and parking standards of the Commercial zone. In addition the proposal shows a landscape buffer of 10 feet against the residential property to the west. The overall landscape exceeds the 15 percent as required by code. A detention basin will be located on the south western portion of the lot and will be part of the overall landscaping.

The main floor of the proposed building will have a standard and larger overhead garage door to accommodate vehicle storage and loading in addition to an office space. There will be a stairwell entrance accessed on the west of the building leading to a storage area under the office and one of the garage bays. The main floor office will be accessed by a sidewalk on the west of the building leading to an exterior door or from the front exterior man door.

The existing drive approach will be removed and replaced with curb and gutter and a new 24 foot drive access will be added.

As the proposed use of this property requires a Conditional Use the applicant will need to file for approval of the Conditional Use with their final site plan approval.

Department Review

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

Recommended Action

Staff recommends the Planning Commission forward to the City Council a recommendation of approval of the preliminary site plan for the proposed building/construction material and supplies without outside storage for Jim Miller Plumbing subject to the following conditions:

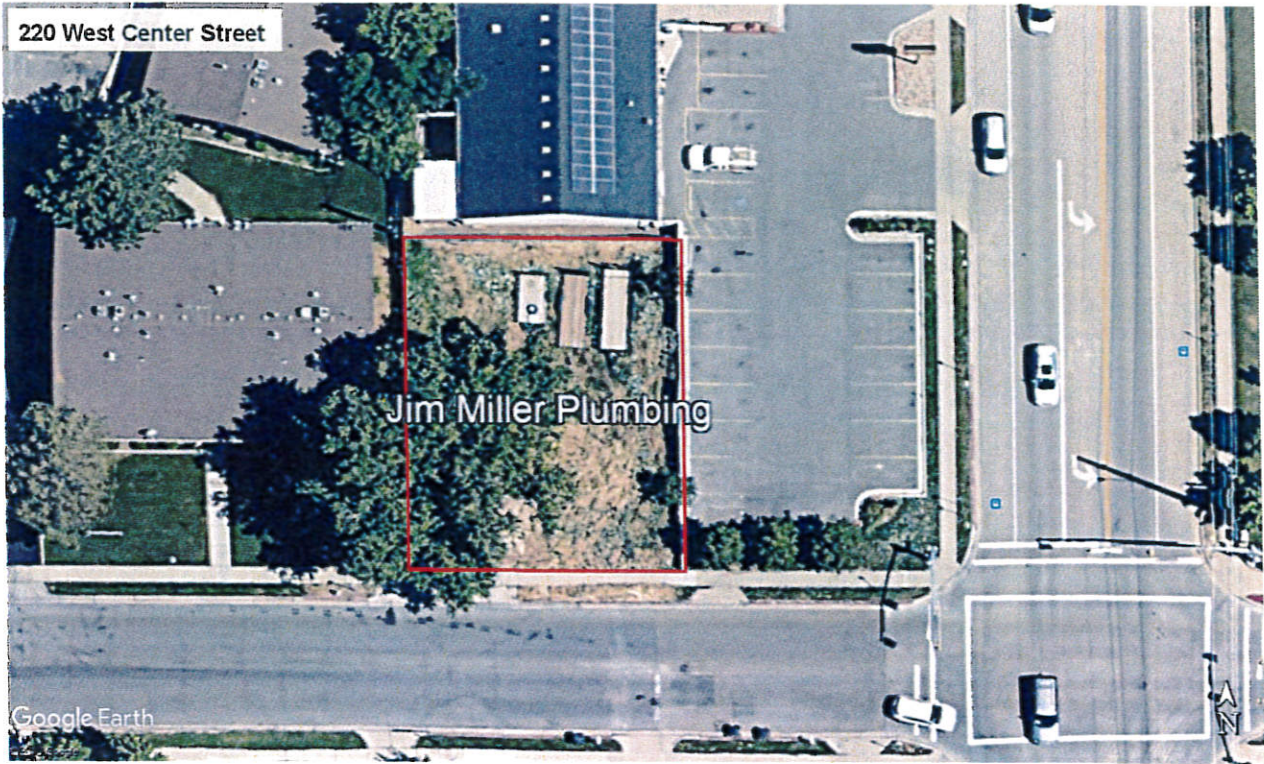
1. Complete any and all redline corrections.
2. Prior to final site plan approval applicant shall apply for approval of a Conditional Use Permit.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

220 West Center Street

220 West Center Street



Jim Miller Plumbing

Google Earth

Commission Staff Report

Item #s 6 & 7

Subject: **Public Hearing:** Conditional Use Permit and Preliminary Site Plan for a 14 unit Multifamily development
Author: Curtis Poole, Assistant City Planner
Address: 33 and 55 West 400 South
Date: May 2, 2019



Description of Request:

The applicant, Knowlton General, requests Conditional Use Permit and preliminary site plan approval for a 14 unit multifamily development located at 33 and 55 West 400 South. The property is located within the DN (Downtown) zone.

Background and Analysis:

The applicant submitted a prior proposal to develop 6 multifamily units on the property of 55 West; however, the applicant has since acquired additional property to the east. The current proposal consists of two lots, 33 and 55 West, one which has been vacant for many years and the other recently acquired by the applicant. Both properties are located in the DN (Downtown) zone. The site is surrounded by single family residential use on the west, mixed use and commercial to the north, and commercial property to the south and east.

The parcel at 55 W is .25 acres (approximately 10,933 square feet) and 33 W is .207 acres (approximately 9,016 square feet); although this parcel will have an additional .04 acres (approximately 1,917 square feet) conveyed to it from the property immediately to the east, which will bring its total to .25 acres. Prior to the issuance of a building permit the lot lines will need to be adjusted and consolidated into one lot to meet the building standards of the code.

By combining the lots the new development will meet the required setback, height and parking standards for the DN zone. Based upon the location of these lots within the DN zone, the ordinance allows for a maximum building height of 55 feet. The proposal shows two three (3) story buildings, with an approximate height of 36 feet, which mirror each other in their design. All parking will be contained in the back of the properties or in covered parking areas. The proposed buildings meet the required articulation standards of the DN zone and comply with the maximum 2:1 height to width ratio requirements. The ground floor units have entrances facing 400 South and are wheelchair accessible. All units have either patios or balconies which are required in the DN zone. The primary entrances for both buildings show architectural prominence from 400 South with design features of glass entryways and canopies.

The plan shows the development will meet the minimum 10 percent of landscape and per unit additional landscaping required by code for multifamily developments; however, a detailed landscaping plan will need to be submitted. There will be a 10 feet landscaping

buffer between the proposed development and the single-family residential property to the west.

Access to the site will be via a 24 foot wide driveway between the two buildings. Water and sewer will be provided by connections to existing lines in 400 South.

Department Review

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

Significant Impacts

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

Recommended Action

Staff recommends the Planning Commission approve the Conditional Use Permit and forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 14 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to the issuance of a building permit the parcels two parcels shall be consolidated, the portion of the property to the east shall be conveyed and all lot lines adjusted to properly show the new parcel. Complete any revisions to the site necessary based on the size of the new parcel.
3. Submit a landscape plan meeting the minimum requirements of Sections 14-16-104 and 14-16-109.
4. All damaged curb and gutter and sidewalk along 400 S. shall be replaced.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

33 and 55 West 400 South



DOUBLE TAKE [TWIN APARTMENTS]

33/55 WEST 400 SOUTH, BOUNTIFUL UT 84010
 OWNERS: HEPWORTH INVESTMENT GROUP LLC
 PRELIMINARY SITE PLAN 03.27.2019

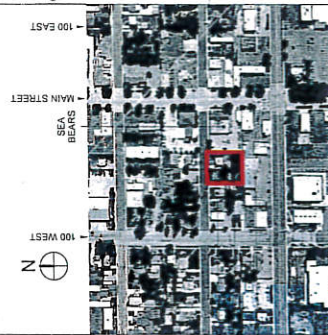
DRAWING LIST:

SHEET 1	COVER SHEET
SHEET 2	ARCHITECTURAL
SHEET 3	FLOOR PLANS
SHEET 4	SECTION ELEVATIONS

PROJECT INFORMATION:

PROJECT TYPE: RESIDENTIAL MULTIFAMILY
 BUILDING USE: RESIDENTIAL APARTMENTS
 OCCUPANCY: 32 RESIDENTIAL
 AREA REGULATIONS: SECOND FLOOR FLEX APARTMENT (CENTRITY) * 245 SF 4H
 (EACH BUILDING) SECOND FLOOR APARTMENT 24 * 245 SF 4H
 TOTAL FLOOR BUILDING 18,100 SF 4H
 UNIT COUNTS: 4 UNITS (BOTH BUILDINGS)
 1-BEDROOM * 700 SF
 2-BEDROOM * 800 SF
 TOTAL GROSS SQUARE FEET 144 STALLS
 PARKING COUNTS: 144 STALLS (EACH BUILDING)
 144 STALLS (BOTH BUILDINGS)
 TOTAL LOT PROJECT PROVIDED * 144 STALLS
 TOTAL LOT PROJECT PROVIDED * 144 STALLS
 INCLUDES: (7) PARKING ACCESSIBLE STALLS
 LANDSCAPE: 2000 SF (BOTH BUILDINGS)
 LANDSCAPE AREA PROVIDED * 2000 SF
 BUILDING HEIGHT: MAXIMUM * 55'0" 4H
 ACTUAL * 55'0" 4H
 BUILDING LENGTH: MAXIMUM * 24'0" 4H
 ACTUAL * 24'0" 4H

VICINITY MAP:



SITE MAP:



STREET FRONT COVER (A) (GRID)

P · R · O · J · E · C · T · S

received
 12-28-19

DOUBLE TAKE
 COVER SHEET

GI001

Project Name	PRELIMINARY SITE PLAN
Project Number	18_0046
Issue Date	03.27.2019
Checked By	EDGE
Drawn By	DJT

ALL TRADES, CONTRACTORS, MANAGERS AND PLANS INDICATED OR REFERENCED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO LLC AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE TRADES, MANAGERS OR PLANS SHALL BE HELD OR DECIDED TO BE ANYTHING BUT AN OPINION. THERE IS NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IN CONNECTION WITH ANY INFORMATION OR CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION UNDER APPLICABLE STATE AND FEDERAL LAWS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET VIOLATION UNDER APPLICABLE STATE AND FEDERAL LAWS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

Commission Staff Report

Subject: Final Subdivision Approval for the
Joe and Bette Eggett Subdivision, Phase 6
Address: 1400 East 1800 South
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: May 7, 2019



Background

Construction plans and the plat for the Joe and Bette Eggett Subdivision, Phase 6 have been submitted and reviewed by the Engineering Department. The applicants, Terry Eggett and Connie Woolley, are now requesting final approval of the subdivision. This subdivision was granted preliminary approval by the City Council on January 8, 2019.

Analysis

By way of a brief review, this 6 lot subdivision is proposed in the R-3 zone near 1400 East on the north side 1800 South/Mueller Park Rd. This subdivision will leave a remainder parcel along the Mill Creek canyon, which will serve as the new pasture for the llamas. In order to locate the cul-de-sac intersection at the optimal location, it was necessary to modify the west end of Lot 1 of the East Peterson Subdivision by the Planning Commission's action which approved a variance to the frontage requirement for this corner lot. This parcel, along with the modification, has been included as Lot 606 in the new subdivision.

All lots meet the minimum requirements for size and frontage. As part of the preliminary approval, it was recommended by staff that access to Lot 601 be limited to the cul-de-sac frontage. On the 1800 South frontage, much of the existing curb and gutter is in poor condition, and needs to be replaced. This will also necessitate the replacement of the sidewalk where it has been constructed directly behind the curb. This issue was identified in the preliminary report to the Planning Commission and City Council, and is recommended to be included as a condition of final approval.

Planned improvements for curb, gutter and sidewalk have been reviewed by the Engineering Department. There are some minor grading issues to be resolved on the east side of cul-de-sac, but all other design elements are acceptable and meet the City's requirements.

Department Review

This memo has been reviewed by the City Attorney, Planning Department staff and the City Manager.

Recommendation

Recommend final approval of the Joe and Bette Eggett Subdivision, Phase 6 with the following conditions:

1. Limit the primary access of Lot 601 to the cul-de-sac frontage.
2. Replace the existing curb, gutter and sidewalk along 1800 S from the west side of the subdivision to the end of the east curb radius of 1450 East.
3. Make all necessary red line corrections to the final plat and the construction drawings.
4. Provide a current title report.
5. Sign a Development Agreement.
6. Post an acceptable form of bond for the construction of the subdivision improvements.
7. Pay all required fees.

Significant Impacts

None

Attachments

1. Aerial photo showing the proposed location
2. A copy of the preliminary plat.

