

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
July 6, 2021

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

Excused: Commission Member Sam Bawden and City Attorney Clinton Drake

1. Welcome.

Chair Monson opened the meeting at 6:31 pm and welcomed all those present.

2. Approval of minutes for May 18, 2021.

MOTION: Commissioner Spratley made a motion to approve the minutes for May 18, 2021 as written. Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (6-0).

3. 260 North 500 West – Deseret First Credit Union Zoning Map Amendment from Heavy Commercial to Mixed-Use Professional Office, Brian Knowlton, applicant – Planning Director Francisco Astorga

Item has been continued and will be re-noticed for a later date.

4. 419 West 500 South – Duerden’s Zoning Map Amendment from General Commercial to Heavy Commercial, Steven Duerden, applicant – Assistant City Planner Kendal Black

Steven and Jacquelyn Duerden were present. Assistant City Planner Kendal Black presented the item.

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

Assistant City Planner Black discussed the allowed uses within the Heavy and General Commercial zone that would be approved with Conditional Use Permit and those uses allowed with a permit. He noted that there would be significant impacts found to the Zoning Map if amended. Currently the City code does not allow Electronic Message Centers in the Heavy Commercial area on 500 South west of 100.

1 Staff recommends the Planning Commission forward a negative recommendation to the City Council
2 regarding the request for a zone amendment.

3
4 Chair Monson opened the public hearing at 6:39 p.m.

5
6 Mr. Steven Duerden resides at 702 West 1950 North in West Bountiful. He thanked the Planning
7 Commission for their time and shared a short history of the business which included a permit that
8 was pulled in 2001 for emergency stairs and an electronic reader board which the City approved and
9 finalized. He stated that he felt the City staff recommended this zone amendment changing his property
10 from General Commercial to Heavy Commercial would be his best chance for the changes to his
11 current sign and updating the reader sign back to working order and looking good. The electronics
12 in the current sign need to be updated but he was told that this would not be permitted because it is
13 an alteration to the existing sign.

14
15 Planning Director Francisco Astorga stated that a building permit for the original sign has not been
16 found in the City Hall files. Staff has been unable to verify the approved plans. He noted that the
17 current business owner did request a larger sign and not just a replacement of the existing sign. The
18 request to update the electronics would be a structural alteration, and an alteration would also be
19 considered an upgrade which would not be permitted.

20
21 Chair Monson closed the public hearing at 6:50 p.m.

22
23 Commissioner Spratley stated her concern that this item has come to the Planning Commission stage.
24 She does agree with the statement from the report “Such changes should not be considered
25 individually without a plan but wholistically after careful and updated consideration of the future of
26 the neighboring properties.” She felt like an approval of the zone change was a lot to ask for just to
27 get an approval of a sign.

28
29 Commissioner Bell noted that this item is a request for a zone change and not for a sign approval and
30 asked Mr. Duerden if he would like to continue with the zone change.

31
32 Planning Director Astorga suggests that Mr. Duerden’s solution may be to file a petition and suggests
33 that the sign may stay the same size and allow them to fix the broken internal computer pieces.

34
35 Commissioner Jacobs discussed his concern that the zone change request from General Commercial
36 to Heavy Commercial could hurt Mr. Duerden’s future project approvals. He stated his concern about
37 the current code not allowing the applicants to upgrade the computer for existing signage.

38
39 Chair Monson discussed a possible solution would be to petition City Council for a code change for
40 signage. He feels that the rationale behind the City not allowing an upgrade in technology and to
41 replace broken signage with outdated technology is crazy. He would ask the City to think about
42 upgrading or replacing technology without increasing the intensity.

43
44 Councilwoman Harris suggested that there should be flexibility with making non-conforming projects
45 better and helping our City’s customers. However, she stated that this current item is about zoning
46 and not an approval of a sign permit and asked the applicant if he wanted to withdraw the request.

47
48 Assistant City Planner Black noted that City code does not allow businesses to upgrade the previously
49 approved internal signage hardware with anything other than what was originally approved. The staff

1 is working on removing non-conforming signage in the City.

2
3 Mr. Duerden would like to request a withdrawal of this item at this time.

4
5 MOTION: Commissioner Jacobs made a motion to table this item in order to have the applicant the
6 time to withdraw the item with staff. Commissioner Clark seconded the motion.

7
8 VOTE: The motion passed unanimously (6-0).

9
10 **5. 1791 Renaissance Towne Drive – Renaissance Towne Centre Lot 11 Preliminary/Final**
11 **Architectural and Site Plan Review, Brian Knowlton, applicant – *Planning Director Francisco***
12 ***Astorga***

13
14 Brian Knowlton was present. Planning Director Francisco Astorga presented the item.

15
16 The applicant requests Preliminary/Final Architectural and Site Plan approval for a 26-unit multi-
17 family residential development at 1791 Renaissance Towne Drive which will be re-platted as Lot 11.
18 The site is zoned mixed-use residential located on the southeast corner of the Renaissance Towne
19 Center (RTC) development which is zoned Mixed-Use Residential (MXD-R). The City Council
20 approved an amendment and ordinance to the Renaissance Development Plan on April 13, 2021.

21
22 Staff recommends that the Planning Commission forward a positive recommendation to City Council
23 for the preliminary and final site plan review.

24
25 Commissioner Spratley asked for clarification on parking spaces. Mr. Knowlton stated there are 26
26 covered parking spaces. He noted that City Council granted him an extension to start work on this
27 project. The plat will need to be recorded and should be ready to start within 40 days.

28
29 **CONDITIONS:**

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

36
37 MOTION: Commissioner Jacobs made a motion to forward a positive recommendation to City
38 Council with the 3 conditions outlined by staff. Commissioner Spratley seconded the motion.

39
40 VOTE: The motion passed unanimously (6-0).

41
42 **6. 390 South Main Street – City Creek Construction Offices Preliminary/Final Architectural and**
43 **Site Plan Review, Bob Murri, applicant - *City Planner Curtis Poole***

44
45 Rob Cottle, Steven Beyer and Darin Bell representing City Creek were present. City Planner Curtis
46 Poole presented the item.

47
48 The applicants request a preliminary and final site plan approval for an office development. The
49 property is located on approximately .74 acres and is spread across three (3) parcels which will not

1 be combined into one parcel. The vacant Deseret First Credit Union building is the only structure to
2 occupy the overall site.

3
4 The applicant's landscape plans will be to trim existing trees on the east and plant more trees on the
5 south and west side. The proposed landscaping will be greater than what is required by code.

6
7 City Planner Poole noted the applicant will continue to use the door to the north as the front of the
8 building instead of constructing a door to the east off Main Street.

9
10 Staff recommends that the Planning Commission forward a recommendation to the City Council with
11 the five (5) conditions.

12
13 Mr. Steven Beyer discussed the project and is excited to bring their company to Bountiful. Darin
14 Bell with Babcock Design spoke that the existing front door worked better with the layout and
15 functionality to keep the existing door.

16
17 **CONDITIONS:**

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

25
26 **MOTION:** Commissioner Spratley made a motion to forward a recommendation to the City Council
27 with the five (5) conditions. Commissioner Bell seconded the motion.

28
29 **VOTE:** The motion passed unanimously (6-0)

30
31 **7. 1608 Ridge Point Drive – Findings of Fact for the approved Variance.**

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33 **MOTION:** Commissioner Spratley made a motion to approve the Findings of Fact as written.
34 Commissioner Clark seconded the motion.

35
36 **VOTE:** The motion passed unanimously (6-0)

37
38 Planning Director Astorga discussed several items that will be coming to a future agenda:

- 39 1. Take 5 site plan was approved but is currently have UDOT issues.
- 40 2. Possible code change for vinyl signage in windows on Main Street.

41
42 The meeting was adjourned at 7:58 p.m.

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44
45 
46 Sean Monson
Planning Commission Chair