

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, June 2, 2020
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah, 84010**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

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

1. Welcome and Introductions.
2. Consider approval of the meeting minutes for April 7, 2020.
3. **APPLICATION WITHDRAWN** - Consider approval of a Variance – Setback for front yard – building a two-car garage, located at 1337 S Orchard Dr, Alison Neville and William Wilson, applicant. – *Francisco Astorga*
4. **PUBLIC HEARING** – Consider approval of a Variance - Allow construction of a single-family dwelling on slopes 30% or greater, located at 2955 S Maple Cove Ln, Charles Dickson, applicant. – *Curtis Poole*
5. **PUBLIC HEARING** – Consider forwarding a recommendation to the City Council - City Power Lofts Rezone of General Commercial (C-G) to Mixed Use Residential (MXD-R), located at 189 South 200 West, Brian Knowlton representing Hepworth Investment Group LLC, applicant. – *Francisco Astorga & Curtis Poole*
6. Consider forwarding a recommendation to the City Council – Stone Creek Estates Subdivision – Phase 3 Preliminary Subdivision consisting of 9 Single Family lots, located at 1589 E Bountiful Blvd, Brock Johnston, applicant. – *Lloyd Cheney*
7. Consider forwarding a recommendation to the City Council – Renaissance Pad 16 (Lot 12) Final Architectural & Site Plan Review of a 30 unit building, located at 1771 S Renaissance Towne Drive, Bruce Broadhead/Brian Knowlton/Randy Beyer, applicant. – *Francisco Astorga*
8. Consider approval **in written form** of a Conditional Use Permit for Cottages on Main - 22 single-family dwellings, located at 1295 N Main Street.
9. **WORK SESSION** – Potential changes to the standards of the Hospital Zone. - *Curtis Poole*
10. Planning Director’s report, review of pending applications and miscellaneous business.

Bountiful City
Planning Commission Minutes
May 5, 2020

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

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

1. Welcome and Introductions.

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

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

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

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

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

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

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

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

1. Complete the redline corrections for minor issues on the plats.
2. Provide a current title report.
3. Complete any minor redline corrections on the construction drawings.
4. Obtain UDOT permits and approvals for construction.
5. Obtain Davis County approval and permits for connection of the storm drain system to the Stone Creek channel.
6. Enter into a maintenance agreement with Bountiful City for the storm drain and detention system, as required by City Ordinance.

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

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

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

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

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

Chair Monson and Councilwoman Harris joined the video conference meeting (Zoom).

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

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

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

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

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

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

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

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

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

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

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

There was discussion about the UDOT entrance. The crash gate will be used for emergency access only.

Mr. Freebairn stated that the crash gate is an emergency access and the HOA would enforce this as a no parking area. This large entrance would allow for the large turning radius for the emergency vehicles. Mr. Freebairn stated that there has been an increase of brick and mortar for the outside of the buildings and will provide staff with the renderings. Mr. Poole stated the change of the setback requirements for the PUD is part of the development agreement with Ivory Homes.

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

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

Chair Monson continued as chair.

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

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

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

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

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

Standards applicable to conditional uses include the consideration of:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The April 2019 rezoning process thoroughly addressed the proposed development and the impact to the surrounding community. As proposed, this phase of the development appears to comply with the

development concept presented to the Planning Commission and City Council. With the dedication of the common areas around Lots 12 and 13 and the inclusion of Renaissance Towne Drive as a dedicated utility corridor, sufficient easements are provided to serve the development.

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

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

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

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

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

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

Roll call vote was taken. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris,

Jacobs, Monson and Spratley voting aye.

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

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

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

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

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

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

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

This development will require the installation of new utilities in the Renaissance Towne Drive corridor to serve this proposed structure, which will include new culinary water, sanitary sewer and storm drain. The

plans do not include a new irrigation main in the development, but irrigation service can be provided from the existing system in Main Street. Bountiful Light and Power will work with the Applicant on locations of transformer boxes. This development will have one (1) communal enclosed trash dumpster.

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

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

Commissioner Jacobs made a motion to forward a recommendation to City Council of approval for the Preliminary Architectural & Site Plan Review of a 30 unit building, located at 1771 S Renaissance Towne Drive with the one condition outlined by staff. Commissioner Spratley seconded the motion.

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

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

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

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

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

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

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

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

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

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

Sean Monson
Planning Commission Chairman

Planning Commission Staff Report

Item: PUBLIC HEARING – Request for a Variance to allow for encroachments on slopes greater than thirty (30) percent.
Address: 2955 South Maple Cove Lane
Author: Curtis Poole, City Planner
Date: June 2, 2020



Description of Request

The Applicant, Charles Dickson, has requested a Variance to allow for encroachments on slopes greater than thirty (30) percent. The property is located at 2955 South Maple Cove Lane, which is in the R-F Residential Foothill Zone. The proposed Variance would allow for construction of a new home.

Authority

Section 14-2-111 authorizes the Administrative Committee to be the review body for variance requests within the R-F zone related to encroachments on slopes greater than thirty (30) percent. 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

In 1992 the Deer Run at Maple Hills Subdivision Plat B was approved. The Applicant's property, 2955 South Maple Cove Lane, or Lot 3, was part of the approved subdivision. The Applicant has submitted a Site Plan for a new home to be built on the lot. The home will be built primarily on a section of the property with slopes less than thirty (30) percent; however, the Site Plan does show portions of the home which will be built on slopes greater than thirty (30) percent. In order to access this section of the property, the Applicant is proposing to construct a driveway approximately 300 feet in length which would cut across thirty (30) percent slopes.

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: The purpose of the building standards in the R-F Zone is to preserve the hillsides and manage erosion. The Applicant has submitted a Site Plan which seeks to utilize the portion of the property with slopes under thirty (30) percent to minimize the disturbance of the steep slopes. Standards for building on steep slopes require any development to be minimal and reasonable. Staff determines the disturbance to be minimal and with additional adjustment to the plans the disturbance can be reduced.

(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 driveways, tall retaining walls and disturbances of slopes greater than thirty (30) percent. The Applicant's property is unique because the portion of the property with slopes under thirty (30) percent can only be accessed with the construction of a long driveway. Building closer to the cul-de-sac would require the entire home to be built on the steep slopes, thus increasing the level of disturbance.

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

Staff Response: Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than thirty (30) percent. Granting the Variance will allow the Applicant to enjoy similar property rights possessed by others in the R-F Zone. Denying the Variance will allow other properties a right not extended to the Applicant's property.

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

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

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

Staff Response: The purpose of the Code that requires development be located on slopes less than thirty (30) percent is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and the Variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of

sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been an effort to minimize the impact development will have on the steep slopes of the property.

Department Review

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

Recommended Action

Based on analysis of the required criteria from State law included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission grant the requested Variance related to encroachments on slopes greater than thirty (30) percent with the following conditions:

1. The Applicant will continue to work with City Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls and building on slopes greater than thirty (30) percent should be minimal.
2. In addition to a building permit, the Applicant shall apply for a separate permit for any retaining walls taller than four (4) feet not exceeding ten (10) feet.

Attachments

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

Aerial Photo



5-13-2020

Charles Ryan Dickson

801-330-6541

2955 S Maple Cove Lane

Request for a variance to the hillside ordinance to build a single family home. The home is 3458 a sq ft rambler with a basement and 3 car garage.

1. The variance should be granted because the literal enforcement would cause that the developed lot could not be built on.
2. The lot has special circumstances that almost all of the lot is over the minimum slope.
3. Granting the variance is essential for the owner to build a reasonable home and enjoy his property
4. The variance will not substantially affect the general plan and not be contrary to the public interest
5. Granting the variance is in the spirit of the land use ordinance because the owner would be able to build a home and use his property and substantial justice would be done.

The application must be signed and notarized by each property owner or authorized agent(s).

Property Owners Affidavit

I (we) Charles Ryan Dickson, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

CRD

Owner's Signature

Owner's Signature (co-owner if any)

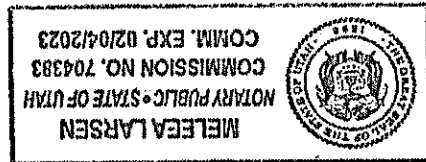
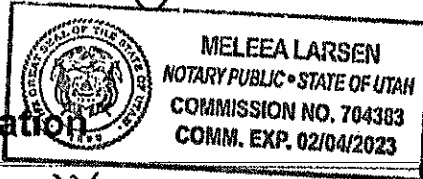
State of Utah)

County of Davis)

Subscribed and sworn to before me this 12 day of May, 2020.

Notary Public:

Meléea Larsen



Agent Authorization

I (we), Charles Ryan Dickson, the owner(s) of the real property located at 2955 S. Maple Cove Ln, in Bountiful City, Utah, do hereby appoint Eric Beard, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

CRD

Owner's Signature

Owner's Signature (co-owner if any)

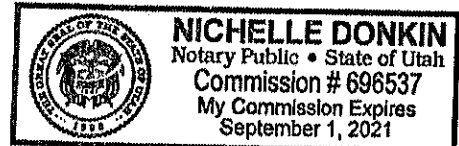
State of Utah)

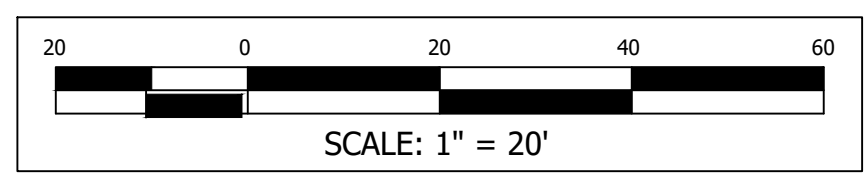
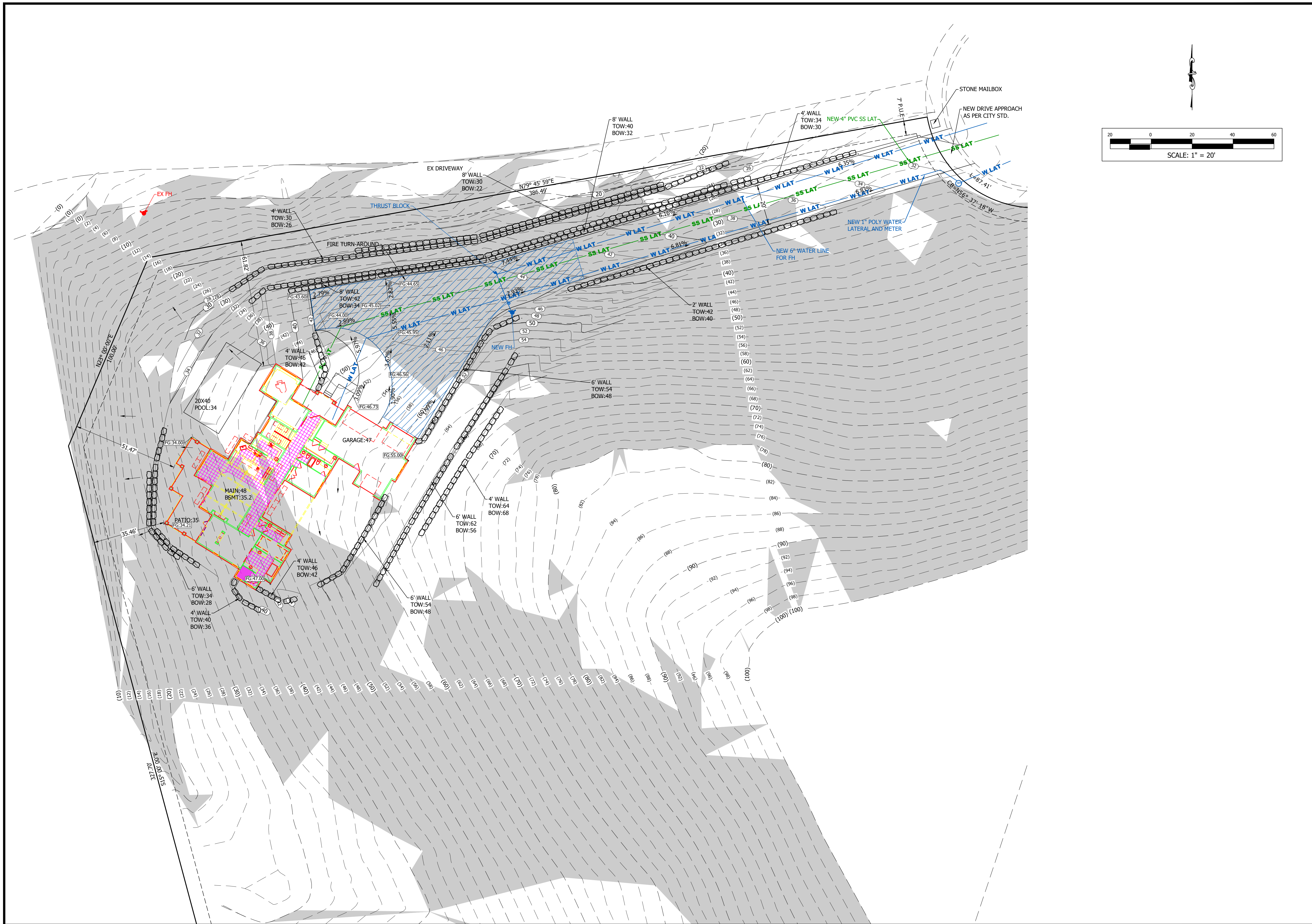
County of Davis)

On the 14 day of May, 2020, personally appeared before me Charles Ryan Dickson the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

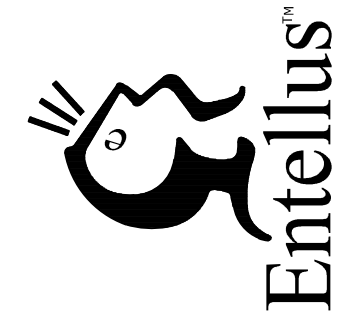
Notary Public:

Nichelle Donkin





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



Client: --
 Contact: Scott Argyle
 Phone #: 801-573-5110
 Address: 924 South 300 West
 Email: SArgyle@Entellus.com

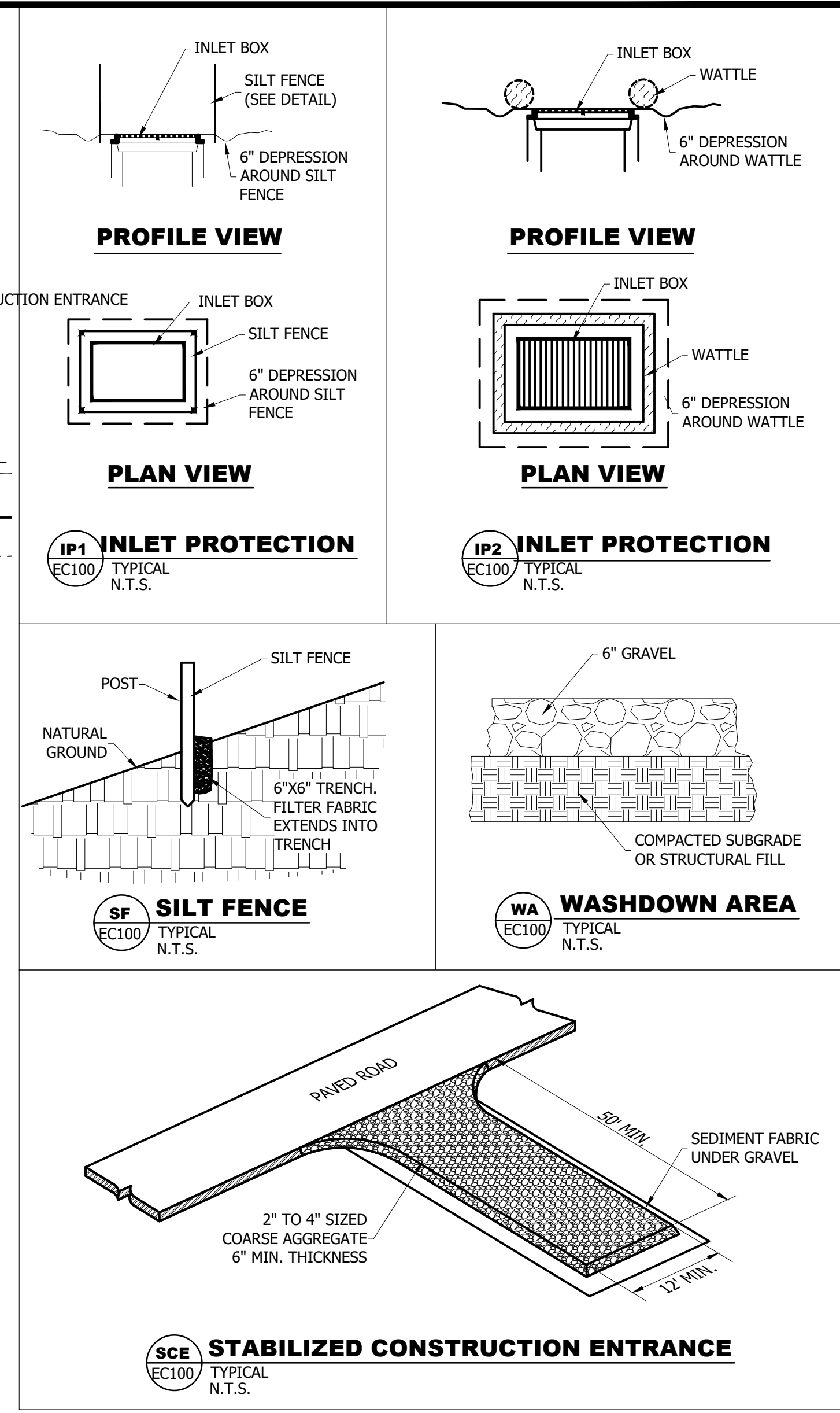
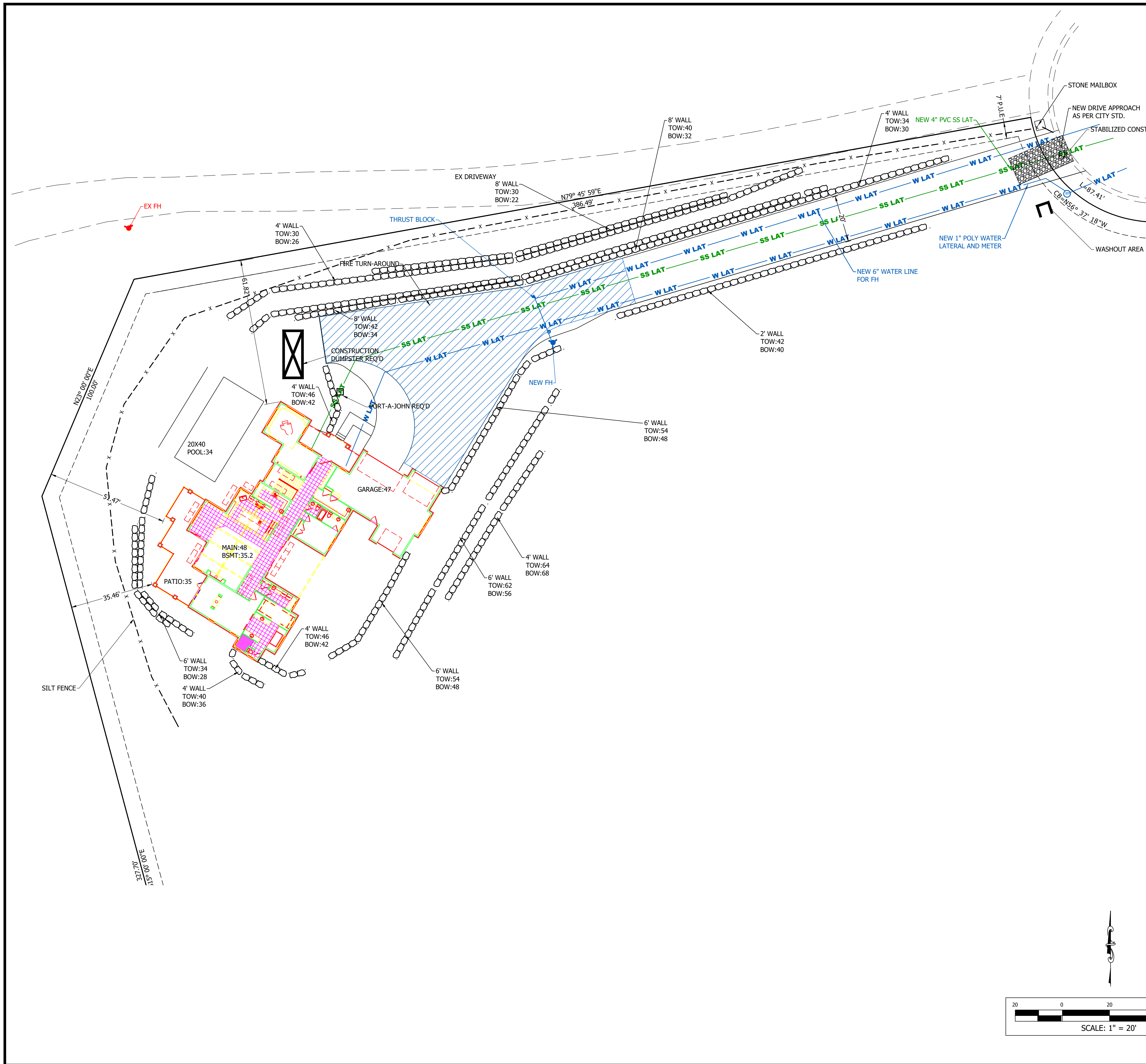
DICKSON RESIDENCE

2955 SOUTH MAPLE COVE LANE
 LOT 3 MAPLE HILLS SUBDIVISION
 LOCATED IN THE ##### 1/4 OF SECTION ####, T####, R####, S.L.R.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UT-4H

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

DRAWN: CS4
 APPROVED: ST4
 PROJECT #: 1020112
 CORR 1020112 5-5-2020.dwg

C300
 SITE PLAN



CONSTRUCTION NOTES:

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

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

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

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

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

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

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

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

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

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

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

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

REGISTERED PROFESSIONAL ENGINEER
5/6/2020
No. 189586
SCOTT T. ARGYLE
STATE OF UTAH

Client: Scott Argyle
Phone #: 801-573-5110
Address: 924 South 300 West
Email: SArgyle@Entellus.com

DICKSON RESIDENCE
2955 SOUTH MAPLE COVE LANE
LOT 3 MAPLE HILLS SUBDIVISION
LOCATED IN THE #1111 1/4 OF SECTION #1111, T.#1111, R.#1111, S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

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

APPROVED: ST4
PROJECT #: 1000.0
CORR 1020112 5-5-2020.dwg

EC100
EROSION CONTROL PLAN

Planning Commission Staff Report



Subject: Public Hearing – Zone Map Amendment from General Commercial (C-G) to Mixed-Use Residential (MXD-R)
Address: 189 South 200 West
Author: Francisco Astorga, AICP, Planning Director
Date: June 2, 2020

Background

Security Enterprises Ltd. represented by Knowlton Construction (Brian Knowlton and Randy Beyer) has submitted a Zone Map Amendment Request for the site on the corner of 200 West and 200 South. The request is to amend the zoning designation of this property consisting of approximately one half (½) acre from General Commercial (C-G) to Mixed-Used Residential (MXD-R). The site is currently vacant. Surrounding uses are of a commercial, industrial, and residential nature along 200 West and residential along 200 South. Zoning Map Amendments are legislative items that require Planning Commission review, public hearing, and recommendation to the City Council.

Analysis

The purpose of the MXD zoning classification is to facilitate the integration of diverse but compatible uses into a single development, with the goal of creating a community that offers "live, work, and play" opportunities within convenient walking distance of each other.

Zone/Project Evaluation

Development proposals are to be evaluated based on their compatibility with:

1. The Bountiful City General Plan
2. The Bountiful City Code and Land Use Code
3. The purpose and characteristics of the MXD Zone
4. Sound planning practices
5. Surrounding land-uses
6. All other City-approved studies

The City may deny any zone map amendment or development proposal that does not comply with any of these criteria.

Site Characteristics

The typical site zoned MXD shall encompass at least five (5) acres; however, smaller projects that demonstrate outstanding characteristics may also be considered. Sites zoned MXD should be adjacent to major automobile and public transit corridors, and should have direct access to both. The subject site is less than five (5) acres, and is adjacent to major automobile corridor (200 West) and is within two (2) blocks of Main Street, a public transit corridor.

Sub-Zone Standards

Each MXD sub-zone shall have an emphasis toward a particular category of land-use. Percentages are based on the total square footage of floor area within a project and include areas within a structure (floors of a building) and areas on the surface of the land (sidewalks, parks, etc.) Parking, landscaping, and similar ancillary uses are calculated on a pro-rated basis for each use category.

MXD-R	50% - 75% sq ft in residential uses (requested)
MXD-C	50% - 75% sq ft in commercial uses
MXD-PO	50% - 75% sq ft in professional office uses
MXD-PF	50% - 75% sq ft in public facilities
MXD-E	50% - 75% sq ft in entertainment/hotel uses
MXD-M	No one category of uses may exceed 33% of the total sq ft.

Applicant proposes the MXD-R designation with the majority being residential. The ground level is proposed to be a commercial use consisting of 1,434 square feet and the exterior plaza area consisting of 3,699 square feet which equates to 27%. The residential component adds up to 13,761 square feet which equates to 73%.

Permitted Uses

Underlined uses (*listed below*) may not be located on individual pad sites or parcels. They must be part of a larger building or physically connected and integrated into the complex. Residential uses may not exceed twenty five percent (25%) of the total project floor area, except as indicated by the sub-zone designation:

- **Residential:** Multi-family - minimum one (1) covered space per unit. Underground and/or structured parking recommended; carports are not permitted without specific City Council approval.
- **Office:** Professional offices, Banks and credit unions, Medical clinics, and Artist studios.
- **Commercial:** Convenience stores (with or without fuel sales), Grocery stores (maximum 50,000 square feet per tenant), and Retail (maximum 50,000 square feet per tenant/floor, no single tenant to exceed 100,000 square feet total across multiple floors).
- **Institutional/Public:** Medical clinics, Colleges/Universities/Educational Services, Museums, Open space/Park, Convention center/Assembly/Auditorium, Government offices, Places of worship, and Municipal Facilities
- **Hotel/Entertainment:** Hotels (rooms off interior corridors) Recreation (Indoor/Outdoor), Restaurants and private clubs (without drive-up window), Fast-food restaurant, Movie Theaters (Indoor), Convention center/Assembly/Auditorium, and Health clubs.
- **Prohibited Uses:** Motor lodges (drive-up motel units), Pawn shops, Check cashing/Title loan stores, Sexually oriented businesses, Tattoo parlors, Self-storage units, and Body piercing (earrings permitted).

The Applicant proposes to comply with permitted uses listed in the MXD Code, above. The proposal contains a six (6) vehicle carport on the north end of the site, which requires City Council approval. The carports are to be utilized for the residential units only. The

proposed development provides eight (8) fully covered parking stalls as part of the proposed building and six (6) covered parking stalls in the requested carport.

Development Plan

As required by Code the applicant prepared and submitted a proposed Development Plan for the subject property. The Development Plan guides all development within a particular project and at a minimum shall include a site plan, a pedestrian connection/trails plan, conceptual building elevations and design schemes, streetscape and building setback diagrams, a current survey and legal description, plus any other information typically required for site plan approval.

The general categories and uses to be established within a mixed-use project shall be specified and enumerated in the Development Plan. The approved Development Plan shall be considered an integral part of the zoning regulations for the area represented. Substantial variation between the Development Plan and the Final Site Plan would require review and recommendation from the Planning Commission and approval from the City Council.

Default Setbacks & Height Limitations

The location, height, and separation between buildings shall be established as part of the Development Plan. Unless otherwise stated in the Development Plan, the default standards shall be as follows:

Default Standards		<i>Proposal</i>
Minimum building setback	30 feet	<i>20 feet from 200 West and 200 South</i>
Maximum building setback	50 feet	<i>55 feet from north property line (side)</i>
Minimum building separation	20 feet	<i>Not applicable, one building onsite</i>
Maximum building separation	40 feet	
Minimum building height	20 feet	<i>To comply with default building height</i>
Maximum building height	35 feet	

Development Characteristic

Uses may be mixed within a building or within an overall development, or both. However, the City encourages mixing uses within a building as much as possible. The proposal complies with this mixed-use provision. Developments within an MXD zone shall exhibit urban characteristics such as:

- a. Wide sidewalks
- b. Street trees and street furniture
- c. Community gathering spaces
- d. Shared parking
- e. Integrated public transit (where available and/or anticipated)
- f. Diverse and distinctive design features

The proposal incorporates most listed urban characteristics. Discussion requested.

All developments 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 open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A

maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways, and private yards are not considered open space. The proposal must also comply with the open space provision. All lighting and signs provisions found in the MXD Code addressing pedestrian scale are proposed to be met.

Parking requirements shall be determined per existing City standards for each use. However, parking requirements may be reduced if it can be shown that shared parking is a viable alternative. The applicant does not seek a parking reduction.

Due to the size of the project, staff does not find it necessary to illustrate how public transit is to be integrated into the site based on the applicant's request to meet parking requirements (a parking reduction is not being requested) and its proximity to Main Street, a transit corridor. Also staff does not find a need to illustrate pedestrian movement throughout the project area based upon the size of the development, adjacency to Main Street, and grid/block pattern in this part of the City. See relevant sections below:

- *Site plans shall clearly indicate the mixture of land uses within the project area and the percentage of the overall site that each use occupies. Furthermore, site plans shall indicate the amount of parking prorated to each use and shall illustrate how public transit, (where available and/or anticipated), is to be integrated into the site.*
- *An additional site plan shall illustrate pedestrian movement throughout the project area, with trail hierarchies established based on levels of pedestrian use. The purpose of this plan is to demonstrate how effectively uses are mixed, and to determine the efficiency of the site layout. The plan shall provide convenient and attractive pedestrian connections through the mixing of land uses and quality design practices.*

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 Code or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

The Bountiful City General Plan- 2009 Land Use Master Plan component indicates the following under *Issues, Goals, and Policies*:

Issue: *Commercial areas are old and need to be redeveloped.* *Much of the existing commercial development in Bountiful originally occurred in the 1960's and 70's, and is located on old residential lots that fronted onto 500 West/Hwy 89, 500 South, and 200 West. As a result, many of the developments suffer from functional and physical obsolescence.*

Goal: *Identify properties that have substantial challenges and could be redeveloped with the next 1 year.*

While Planning Staff is unable to confirm what has been identified in the past within this specified goal based on the timing and current staff tenure, staff does find that the identified issue to be just as relevant now as it was back during the 2009 General Plan update process. Staff does find the zone change from C-G to MXD-R consistent with the currently adopted General Plan as 200 West has been considered ready for redevelopment.

Department Review

This item has been reviewed by various City Departments.

Power Dept.: A seven foot (7') easement around the perimeter of the property or a common area easement for existing and new infrastructure is required. Also all line extension fees will be the responsibility of the owner.

Significant Impacts

The site is wedged between commercial and residential zoned property. Providing a residential/commercial mixed use component along 200 West does not adversely affect the surrounding neighborhood. Staff does not identify significant impacts with this request as most commercial development is built as one (1) story buildings. The current market is trending toward more residential development, which also assists in mitigating the recognized need to provide smaller multi-family housing that correlates to an affordable housing market identified within the City and the state.

Public Input

Staff received a letter of support by an adjacent property owner. See attachment 7.

Recommended Action

The proposal is generally consistent with the overall goals and policies of the General Plan for the area. Staff recommends that the Planning Commission review the request, hold the required public hearing, and forward a positive recommendation to the City Council based on the findings of fact found throughout this staff report and the drafted ordinance.

Attachments

1. Proposed Ordinance
2. Applicant's Narrative
3. Concept Architectural Site Plan
4. Concept Floor Plans
5. Concept Exterior Views
6. Exterior Elevations
7. Public Input

**Bountiful City
Ordinance No. 2020-XX**

**An ordinance amending the Bountiful City Zoning Map
to change the zoning designation of a property (totaling approximately .468 acres)
from C-G (General Commercial)
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 at 200 South 200 West, in the MXD-R Zone will be in accordance with the standards contained in the Bountiful Land Use Ordinance and the approved City Power 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

Per the MXD-R Zone

LOT AREA

.468 Acres

BUILDING HEIGHT

Per the MXD-R Zone

MINIMUM BUILDING SETBACKS

Consistent with the adjacent CG Zone:

1. Public right-of-way: 20 feet. (200 West and 200 South)
2. Side yard 10 feet, Rear Yard 10 feet

OPEN SPACE

Consistent with the MXD-R zone

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

LANDSCAPE

Consistent with the MXD-R zone

SIGN STANDARDS

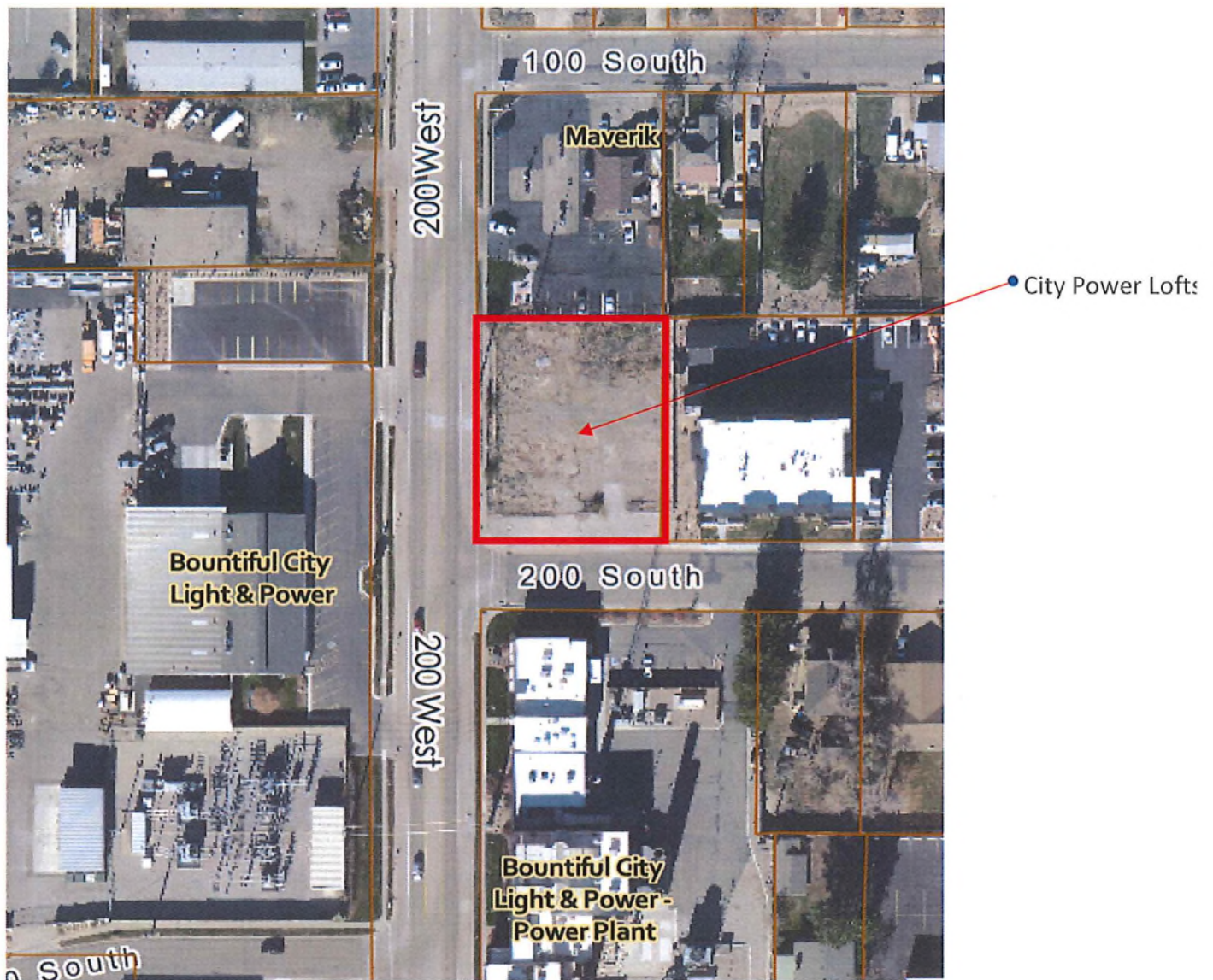
Consistent with the MXD-R zone

LIGHTING STANDARDS

Consistent with the MXD-R zone

PARKING AND ACCESS

Consistent with the MXD-R zone



Zone Map Amendment Explanation for .50-acre property

The address of the subject property according to the County Assessor:
200 South 200 West, Bountiful, UT 84010

Parcel: 030290086

Property: ALL OF LOT 5, BLK 19, PLAT A, BOUNTIFUL TS SURVEY ADDITIONAL. CONT. 0.50 ACRES:

Current Zone: C-G General Commercial

On the 12th of November 2019 the following ordinance was updated:

Bountiful City Ordinance No. 2019-06 An ordinance updating the 2000 Moderate income Housing Plan, as reported to the state in 2007, 2010, 2012, 2014, and 2018.

Now therefore, be it ordained by the City Council of Bountiful, Utah:

Section 1. The Moderate Income Housing Plan is hereby updated to include a recommendation to implement the following planning strategies:

* Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones.

* ***Allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers.***

* ***Encourage higher density or moderate income residential development near major transit investment corridors.***

* Preserve existing Moderate Income Housing.

Section 2. This ordinance shall go into effect immediately upon first publication. Adopted by the City Council of Bountiful, Utah, this 12th day of November 2019.

Our Goal: Be a part of the solution with creating a visually pleasing edifice that contributes to the higher density or moderate income residential need with close proximity to an identified major transit investment corridor along 200 W.

The proposed General Plan Amendment of MXD-R is in harmony with Bountiful City's Land Use Master Plan of Historic Fort & 200 W Commercial Corridor. The proposal anticipates using the commercial + residential use and by using a classic architecture that will play on the style of the all brick brownstone style to compliment the downtown area as well as the City Power building to the south, hence the name "City Power Lofts". The conditions that exist in the general area to warrant such a change include the following:

- The property is located in the heart of the 200 W Commercial Corridor and historic fort residential neighborhoods of Bountiful, with commercial, restaurant, convenience store & retail properties surrounding it.
- Living and staying in downtown increases foot traffic for all retail components of the 200 W commercial corridor & main street and facilitates transactions in businesses in the same area.
- Direct access to major transportation corridors including the Freeway and commercial uses provides great access into the heart of the historic downtown area.



The proposed development anticipates using the 200 W commercial corridor & historic commerce district to allow both residential and commercial components in the building. In other similar districts they have used descriptive vocabulary in their ordinances for such districts.

As a result, our application and proposal will utilize the following items:

“A mixed commercial and residential building may be constructed up to a maximum building height per the MXD-R Zone.”

More broadly, the proposed rezone would help Bountiful City and thus the public accomplish the objectives as outlined in the Main Street Goals & Policies:

The city has expressed interest in establishing an identity for the Historic Fort. The Main Street Goals & Policies states 3 Main Goals “*Help establish an identity for the Historic Fort, 200 W becomes more walkable over time and Create an attractive setting for pedestrian access to transit.*” Our proposal would help support these objectives while meeting regional expectations for quality MXD-R development. Our plan is to create an edifice that exceeds the visual aesthetic set forth in the goals and policies.



Historically speaking, Bountiful's Main Street evolved as the commercial and civic heart of the City. It experienced the typical ebb and flow that many small towns suffered in the mid to late 20th Century. The historic structures and traditional small town feel of the corridor positions it for continued revitalization and commercial activity in the future. Other commercial areas are developing along major arterials in the City which creates an opportunity for this development to set a precedence for architecture and design.

Additional roof tops are one of the major drivers to provide the environment for new and existing retail, commercial, and other business to succeed.

MAIN STREET GOALS AND POLICIES (200 W Commercial Corridor)

Economic Development

1. Goal:

Help establish an identity for the Historic Fort.

Provide diverse economic and employment opportunities and encourage multiple scales of commercial development to serve the needs of the region, the community, and individual neighborhoods.

2. Goal:

200 West becomes more walkable over time.

Encourage local neighborhood nodes that provide day to day small-scale, locally-owned businesses and services.

3. Goal:

Create an attractive setting for pedestrian access to transit.

Bring buildings to street to improve character and visual appeal of area, especially for pedestrians

We feel that this development would make a design statement and contribution to the overall economic goals of the Goals and Policies by adding smaller scale commercial development and locally-owned businesses with residents that contribute to the success of the small business owners.

We thank you for your consideration and look forward to further discussion.

Sincerely,

Brian Knowlton & Randy Beyer



Francisco Astorga

From: Krissy Nielsen Gilmore <krissynielsen@gmail.com>
Sent: Wednesday, May 20, 2020 9:23 AM
To: Planning
Subject: 200 West Rezone

Hello,

I wanted to submit public comments for June 2, 2020, public hearing item #4: 189 S 200 W rezone. We live in the neighborhood just west of 200 West near this proposal. I am supportive of the rezone and am excited to see new life and development on 200 West. I have one concern that is somewhat related to the rezone. 200 West at 189 South needs a crosswalk. With this new development, assuming it will have a commercial component, the new plaza, and simply the joy of Main Street, people from our neighborhood are constantly trying to cross 200 West right there. We attempt to cross several times a week, and it can be very scary. If we are bringing more activity to the area with this rezone, I think it is even more important.

I know that the argument will be made that we should just walk to 500 South, but in reality, no one will do that. It is just a little too far out of the way. Getting people out of their cars to walk is all about convenience :).

Thank you for listening and considering this request.

Sincerely,

Krissy Gilmore
405 S 285 W

Commission Staff Report

Subject: Final Approval of the Stone Creek Estates
Subdivision, Phase 3
Author: City Engineer, City Planner
Address: 1600 East Bountiful Blvd
Date: June 2, 2020



Background

Rainey Homes is requesting Final Approval of the third phase of the Stone Creek Estates Subdivision. The original overall development plan was reviewed by the Planning Commission and given preliminary approval by the City Council in September, 2017. Phases 1 and 2 were given final approval in May 2018, with construction occurring in 2018 and 2019. As currently proposed, the third phase will construct the cul-de-sac on the north side of Bountiful Blvd which was identified as the fourth and final phase of the original subdivision phasing plan. Rainey has not purchased the eastern-most portion of the Keller property which was originally indicated as the third phase of the development, and is thereby requesting the revised phasing plan.

Analysis

This phase will include 9 lots, of which 6 will have primary access from the cul-de-sac. The cul-de-sac is proposed to be constructed as a 434 ft long 54 ft wide right of way. The cul-de-sac bulb will be constructed with a standard 108 ft diameter. The slope of the road is proposed at 9.5%, with a short section to be built at 10%.

Grading

Due to the grading which is required to construct the entrance to the cul-de-sac from Bountiful Blvd, access for Lot 301 will be limited to the eastern portion of the Bountiful Blvd side. Lot 308 should be restricted to access from the cul-de-sac to avoid conflicts with traffic on Bountiful Blvd. Access to the building pad on Lot 302 will be challenging because of the cut slope created by the grading required to construct the roadway.

Utilities

Utility stubs for sewer, water and irrigation facilities have been extended from Bountiful Blvd at the intersection of the cul-de-sac. Conduits for power and gas service have also been installed in preparation for construction of this phase.

Department Review

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

Recommendation

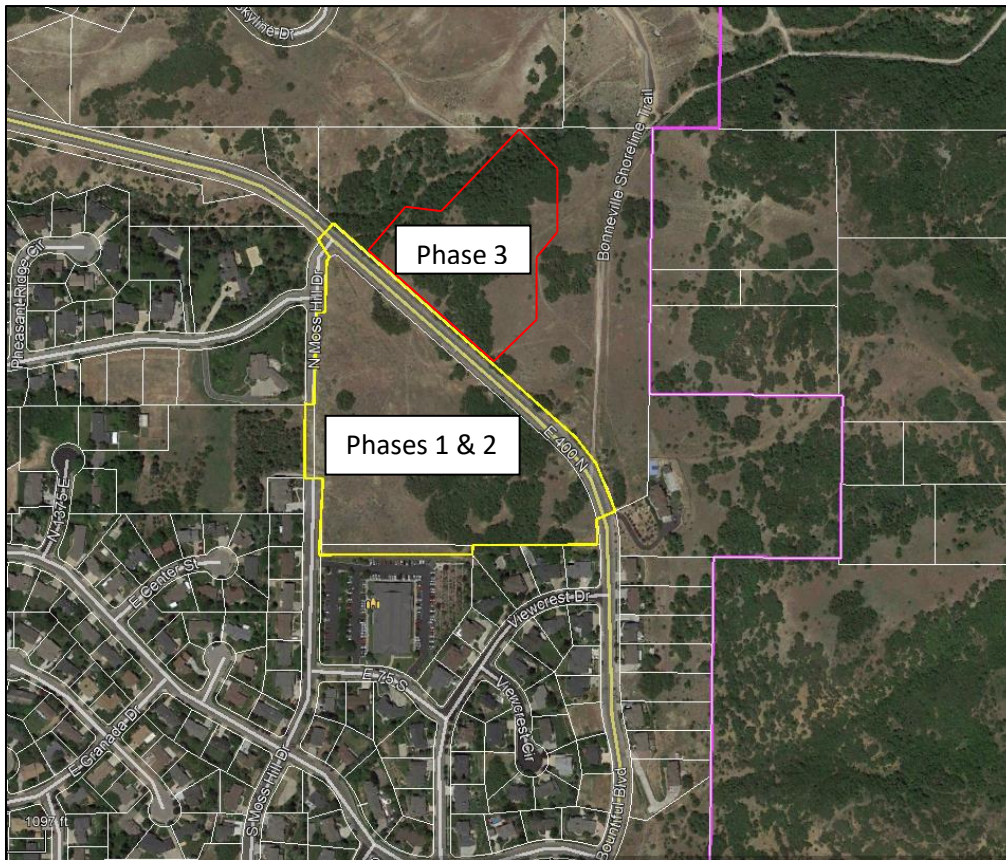
Staff recommends the Planning Commission forward a positive recommendation for final approval of Phase 3 of the Stone Creek Estates Subdivision to the City Council with the following conditions:

1. Complete redline corrections for minor issues on the plat, including the

- identification of building pad locations.
2. Provide a current title report.
3. Complete any minor redline corrections on the construction drawings.
4. Pay the Storm Water Impact Fee of \$2,100 per acre.
5. Prepare a SWPPP, obtain all necessary storm water permits, and post a storm water bond as required by City Ordinance.
6. Post the required Bond for the construction of public improvements and pay the fees as determined by the City Engineer.
7. Enter into a Development Improvement Agreement.

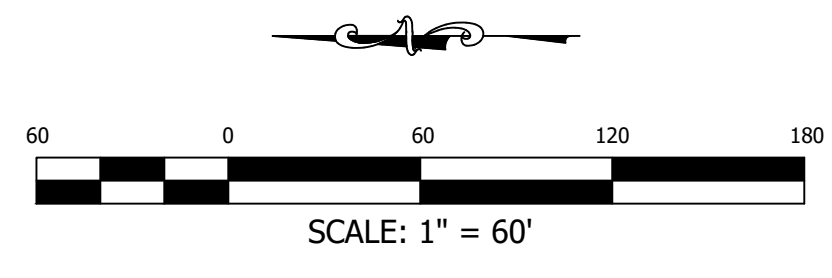
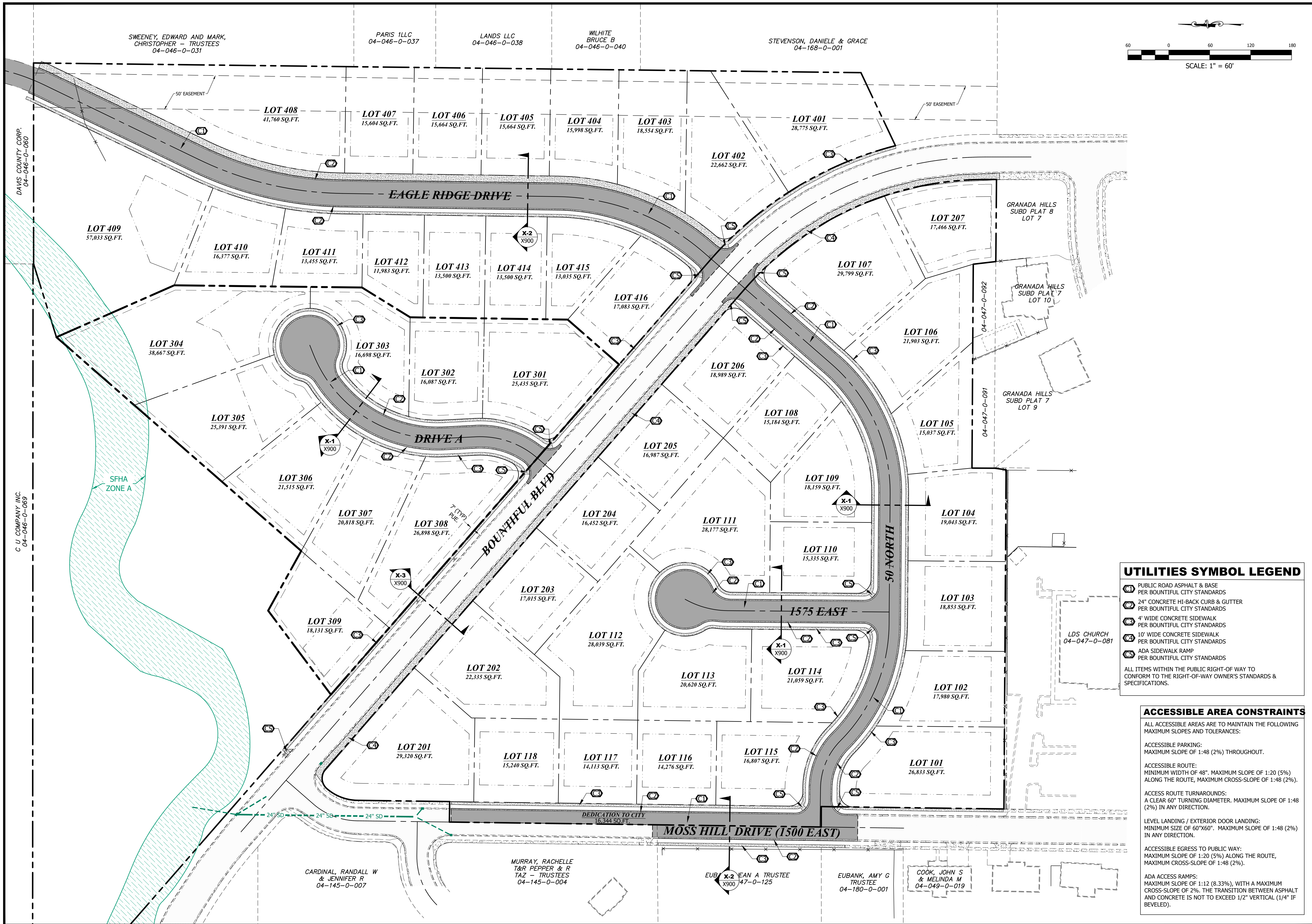
Significant Impacts

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



Attachments

1. An overall development plan showing each phase of the subdivision.
2. A preliminary copy of the plat.
3. A copy of the plan and profile sheet for the cul-de-sac, showing the proposed grading and utilities.



UTILITIES SYMBOL LEGEND

- PUBLIC ROAD ASPHALT & BASE PER BOUNTIFUL CITY STANDARDS
- 24" CONCRETE HI-BACK CURB & GUTTER PER BOUNTIFUL CITY STANDARDS
- 4" WIDE CONCRETE SIDEWALK PER BOUNTIFUL CITY STANDARDS
- 10" WIDE CONCRETE SIDEWALK PER BOUNTIFUL CITY STANDARDS
- ADA SIDEWALK RAMP PER BOUNTIFUL CITY STANDARDS

ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

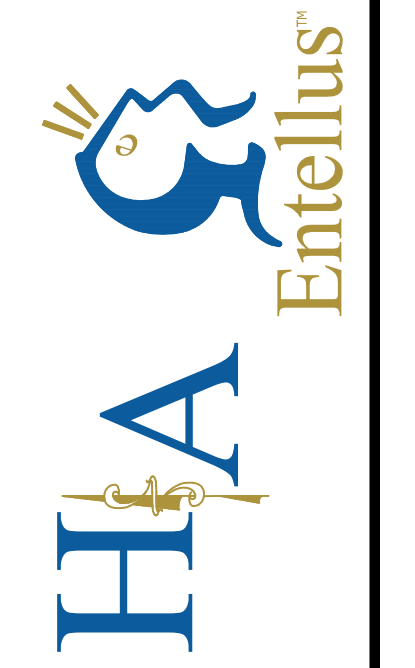
ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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

ADA ACCESS RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236



STONE CREEK ESTATES SUBDIVISION
RAINEY HOMES

BOUNTIFUL BOULEVARD AND MOSS HILL DRIVE
LOCATED IN THE SW 1/4 OF SECTION 21, T.2N., R.1E., S.L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN:	LKM	25 OCT 2019
APPROVED:	STA	25 OCT 2019
PROJECT:	1402001-1402001	1402001-1402001
SHEETS: 1402001-1402001		
C400		
OVERALL SITE PLAN		

STONE CREEK ESTATES SUBDIVISION PHASE 3

LOCATED IN THE WEST HALF OF SECTION 21,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
NOVEMBER 2019

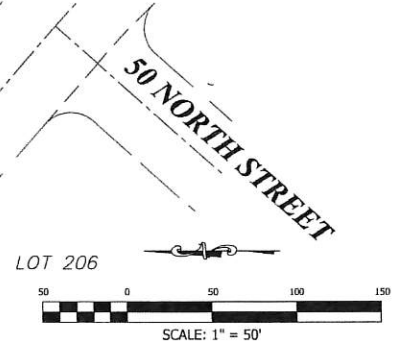
SURVEYOR'S CERTIFICATE

I, JRC, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS STONE CREEK ESTATES SUBDIVISION PHASE 3 AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND, AS SHOWN.

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

BOUNDARY DESCRIPTION

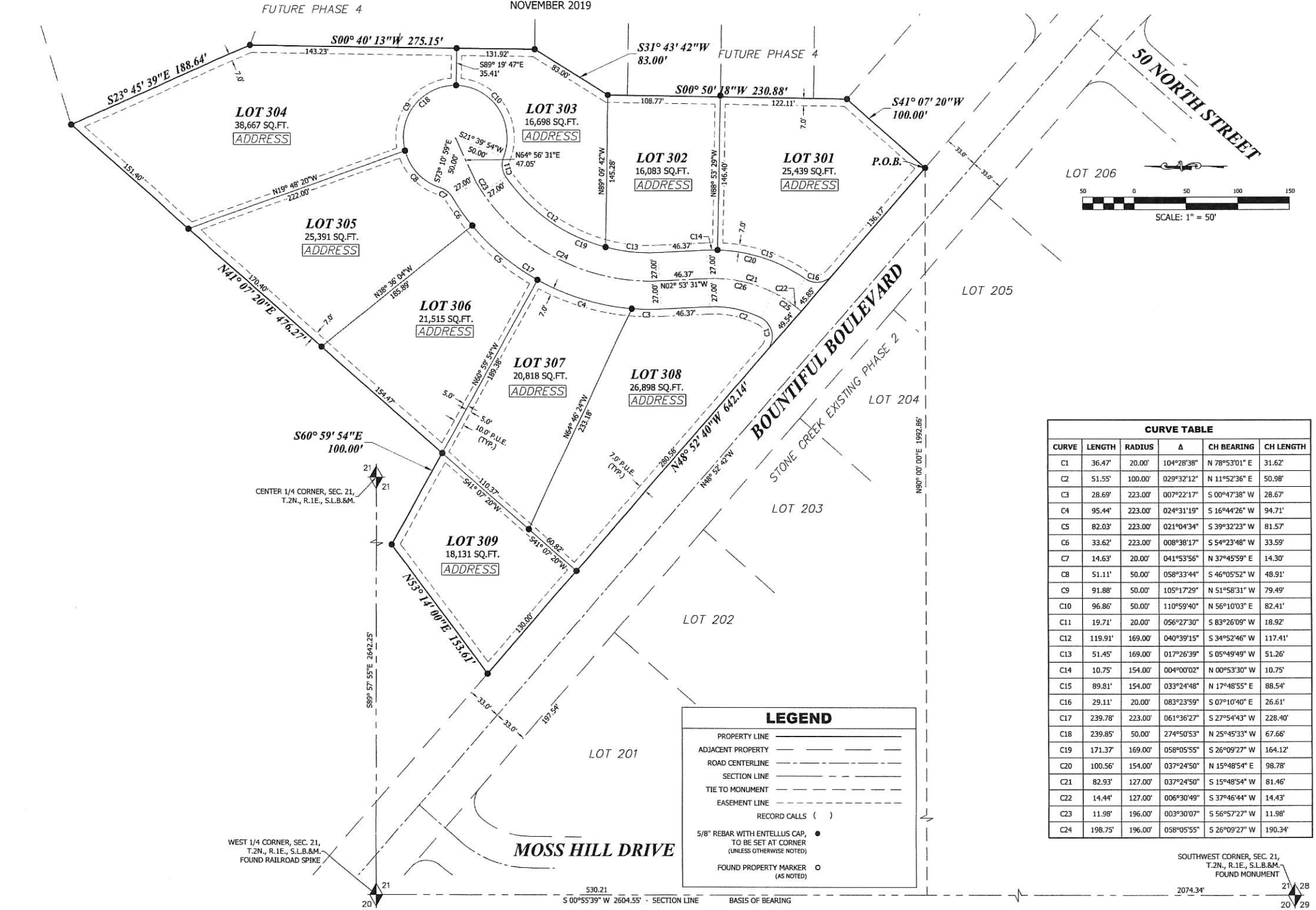
BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF BOUNTIFUL BOULEVARD AT A POINT THAT IS SOUTH 00°55'39" WEST 530.21 FEET ALONG THE SECTION LINE AND NORTH 90°00'00" EAST 1992.86 FEET FROM THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING
THENCE NORTH 48°52'40" WEST 642.14 FEET ALONG SAID SOUTHEASTERLY LINE;
THENCE NORTH 53°14'00" EAST 153.61 FEET;
THENCE SOUTH 60°59'54" EAST 100.00 FEET;
THENCE NORTH 41°07'20" EAST 476.27 FEET;
THENCE SOUTH 23°45'39" EAST 188.64 FEET;
THENCE SOUTH 00°40'13" WEST 275.15 FEET;
THENCE SOUTH 31°43'42" WEST 83.00 FEET;
THENCE SOUTH 00°45'18" WEST 230.88 FEET;
THENCE SOUTH 41°07'20" WEST 100.00 FEET TO SAID SOUTHEASTERLY LINE, AND TO THE POINT OF BEGINNING,
CONTAINING 5.437 ACRES.



CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LENGTH
C1	36.47	20.00	104°28'38"	N 78°53'01" E	31.62'
C2	51.55	100.00	029°32'12"	N 11°52'36" E	50.98'
C3	28.69	223.00	007°22'17"	S 00°47'38" W	28.67'
C4	95.44	223.00	024°31'19"	S 16°44'26" W	94.71'
C5	82.03	223.00	021°04'34"	S 39°32'23" W	81.57'
C6	33.62	223.00	008°38'17"	S 54°23'48" W	33.59'
C7	14.63	20.00	041°53'56"	N 37°45'59" E	14.30'
C8	51.11	50.00	058°33'44"	S 46°05'52" W	48.91'
C9	91.88	50.00	105°17'29"	N 51°58'31" W	79.49'
C10	96.86	50.00	110°59'40"	N 56°10'03" E	82.41'
C11	19.71	20.00	056°27'30"	S 83°26'09" W	18.92'
C12	119.91	169.00	040°39'15"	S 34°52'46" W	117.41'
C13	51.45	169.00	017°26'39"	S 05°49'49" W	51.26'
C14	10.75	154.00	004°00'02"	N 00°53'30" W	10.75'
C15	89.81	154.00	033°24'48"	N 17°48'55" E	88.54'
C16	29.11	20.00	083°23'59"	S 07°10'40" E	26.61'
C17	239.78	223.00	061°36'27"	S 27°54'43" W	228.40'
C18	239.85	50.00	274°50'53"	N 25°45'33" W	67.66'
C19	171.37	169.00	058°05'55"	S 26°09'27" W	164.12'
C20	100.56	154.00	037°24'50"	N 15°48'54" E	98.78'
C21	82.93	127.00	037°24'50"	S 15°48'54" W	81.46'
C22	14.44	127.00	006°30'49"	S 37°46'44" W	14.43'
C23	11.98	196.00	003°30'07"	S 56°57'27" W	11.98'
C24	198.75	196.00	058°05'55"	S 26°09'27" W	190.34'

LEGEND

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



OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREAFTER TO BE KNOWN AS STONE CREEK ESTATES SUBDIVISION PHASE 3, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 20____.

XXXXXXXXXXXXXXXXXXXXX XXXXXXXXXXXXXXXXXXXXXXXX

ACKNOWLEDGEMENT

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

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

GENERAL NOTES

- ALL EASEMENTS SHOWN ARE TYPICAL 7.0' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- P.U.E. DENOTES A PUBLIC UTILITY EASEMENT AND A DRAINAGE EASEMENT.

HA Entellus
181 North 200 West, Suite #4
Bountiful, Utah 84010
Phone 801-298-2236
Fax 801-298-5983
PROJECT #1402001 10/23/19 CWF

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

CITY ENGINEER'S APPROVAL
APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ENGINEER: _____

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

CITY ATTORNEY'S APPROVAL
APPROVED ON THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ATTORNEY: _____

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

Planning Commission Staff Report



Subject: Final Architectural & Site Plan Review
Renaissance Towne Centre Pad Site 16 (Lot 12)
Author: Francisco Astorga, AICP, Planning Director
Address: 1771 South Renaissance Towne Drive
Date: June 2, 2020

Background

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

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

Preliminary Architectural and Site Plan Approval: During the May 5, 2020 Planning Commission meeting, the Commission reviewed the application and forwarded a positive recommendation to the City Council (7-0 vote). During the May 26, 2020 City Council meeting, the Council reviewed the application and approved the application (5-0 vote).

Analysis

The Applicant proposes to construct a building consisting of 30 residential units within three (3) stories over a parking garage. The proposed building is 32,420 square feet. The proposed building consists of 24 one-bedroom units, 6 two-bedroom units, and 30 parking spaces. The ground level floor includes internal vehicular access to the 30 parking spaces and two (2) pedestrian access points to the three (3) floors above. The second, third, and fourth floors include 8 one-bedroom units and 2 two-bedroom units each. All of the residential units are accessed through the internal hallway on each floor. Building access is provided through the ground level parking garage leading to the two (2) lobbies, also acting as the pedestrian access points. The site will have a driveway approach towards its southwest corner leading to the side loaded parking garage.

The Applicant submitted building elevations and renderings proposing a combination of high quality materials including metal paneling, cementitious panel and siding, and brick

vener. Each elevation shows a mix of vertical and horizontal articulation consisting of entries, balconies, and other architectural elements. The proposed building is consistent with the architectural design precedent exhibit of the Site Development Plan.

The updated/proposed Landscape Plan shows an appropriate mix of trees consisting of nine (9) Red Sunset Maples, seven (7) Maidenhair Trees, and eight (8) Kanzan Flowering Cherries surrounding the proposed building. The landscape plans shows a healthy number of vegetation (957 shrubs, grasses, flowers, etc.) throughout the site. The ground cover of the site consists of turf on the north and west ends, gravel mulch around the entire perimeter of the proposed building mostly covered with vegetation, and brick pavers to accommodate sitting amenities. The landscape plan is consistent with the conceptual landscape plan exhibit found on the Site Development Plan.

The applicant proposes a total of 52 parking stalls consisting of 30 covered stalls in the parking garage (including 2 ADA stalls), 13 surface stalls south of the proposed building adjacent to the driveway leading to the parking garage, and 9 surface stalls on Renaissance Town Drive (including 1 ADA stall).

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

Department Review

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

Significant Impacts

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

Recommended Action

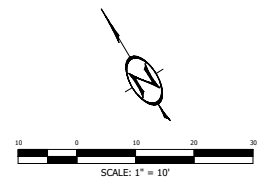
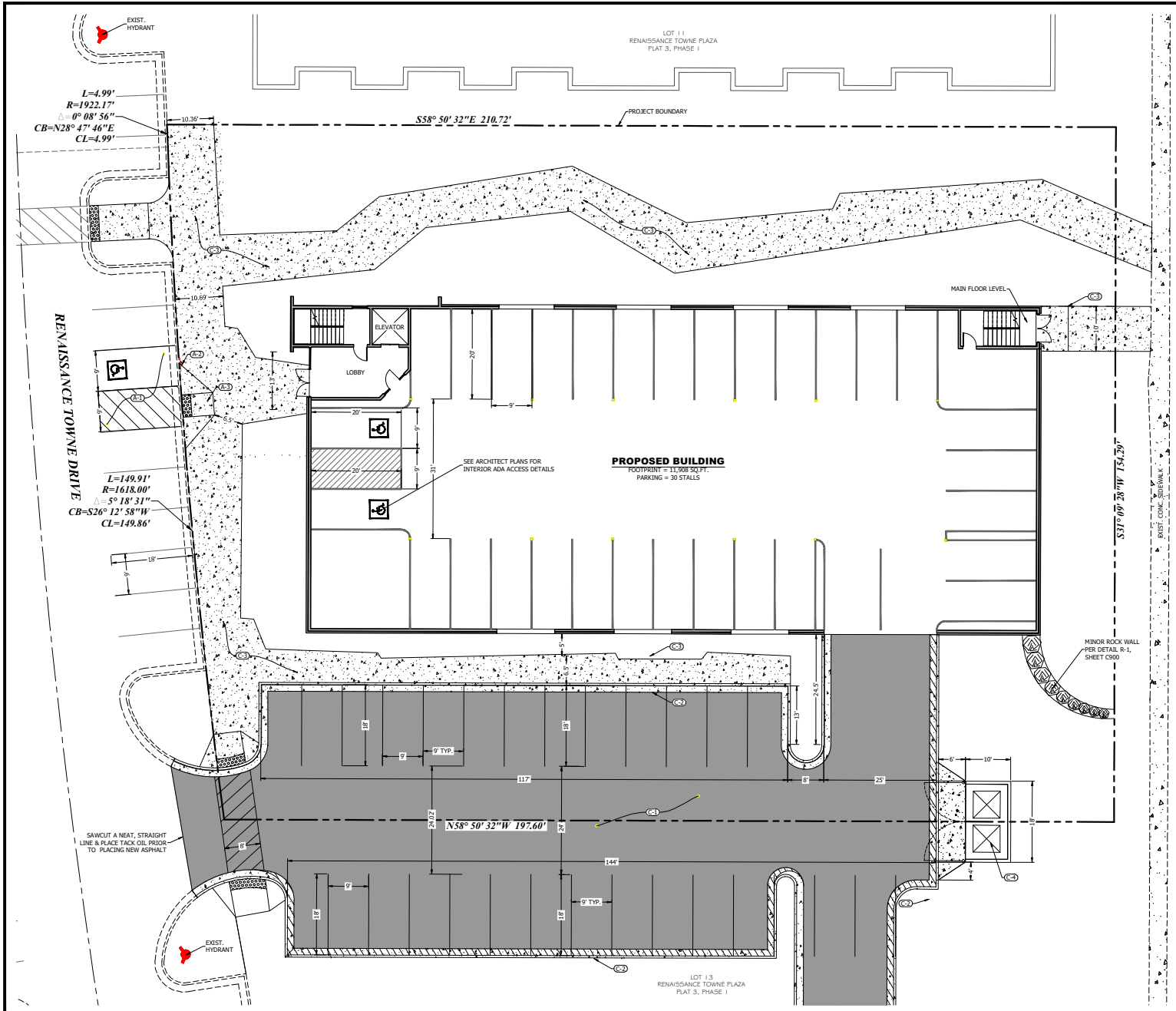
Staff recommends that the Planning Commission forward a positive recommendation to the City Council of the Renaissance Towne Centre Pad Site 16 (Lot 12) Final Architectural and Site Plan Review for the proposed 30 unit Multi-Family Residential Development subject to the following conditions:

1. Complete any and all redline corrections.

Attachments

1. Submitted Plans
 - Site Plan
 - Grading Plan
 - Utility Plan
 - Erosion Control Plan

- Landscape Plan Exhibits
 - Floor Plans
 - Renderings
 - Exterior Elevations
2. Available upon request and via hyperlink:
- [Bountiful City Ordinance No. 2019-05](#)
 - [Renaissance Towne Centre Site Development Plan – PUD – MXD-R](#)



AREA TABULATION

	sq.ft.	Acres	%
BUILDING	11,919	0.27	37.61%
IMPROVEMENTS	9,857	0.23	31.10%
LANDSCAPE	9,914	0.23	31.28%
TOTAL	31,690	0.73	100.00%

- SYMBOL LEGEND**
- (C1) PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900
 - (C2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
 - (C3) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
 - (C4) DUMPSTER PAD AND APRON PER DETAIL, SHEET C900
 - (C5) ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SHEET C900
 - (C6) ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C900
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

- ACCESSIBLE AREA CONSTRAINTS**
- ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:
- ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.
- ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48", MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%) IN ANY DIRECTION.
- ACCESS ROUTE TURNAROUNDS:
A CLEAR 80" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
- LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
- ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).
- ADA ACCESS RAMPS:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/4" VERTICAL (1/4" BEVELED).

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

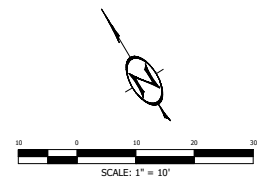
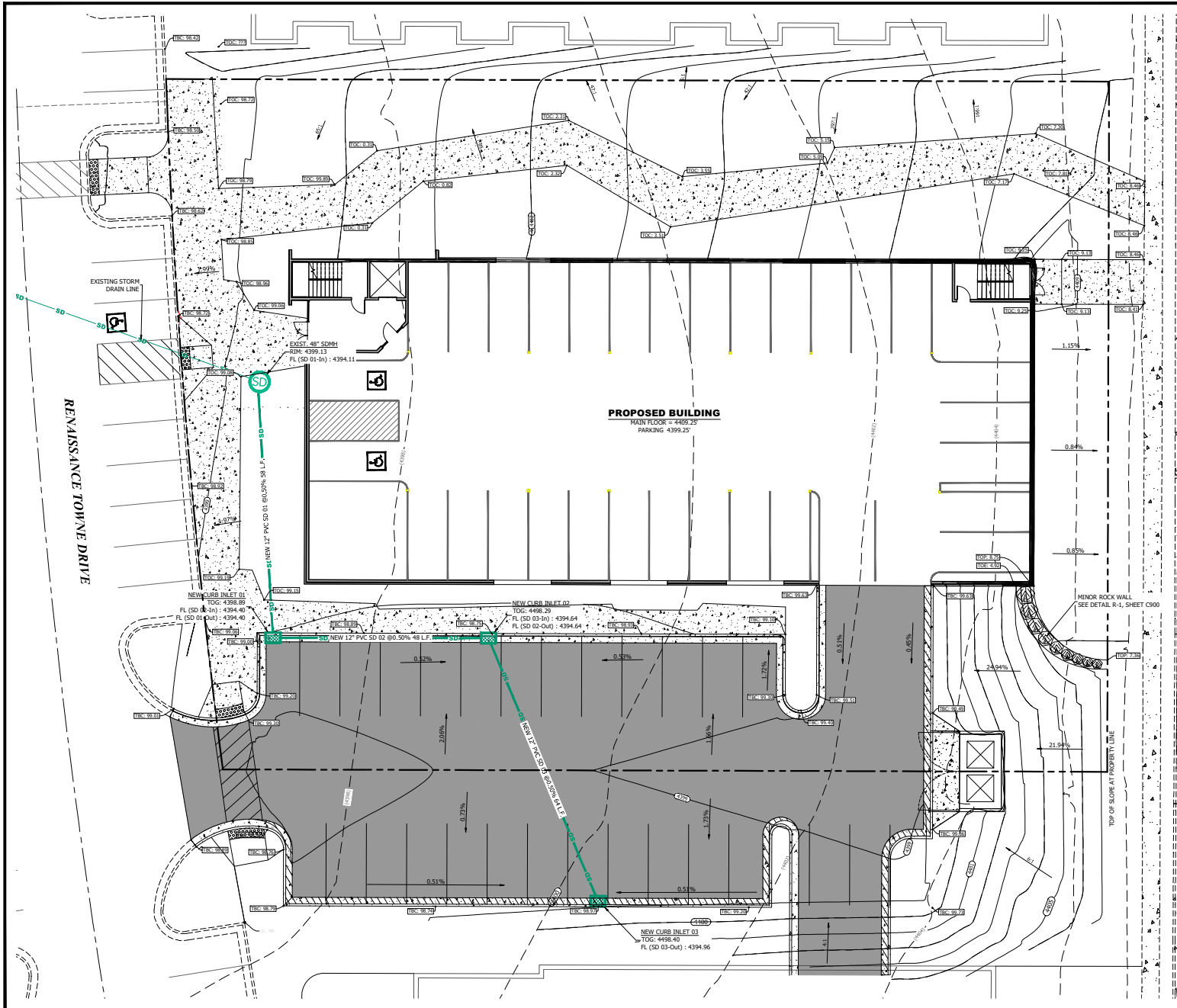
Client: Knowlton General
Contact: Randy Beyer
Phone #: 801-428-0756
Email: rambey@knowltongeneral.com

LOT 12 OF RENAISSANCE TOWNE CENTER

1560 SOUTH RENAISSANCE TOWNE DRIVE
TAX PARCEL # 0-28-96-07
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.L.R.4M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR	DATE	REVISION	DATE
REF. 1			
REF. 2			
REF. 3			
REF. 4			
REF. 5			
REF. 6			
REF. 7			

DATE: 11/15/19
DRAWN: LKM
APPROVED: LKM
PROJECT: 188915
PLAN SET: 188915.dwg
C400
SITE PLAN



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
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ACCESS ROUTE TURNAROUNDS:
 A CLEAR 80" TURNING DIAMETER, MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
 MINIMUM SIZE OF 60"x60", MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

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

ADA ACCESS RAMPS:
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/4" VERTICAL (1/4" F BEVELED).

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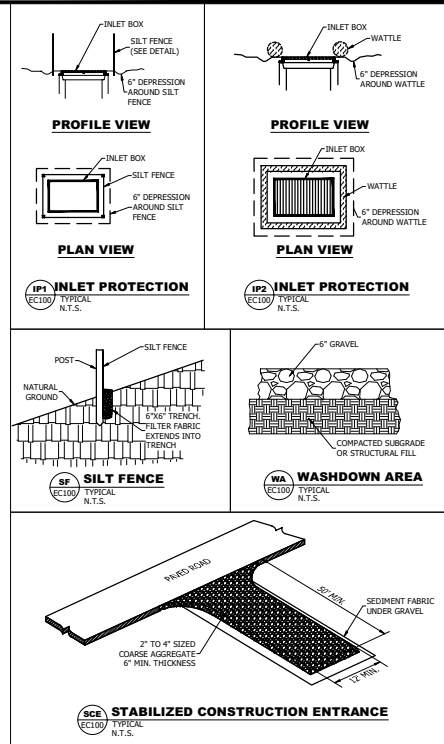
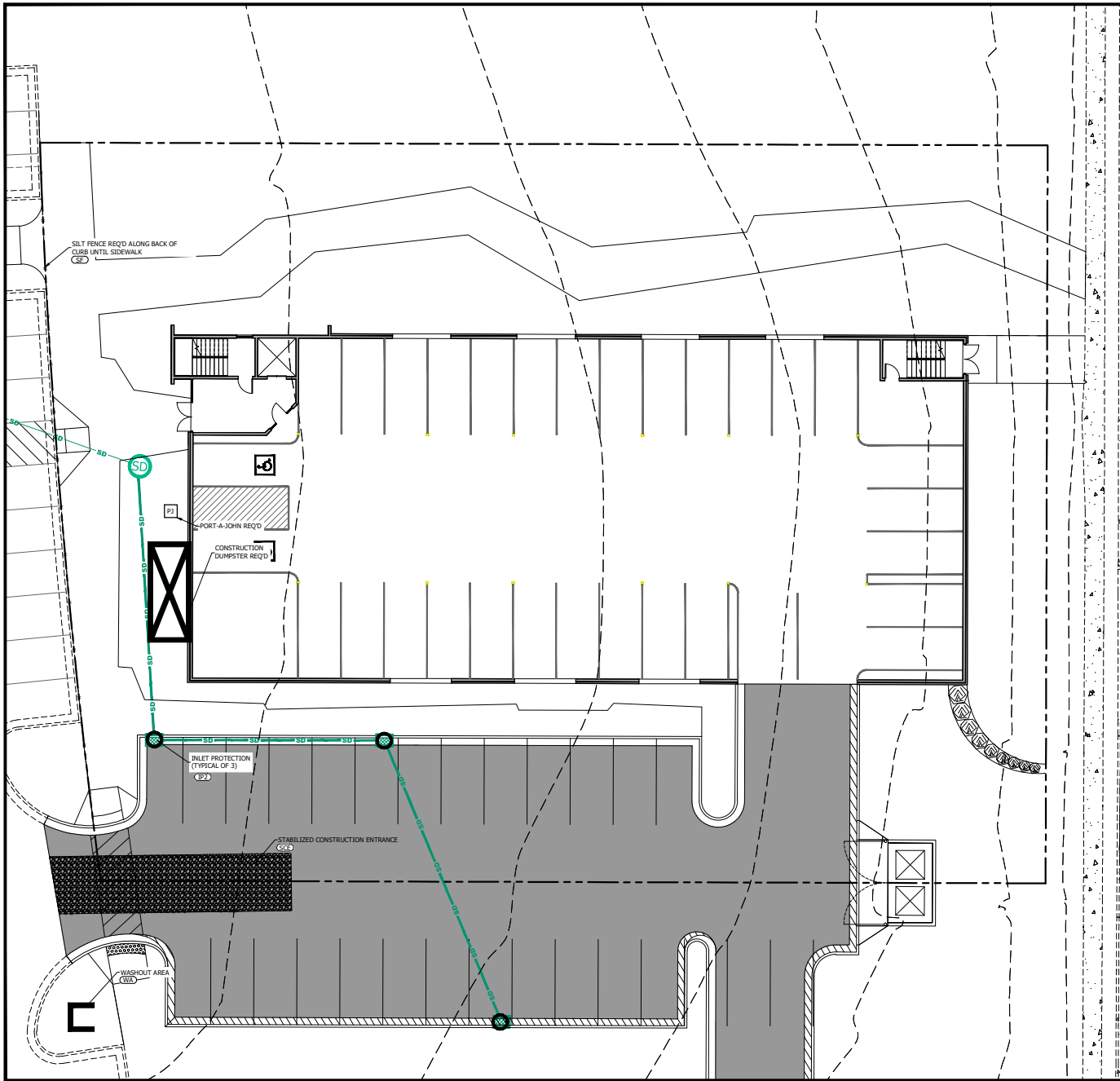
Client: Knowlton General
 Contact: Randy Breyer
 Phone #: 801-428-0756
 Email: rbreyer@knowltongeneral.com

LOT 12 OF RENAISSANCE TOWNE CENTER
 1560 SOUTH RENAISSANCE TOWNE DRIVE
 TWP PARCEL # 02-28-0607
 LOCATED IN THE SW 1/4 OF SECTION 36, T2N., R1E., S1R4M,
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINATOR	DATE	REVISION	DATE
DRW	11/11/19		
CHK	11/11/19		
APP	11/11/19		
DES	11/11/19		
CON	11/11/19		
REV	11/11/19		

APPROVED: **LKM**
 PROJECT # **188915**
 PLAN SET **118915.dwg**

C500
 GRADING PLAN



CONSTRUCTION NOTES:

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

CONTRACTOR TO MAINTAIN A COPY OF THE SWPPP ON SITE.

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

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

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

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

A WASHOUT AREA SHALL BE CONSTRUCTED FOR THE TEMPORARY COLLECTION OF EXCESS VEHICLE TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT OF WAYS. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE WILL BE SWEEP DAILY TO REMOVE EXCESS DIRT.

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

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

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

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

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



Client: Knowledge General
Contact: Randy Breyer
Phone #: 801-428-0756
Email: rbreyer@knowledgegeneral.com

LOT 12 OF RENAISSANCE TOWNE CENTER
1560 SOUTH RENAISSANCE TOWNE DRIVE
TAYLOR HILL, UT 84067
LOCATED IN THE SW 1/4 OF SECTION 36, T.2N., R.1E., S.L.R.A.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

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

APPROVED: **LKM**
PROJECT # **180515**
PLAN SET **180515.dwg**

EC100
EROSION CONTROL PLAN



BRICK PAVERS WITH TABLE +
CHAIR SEATING WITH UMBRELLAS

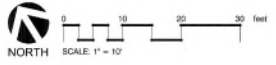
BRICK PAVERS WITH BENCH
SEATING

BUILDING
(SEE ARCHITECTURAL PLANS)

PARKING LOT

RETAINING WALL

TRASH ENCLOSURE



epg design
Planning + Landscape Architecture
206 East 800 South
Salt Lake City, UT 84111

Contact:
Dave Harris, P.L.A.
402.213.6234
dharris@epgdc.co

www.epgdc.design
REVISION DOCUMENT
NOT FOR CONSTRUCTION

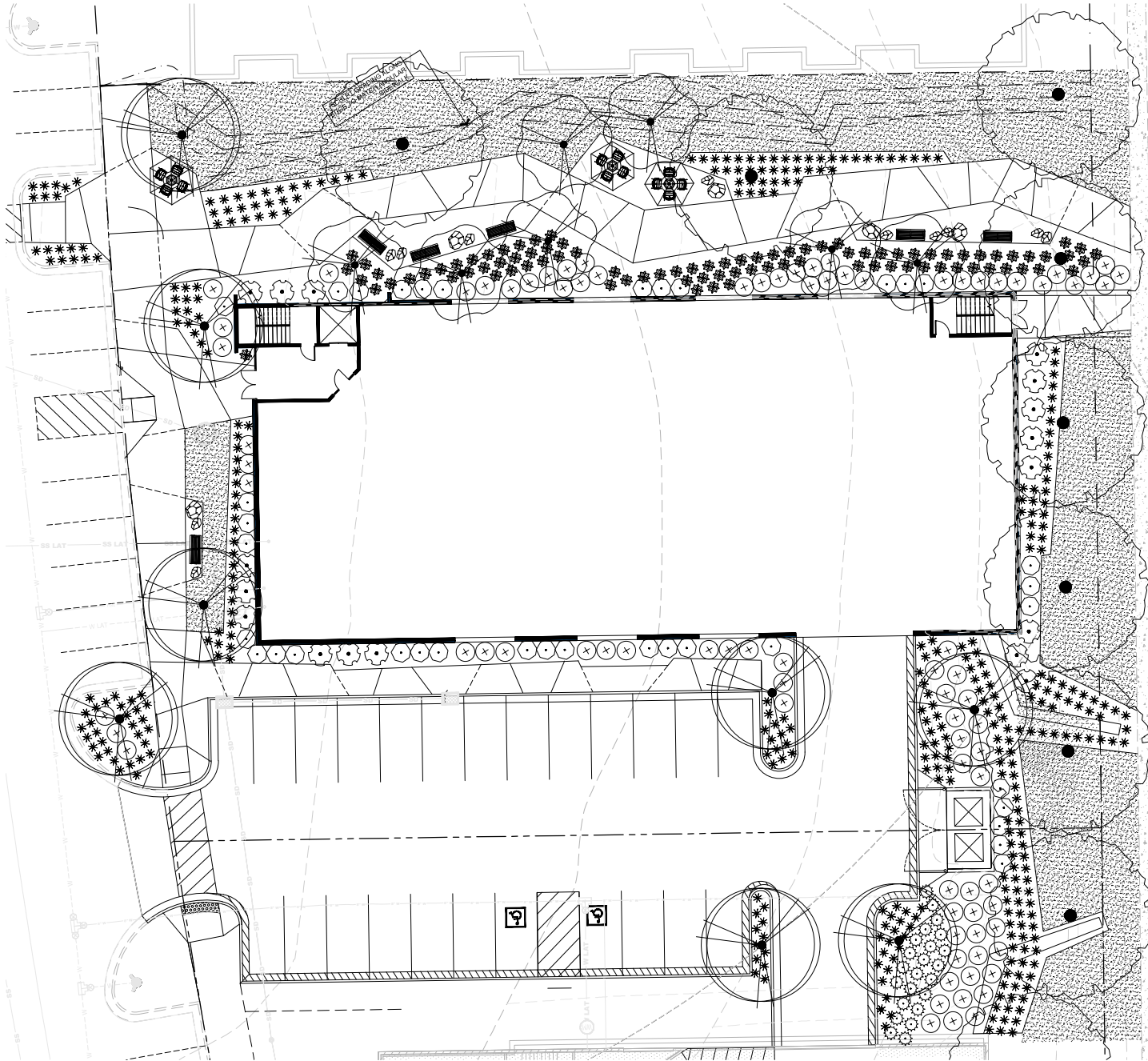


LOT 13 OF RENAISSANCE TOWNE CENTER PARK
1560 S. MAIN STREET
TAX PARCEL #03-041-0042
SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV	DATE	DESCRIPTION

DESIGNED BY: DAH
DRAWN: BSH/ELS
CHECKED: DAH
ISSUE DATE: XX.XX.XXXX
PROJ #: TOWNCENTER000

Sheet Name:
Sheet Number:
LM100



PLANT SCHEDULE

TREES	QTY	COMMON / BOTANICAL NAME	SIZE
	9	RED SUNSET MAPLE ACER RUBRUM 'RED SUNSET'	---
	7	MAIDENHAIR TREE GINKGO BILOBA 'AUTUMN GOLD' TM	2" CAL
	8	KANZAN FLOWERING CHERRY PRUNUS X 'KANZAN'	---
SHRUBS	QTY	COMMON / BOTANICAL NAME	SIZE
	66	GREEN MOUNTAIN BOXWOOD BUXUS X 'GREEN MOUNTAIN'	---
	120	FEATHER REED GRASS CALAMAGROSIS X ACUTIFLORA 'KARL FOERSTER'	1 GAL
	17	SILVEREDGE DOGWOOD CORNUS ALBA 'ELEGANTISSIMA'	5 GAL
	86	KELSEY DOGWOOD CORNUS SERICEA 'KELSEY'	5 GAL
	149	AUTUMN RED DAYLILY HEMEROCALLIS X 'AUTUMN RED'	5 GAL
	90	PLANTAIN LILY HOSTA X 'ATLANTIS' PP17093	---
	369	LITTLE BUNNY FOUNTAIN GRASS PENNSETUM ALOPECUROIDES 'LITTLE BUNNY'	---
	37	ALDER BUCKTHORN RHAMNUS FRANGULA 'COLUMNARIS'	---
	23	GOLDMOUND SPIRAEA SPIRAEA X 'GOLDMOUND'	---
GROUND COVERS	QTY	COMMON / BOTANICAL NAME	SIZE
	8,074 SF	KENTUCKY BLUEGRASS TURF SOD BLUEGRASS	SOD



Planning +
Landscape Architecture
208 East 800 South
Salt Lake City, UT 84111

Contact:
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480.213.6534
dharris@epgdesign.com
PRELIMINARY
"DRAFT REVIEW"
DOCUMENT
NOT FOR
CONSTRUCTION
REVIEW FOR CONSTRUCTION
NOT FOR CONSTRUCTION



LOT 13 OF RENAISSANCE TOWNE CENTER PARK
1560 S MAIN STREET
TAX PARCEL #03-041-0042
SW CORNER OF SECTION 30, T.2N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV	DATE	DESCRIPTION

DESIGNED BY: DAH
DRAWN: BVHLKS
CHECKED: DAH
ISSUE DATE: XX.XX.XXXX
PROJ #: TOWNCENTER002

Sheet Name:
PLANTING PLAN

Sheet Number:
PP101

Conditional Use Permit

A public hearing was held on May 5, 2020, at Bountiful City Hall to consider a Conditional Use Permit for twenty-two (22) single-family dwellings located at the following locations:

Parcel: 03-004-0051
1265 South Main Street, Bountiful City, Davis County, Utah

AND

Parcel: 03-004-0052
1295 South Main Street, Bountiful City, Davis County, Utah

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

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

The Bountiful City Planning Commission hereby grants this Conditional Use Permit approval on May 5, 2020 at 1265 and 1295 South Main Street, Bountiful, Davis County, Utah, with the following condition:

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

The Conditional Use Permit was approved on May 5, 2020, and this written form was approved this 2nd day of June, 2020.

Sean Monson, Planning Commission Chairman

ATTEST: Darlene Baetz, Recording Secretary

Planning Commission Staff Report

Item: Work Session to Discuss Potential Changes to the Standards of the Hospital Zone
Author: Curtis Poole, City Planner
Department: Planning
Date: June 2, 2020



Background

On March 17, 2020 the City Council received an analysis of the Hospital Zone prepared by City Staff. The Council was presented with several options and supported considering action to revitalize the Zone. The Council directed Staff to present these options and explore other potential options to the Planning Commission. Mayor Lewis expressed a desire for Staff and the Commission to look into the future and the expansion that will need to occur with hospitals and health care providers and not try to solve a short-term problem that may be a long-term detriment or have unintended long-term consequences to the Zone.

The City Council and Staff are collaborating to engage the property owners within the Zone and neighbors to receive comments and feedback regarding changes which may benefit the Zone. For this purpose, Staff sent out letters and posted this work session with the Planning Commission for the community to watch and listen to the meeting. A public hearing is not required as part of the work session. Public Hearing will be scheduled for a future Commission meeting and the public will again be invited to attend to provide comments if they desire.

Staff will give a brief analysis of the Hospital Zone and present various options. The purpose of the work session is to have an open dialogue with members of the Commission to discuss these options and others the Commission may offer.

Attachments

1. Zoning Map

Zoning Map

