

Bountiful City
Planning Commission Minutes
April 2, 2019
6:30 P.M.

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

1. Welcome and Introductions.

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

2. Approval of the minutes for March 19, 2019.

Jesse Bell made a motion to approve the minutes for March 19 as written. Jim Clark seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Smith and Spratley voting aye.

3. Work Session- Renaissance Towne Center located at 1551 Renaissance Towne Center, Bruce Broadhead, applicant.

Bruce Broadhead, Owner of Renaissance, Ray Bryson, and Steve McCutchan, Civil Science Planner were present. Chad Wilkinson presented staff report.

Mr. Wilkinson presented the history of Renaissance Towne Center. The Center PUD was approved in 2000 with maximum height and front setbacks being waived. This was in a direct response to build the existing tower. The Bountiful RDA helped to participate in the funding of the construction of the existing parking garage. The Mixed Use-Professional Office (MXD-PO) Zoning was approved in 2016 for the north portion of the property. The sports mall north of 1500 South and the Eye center, constructed as a tilt up construction, meets the code for this area and is included in the Renaissance Towne Center project. The bus rapid transit on Main Street was approved approximately five years ago and the route is adjacent to the Renaissance Center. Mr. Broadhead and his designers have been working with the City to have a commercial presence, however most of the remainder of the pads do not allow for residential construction. This area was always designed to be an urban setting having amenities within walking distance. The development of the property has always been facilitated through RDA funding.

There was discussion of the appropriateness of the heights of the new buildings. The current zone does not have a setback or height limit but would need to be changed to accommodate a change in use.

Bruce Broadhead presented the concept and process for the proposed Center. He discussed the unique site, designed for vertical development, ideally located for multi-family residential, flexibility in changing market economy and unique product. Does not want to copy the Bountiful downtown feel but would like to keep it more of a lifestyle. The project will include 75% residential and will be ideal for multi-family for street access, future transit, existing multi-family on adjoining properties, and affordable housing rates.

Bruce discussed the height of the apartments to the south of the existing medical building and the lower

proposed rental costs for the new buildings. The buildings would be 45 feet in height and setback 30 feet from the street. The height for building 11 is 110 feet. Parking issues have been discussed previously with staff. They would like to use a “shared” parking concept for commercial during the day and residential at night. Mr. Wilkinson stated that the “shared” parking has always been anticipated and is not a new concept.

Richard Higginson asked for clarification for the height for setback for MXD-PO and the distant allowed from the transit line. Mr. Wilkinson clarified that the maximum height is 60’ with an additional 1 feet of setback from the public right for each additional 1 feet in height. The Renaissance Towne Drive is a private street and would not be held to the setbacks for a public street. The development plan has been submitted as a design guideline. Each building will need individual approval for site plan review. There was discussion of the different architectural buildings versus having a common design for all of them.

Mr. Broadhead discussed the pros and cons of having a common design. He stated that they have a unique challenge to move forward and have compatible designs to blend together. Mr. Monson asked what is unique about this project and the timeline of the project. Mr. Broadhead stated that he uses the term “unique”, as bringing the living space, working space, parks, fitness facility together in one area. The project moving forward would be to first complete the apartments structure, the Renaissance Towne drive and the development of the parking structure. The project is time sensitive due to the rising cost of the building material.

Mr. Monson asked for the percentages of commercial vs residential space. Mr. Wilkinson stated that the percentages will be driven in a large part by available parking.

Mr. Broadhead stated that the Utah Transit Authority wanted to include a bus stop in the design of the center and has not been decided upon the placement of a stop. He will continue to work with them during the project completion including extra parking.

Mr. Bell asked Mr. Broadhead to include google earth files for the studies for the next meeting.

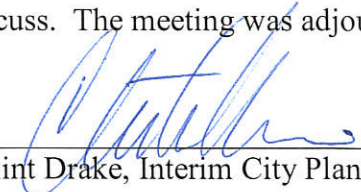
4. Consider approval of the Findings of Fact for the approval of the variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr., William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

Richard Higginson made a motion to approve the Findings of Fact to allow for encroachments on slopes greater than 30% and cuts and fills and retaining walls in excess of 10 feet in height as written. Tom Smith seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Monson, Smith and Spratley voting aye.

5. Planning Director’s report, review of pending applications and miscellaneous business.

1. Next Planning Commission meeting will be April 16, 2019.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:05 p.m.



Clint Drake, Interim City Planner