

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**September 20, 2022**

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5 Present: Commission Members Lynn Jacobs (Chair), Jim Clark,  
6 Krissy Gilmore, Sean Monson and Sharon Spratley  
7 Councilwoman Cecilee Price-Huish  
8 City Attorney Clinton Drake  
9 City Engineer Lloyd Cheney  
10 Planning Director Francisco Astorga  
11 Asst City Planner Nicholas Lopez  
12 Recording Secretary Darlene Baetz  
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14 Excused: Commission Members Alan Bott (vice-chair)  
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17 **1. Welcome.**

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19 Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.  
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21 **2. Approval of the minutes for July 19, 2022.**

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23 MOTION: Councilmember Price-Huish made a motion to approve the minutes for July 19, 2022 as  
24 written. Commissioner Spratley seconded the motion.  
25

26 VOTE: The motion passed unanimously (6-0).  
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28 **3. Approval of the minutes for August 16, 2022.**

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30 MOTION: Commissioner Spratley made a motion to approve the minutes for August 16, 2022 as  
31 written. Commissioner Clark seconded the motion.  
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33 VOTE: The motion passed unanimously (6-0).  
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35 **4. 1791 South Renaissance Towne Dr – Lot 11 – Zoning Amendment to amend the approved**  
36 **Renaissance Towne Center Development Plan – Brian Knowlton, applicant – *Planning Director***  
37 ***Francisco Astorga***

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39 Randy Beyer representing Knowlton General was present. Planning Director Astorga presented the  
40 staff report.  
41

42 The applicant applied for an application to amend the platted Lot 11. The City Council approved the  
43 Zone Change on May 28, 2019 and the Redevelopment Plan Amendment on April 27, 2021. Planning  
44 Director Astorga discussed the proposed changes to the Development Plan Amendment. He noted  
45 that the previous approved Development Plan allowed for a five (5) foot setback and that there is  
46 flexibility in the Mixed-Use zone.  
47

48 Commissioner Spratley, Monson and Clark discussed the historic perspective from the previous  
49 approval and stated their concern for the change of building height.  
50

51 Engineering Director Cheney has a concern about the space set aside for utilities. Utility installations

1 use more of a boring installation and repair. The proposed 10 (ten) foot easement would not give any  
2 buffer for the utility work. There are easements all along the site.

3  
4 The Design Standards are for a conceptual design and not used for approval of the Development Plan  
5 Amendment at this meeting but will be resolved at site plan review. The fire department would be  
6 able to fight a fire from the outside streets.

7  
8 Mr. Beyer discussed that the proposed building would be a prominent building for the Renaissance  
9 Towne Center as it would be wrapped at the corner. He understands the elevations are not complete  
10 for this meeting but will be completed for site plan approval. He noted that the height of the  
11 townhomes has been reduced and the changes that have been made were intentional. The developer  
12 takes pride in the projects placed in front of them and have been approached by several businesses to  
13 develop a building that could house their business.

14  
15 Chair Jacobs opened the Public Hearing at 7:51 p.m.

16  
17 Gary Davis resides at 2814 South 500 West. Mr. Davis was concerned about the problems that come  
18 with reduced parking due to snow removal.

19  
20 Chair Jacobs closed the Public Hearing at 7:53 p.m.

21  
22 Commissioner Spratley appreciated the staff report. She has no problem with the zone change but  
23 has issues with the change in height, setbacks, and doesn't want to crowd the easement.

24  
25 Commissioner Monson feels that the height is a better change due to the location of the tall building.

26  
27 Chair Jacobs prefers to see the building against the sidewalk and feels that the requested height of 69'  
28 is pushing the height issue.

29  
30 Councilwoman Price-Huish discussed the building's aesthetics and likes the walkability aspect. She  
31 doesn't have a problem with the building even with the 5 stories due to the location of the building.

32  
33 Commissioner Spratley made a motion to forward a positive recommendation to the City Council for  
34 the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the  
35 zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R) with a maximum  
36 height of 55 feet of the commercial building and stepping down to the townhomes of a maximum of  
37 42 feet and a 20 feet setback.

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39 Commissioner Monson seconded the motion.

40  
41 VOTE: 3-3 which did not pass.

42  
43 Commissioner Gilmore made a motion to forward a positive recommendation to the City Council for  
44 the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the  
45 zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R) with the  
46 maximum height of 69 feet of the commercial building with a step down to the townhomes with a  
47 pyramid effect and a building setback at 10 feet on Main Street

1           There was no second to this motion.  
2

3           Councilmember Price-Huish made a motion to forward a positive recommendation to the City  
4           Council for the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne  
5           Centre for the zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R)  
6           with the maximum height of 69 feet of the commercial building with the townhomes stepped with a  
7           pyramid effect no higher than 42 feet with the setback of 20 feet on Main Street.  
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9           Commissioner Monson seconded the motion.  
10

11          VOTE: 3-3 which did not pass.  
12

13          Commissioner Spratley made a motion to forward a positive recommendation to the City Council for  
14          the approve of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the  
15          zone change from General Commercial (C-G) to Mixed Use-Residential (MXD-R) with the  
16          maximum height of 55 feet at the peak of the commercial building and the townhomes stepped down  
17          with a pyramid effect with a maximum height of 42 feet and a building setback of 15 feet on Main  
18          Street.  
19

20          Commissioner Gilmore seconded the motion.  
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22          VOTE: 6-0 in approval.  
23

24          **5. Work Session to discuss Bountiful City Landscaping Code – *Planning Director Francisco***  
25          ***Astorga***  
26

27          This item was for discussion only and no motion will be given. Commissioners and Staff discussed  
28          possible approved material for the parkstrip. The Commissioners were concerned that lava rock and  
29          bark should be removed as an approved material.  
30

31          Bountiful City Citizen, Mr. Jack Holt shared his strong feelings about water conservation. Shared  
32          statistical info about the growth in Utah. Would prefer no landscaping including no trees in the park  
33          strip.  
34

35          **6. Training – Chapter 1 and Chapter 2 of “Ground Rules: Your Handbook to Utah Land Use**  
36          **Regulation” – *Planning Director Francisco Astorga***  
37

38          Due to the time of the meeting, staff asked Commissioners to read the two chapters and tabled the  
39          discussion of the two chapters to a later meeting.  
40

41          Chair Jacobs adjourned the meeting at 8:02 p.m.