



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, January 18, 2022
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, 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.

1. Welcome
2. Approval of the minutes for January 4, 2022
3. Short Term Rental – *Planning Director Francisco Astorga*
 - a. Work Session Discussion
4. Adjourn

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
January 4, 2022

Present: Commission Members Lynn Jacobs (Chair), Alan Bott (vice-chair), Jim Clark,
Sean Monson and Sharon Spratley
and Councilwoman Cecilee Price-Huish
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
Asst City Planner Nicholas Lopez
Recording Secretary Darlene Baetz

1. Welcome.

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present. He welcomed Councilwoman Cecilee Price-Huish as a new member of Planning Commission. Planning Director Francisco Astorga noted Councilwoman Price-Huish would be sworn in on January 11 so she would not be voting at this meeting.

2. Approval of minutes for December 7, 2021.

MOTION: Commissioner Clark made a motion to approve the minutes for December 7, 2021, as written. Commissioner Bott seconded the motion.

VOTE: The motion passed unanimously (5-0).

3. Master Street Plan Update - *City Engineer Lloyd Cheney*

City Engineer Lloyd Cheney presented the item.

The Bountiful Street Master Plan update states the City's vision for the creation of an efficient transportation network. City Engineer Cheney discussed the proposed updates for private roads, UDOT roads, Eagle Ridge Drive, Skyline Drive, and 600 East/Mill Creek Way.

Chair Jacobs opened and closed the Public Hearing at 6:57 p.m. without comment.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council for adoption of the 2022 Street Master Plan as written. Commissioner Bott seconded the motion.

VOTE: The motion passed unanimously (5-0).

4. 189 South 200 West - (City) Power Lofts Amended Architectural and Site Plan Review – Amended, Randy Beyer with Knowlton General, applicant - *Planning Director Francisco Astorga*

Brian Knowlton was present. Planning Director Astorga presented the item.

1 This location had a zone change approved on June 16, 2020 and a final Architectural and Site Plan
2 approved on January 12, 2021. The applicant decided to make changes and is proposing the current
3 plans. Planning Director Astorga noted that the proposed plan would include increases in open space,
4 landscaping, and parking spaces.
5

6 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
7 Council to approve the Preliminary and Final Architectural and Site Plan Review for City Power
8 Lofts located at 189 South 200 West with the six (6) conditions outlined by staff. Commissioner Bott
9 seconded the motion.
10

11 VOTE: The motion passed unanimously (5-0).
12

13 CONDITIONS OF APPROVAL:

- 14 1. Address and complete all redline corrections.
- 15 2. Sign a Public Improvement Development Agreement.
- 16 3. Record utility easements of ten foot (10') along all property lines for the Power Department.
- 17 4. Submit a landscape plan, stamped and signed by a Landscape Architect, to be approved by Staff
18 with the building permit application.
- 19 5. The benches along 200 West are to be placed perpendicular to the Street facing each other.
- 20 6. The final building plans, specifically the building elevations and site components, for this project
21 shall meet substantial compliance with the plans attached to this staff report. Any deviations to
22 what was presented to the Land Use authority shall require an amendment to this approval.
23

24 **5. Preliminary and Final Subdivision Plat Approval for Renaissance Towne Centre, Phase 3, Plat**
25 **2, Bruce Broadhead, applicant - City Engineer Lloyd Cheney**
26

27 Bruce Broadhead, Owner of Renaissance Town Center and Roy Bartee, Project Manager for
28 Renaissance Town Center were present. City Engineer Cheney presented the item.
29

30 The applicant has submitted a subdivision plat for 4 lots in the Renaissance Towne Centre. The lots
31 are located along the east side of the development and proposed plans include 287 residential units
32 and a second parking structure.
33

34 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City
35 Council to approve the Preliminary and Final Subdivision Plat approval for Renaissance Towne
36 Center Phase 3, Plat 2 with the two (2) conditions outlined by staff. Commissioner Monson seconded
37 the motion.
38

39 VOTE: The motion passed unanimously (5-0).
40

41 CONDITIONS OF APPROVAL:

- 42 1. Complete any minor corrections to the plat.
- 43 2. Provide a current Title Report and pay all required fees.
44

45 **6. 1591 / 1671 / 1721 South Renaissance Towne Drive - Renaissance Towne Center Lot 14 Final**
46 **Architectural and Site Plan Review, Bruce Broadhead, applicant - Planning Director Francisco**
47 **Astorga**
48

1 Bruce Broadhead, Owner of Renaissance Town Center and Roy Bartee, Project Manager for
2 Renaissance Town Center were present. Planning Director Francisco Astorga presented the item.
3

4 Planning Director noted the proposed final plan had no changes from the December 7 Planning
5 Commission meeting for the preliminary plans. The applicant made minor changes to the Landscape
6 plan and staff was given a revised set of plans.
7

8 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City
9 Council to approve the Final Architectural and Site Plan Review for the proposed apartment building
10 subject to the three (3) conditions outlined by staff. Commissioner Bott seconded the motion.
11

12 VOTE: The motion passed unanimously (5-0).
13

14 **CONDITIONS OF APPROVAL:**

- 15 1. Address all redlines provided to the Applicant from the City.
- 16 2. The architectural site plan (sheet SP-01) shows some patio (walls) features within the public right-
17 of-way (Main Street). The civil site plan (sheet C400) and other drawings don't show that.
18 Private improvements are not authorized within the public right-of-way. There may be a conflict
19 with the patio improvements being located in the Public Utility Easement (PUE) with is adjacent
20 to the Main Street right-of-way. Any improvements constructed in the PUE may be at risk for
21 conflicts with future utility needs.
- 22 3. The final building plans, specifically the building elevations and site components, for this project
23 shall meet substantial compliance with the plans attached to this staff report. Any deviations to
24 what was presented to the Land Use authority shall require an amendment to this approval.
25

26 **7. Annual Planning Commission Training**
27

28 Planning Director Astorga presented to the Planning Commissioners, a training video "The Big
29 Picture – The Governmental Food Chain and Your Local Zoning Code".
30

31 Vice-Chair Jacobs adjourned the meeting at 7:35

Planning Commisison Staff Report



Subject: Short Term Rental (Nightly Rental)
Work Session Discussion
Author: Francisco Astorga, AICP, Planning Director
Date: January 18, 2022

Discussion

The purpose of this work session discussion is to familiarize the Planning Commission with Short Term Rentals (STRs) also known as Nightly Rentals. The more prominent STR administrative / management companies include Vrbo and airbnb. The Planning Department will provide a presentation consisting of STR regulations of adjacent municipalities and other cities to be more familiar with current trends.

STRs are defined (industry term) as the rental of a dwelling unit, or any portion thereof, for less than thirty (30) days. The Bountiful City Land Use Code does not mention STRs, the same way that long term rentals (the rental of a dwelling unit for 30 or longer) are also not mentioned in the Code. In the past the Planning Department has not prohibited them or issued a business license (allowed them).

The Planning Department requests to present the research to the Planning Commission. No legislation/policy is proposed at this time. The Planning Department has been tasked by the City Council to provide a policy regarding this use by April 1, 2022. A public hearing with the Commission will take place in February/March 2022.

Attachments

None with this report. A presentation will be provided by the Planning Department.