

# Minutes of the Special Meeting of the Bountiful City Council and Planning Commission

**Basement Training Room**

**April 18, 2000 - 5:00 p.m.**

Present: Mayor	John R. Cushing
Council Members	Samuel R. Fowler, Barbara Holt, Stewart Knowlton, John S. Pitt and J. Gordon Thomas
Planning Commission Members:	Dick Drescher, Mark Green, Dean Thurgood, Lois Williams
City Manager	Tom Hardy
City Engineer:	Paul Rowland
Assist. City Engineer:	Mark Franc
City Recorder:	Kim Coleman
Planning/RDA Director:	Blaine Gehring
Recording Secretary	Nancy T. Lawrence

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Cushing called the meeting to order at 5:00 p.m. and welcomed those in attendance. He introduced Bruce Broadhead, developer, and recognized members of the “Envision Utah” group, as well as realtors from several companies. Mr. Broadhead gave a brief review of the development plans for the area presently occupied by Five Points Mall and surrounding properties, following which he introduced Bob Gibbs, Gibbs Planning Group, U.L.I.

Mr. Gibbs, with expertise in retail planning, then explained the concept of “New Urbanism” as it relates to the renovation of the Five Points Mall. He explained that “New Urbanism” is a response to shoppers and is basically a return to the “Main Street” type of shopping that was in place prior to enclosed shopping malls. He said that visits to shopping malls have decreased 50 percent since 1970. It is projected that 80 percent of all shopping will be at discount stores in the future. These stores offer (1) time convenience – open 24 hours a day; (2) a large variety of any one type of goods; (3) the *perception* of good prices and service; and (4) location convenience – park in front and run in and out of a shoe store, clothing store, etc. Chain stores, such as the Gap and Home Depot, are spreading quickly across the nation in “Town Centers”. These centers include a town square and advertising is achieved by the streets running by the stores. A mix of uses is also key to the success of the Town Center, including housing, office, retail, and recreation. One of the features necessary for success in a Town Center is that it be planned to have high sales per square foot.

Mr. Gibbs narrated a presentation of developments which feature “New Urbanism”, including Reston, Virginia and Cape Cod. He emphasized the importance of streets in front of the stores and discussed ways in which the traffic can be managed, including the use of parking meters to encourage turn-over of street parking. He referenced the Institute of Traffic Engineers’ manual which includes a chapter on urban conditions.

Mr. Broadhead presented the proposed site plan for the Five Points “Renaissance” development, which will include a 15,000 sq. ft. sports mall, restaurants, retail shopping, recreational facilities, and office space. Streets will pass through the development, with parking on the street and in the designated parking lot. Mr. Gehring reviewed that six months ago the ordinance was amended to include a commercial PUD which will provide a basis for this project. He further noted that this is the first project of this scale and design in the State and that from this point on, we will be looking outside of traditional positions.

Mayor Cushing thanked Mr. Gibbs and Mr. Broadhead for their presentations and expressed enthusiasm and support on behalf of the City in seeing this project come to fulfillment.

The meeting adjourned at 7:20 p.m.

JOHN R. CUSHING, Mayor

KIM J. COLEMAN, City Recorder

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