

PLANNING COMMISSION MINUTES
May 16, 2000

Present: Acting Chairman Dean Thurgood, Dick Dresher, Lois Williams, Mark Green, City Council Representative Gordon Thomas, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Chairman Al Hess, Vice Chairman Paul Summers.

Dean Thurgood welcomed all those present and introduced all members. Gordon Thomas reported the results from last week's City Council meeting as follows:

1. Consider final subdivision approval for Bountiful Ridges Subdivision Phase 2. This subdivision was approved.

Gordon Thomas made a motion to approve the minutes for May 2, 2000 as written. Dick Dresher seconded the motion and voting was unanimous.

Zoning Ordinance Amendments

1. Consider rezoning property at 915 S. Main from R-3-16 to P-O, Dean & Robyn Walton, applicants.

Dean and Robyn Walton, applicants, were present. Blaine Gehring explained that this property is sandwiched between professional offices to the north and apartments to the south and abutting the City's campus on the east. The north property line abuts the driveway to the City's police/courts building. This is a rather deep lot with a small house and garage on it. Several inquiries have been made about what could be done with the property, ranging from multiple family units to two small office buildings on the site. Most have wanted to retain the house as an office and provide parking in the rear. However, staff has stood firm on no driveway on the north which would conflict with the police driveway. When faced with the option of demolishing the attached garage on the south, most people have decided against the property. The chiropractor who is building on the corner of 100 South and 200 West was one of them.

Dean and Robyn Walton don't have a problem with removing the garage. They see that it is an advantage to provide better access to the rear for parking purposes. They would like to convert the home into a professional law office offering elderly law services. They feel it is a good location on Main Street and adjacent to the courts.

Mr. Gehring mentioned that the Waltons will have to submit a formal site plan for converting the property to commercial use and adding the new driveway and parking. The Waltons will need to meet the provisions of the Uniform Building Code in changing the home from residential to an office use.

Mr. Gehring has been concerned with making this a part of General Commercial (C-G) zone

which already exists next to it because it allows for such a wide range of uses. The Professional Office (P-O) Zone has not been available until recently. The Professional Office use is a better use for the neighborhood.

Staff recommends the Planning Commission send a favorable recommendation to the City Council for the rezoning.

Dean Walton explained that the existing garage will be demolished to provide access to the rear of the property for parking. The driveway will be narrow because of the adjacent property. There will be a parking lot providing enough parking for the office. The remaining property, in the rear, will be used as a garden for a friend. If the business becomes successful, the existing house will be demolished and a larger business office built using all the property.

Mark Green made a motion to recommend to the City Council for approval of the rezoning at 915 S. Main from R-3-16 to P-O. Gordon Thomas seconded the motion and voting passed by majority vote. Dean Thurgood abstained from voting.

Conditional Uses

1. Consider Conceptual Approval of a Commercial PUD for the Renaissance Town Center (formerly Five Points Mall)

Jack Balling, Fred Babcock, Bruce Broadhead and John Tebbs, representing Renaissance Town Center, were present. Blaine Gehring reminded the Planning Commission Members that the Planned Unit Development chapter in the Zoning Ordinance was amended to allow for commercial/office mixed use developments. This project falls into this category.

The Planned Unit Development (PUD) process is a conditional use permit process only in three stages. The first is a conceptual approval to determine the overall desirability and/or compatibility of the project. The second is the preliminary approval which is the public hearing. The public hearing for this project is scheduled for June 6, 2000. The last step is the final approval and in this case will be given in stages along with final site plan approval of each phase or stage of development.

Mr. Gehring mentioned that the reason for the meeting with Robert Gibbs, a couple of weeks ago, was to introduce the principles upon which the overall town center concept is based. Included on those is the fronting of retail businesses right on the sidewalks (or as close to them as can be). Most of the perimeter buildings along Main Street, 1500 South and 1800 South are out to the sidewalk or within 10 ft. of the sidewalks. Our ordinance currently allows a height of 45 feet on buildings in the C-G Zone. The office tower shown on the plan will far exceed that. These two things will have to be waived as part of the PUD approval. Now is the time to ask questions and express any concerns about the project.

Staff recommends granting conceptual approval at this stage so that the first phase, the Sports Mall, can begin final drawings and preparation for construction. Conditions may be imposed if the Planning Commission feels so inclined after the presentation and discussion.

There was a lengthy discussion with questions and concerns about the height of the office building, retail stores being so close to the sidewalk and enough parking when moving from one phase to another.

Rusty Mahan mentioned that he is uncomfortable with conceptual approval before having a public hearing. The idea behind a Planned Unit Development (PUD) is to create something different from what has been in the past. This is what is needed at five points because what has happened in the past has not worked. A PUD allows a developer to make proposals which allow for different special arrangements than what has been in the past. Part of the approval process is to waive set backs, building height or whatever needs to be waived to accommodate the proposed project. This is something new and different to Bountiful.

Lois Williams would like to make her decision about this project after the public hearing.

Mark Green has some concerns about the risk being taken by the City. The City and residents of Bountiful are excited about doing something with this area. This is a new concept to Bountiful and the surrounding area. The City has been sold on this concept by the developers. These projects change especially when being done in this many phases. Mr. Green is also uncomfortable with conceptual approval before have a public hearing. Mr. Green would like to see detailed drawings before voting.

All Planning Commission Members want to see more detail drawings on the project before conceptual approval.

It was mentioned that at the public hearing there will be more detailed drawings. At that time the conceptual approval and preliminary approval can be made. The conditional use permit and final site plan approval will be done with each individual phase.

Blaine Gehring introduced Tim Stephens, City Planner, from Woods Cross. Mr. Stephens is also interested in what is happening with this project. Mr. Stephens has attended several meetings with Mr. Gehring and the City. Woods Cross is interested in doing something with the residential area on the west side of Highway 106. Tim Stephens mentioned that the area spoken of needs to be redeveloped. Mr. Gehring and Mr. Stephens will be working together with commercial on one side and residential on the other. Although this will be two cities working together, it is hoped to make this a mixed use that will benefit both communities.

Lois Williams mentioned that as a member of the Planning Commission she is excited about this project. The City is also excited about it. Mrs. Williams made a motion to consider granting the conceptual after the public hearing. Gordon Thomas seconded the motion and voting was unanimous.

Meeting adjourned at 8:05 p.m.