

**PLANNING COMMISSION MINUTES**  
**August 1, 2000**

Present: Vice Chairman Paul Summers, Mark Green, Lois Williams, Dick Dresher, 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 and Dean Thurgood.

Paul Summers welcomed all those present and introduced all members. Mark Green made a motion to approve the minutes for July 18, 2000 as written. Dick Dresher seconded the motion and voting was unanimous.

**Site Plans**

1. Consider final site plan approval for the Sports Mall (part of Renaissance Town Center) at 1500 South and Main Street, Renaissance Town Center LLC, developers.

Bruce Broadhead, developer, and Fred Green, Architect, were present. Blaine Gehring explained that the Staff has met with the engineers for the Sports Mall on some drainage issues, new landscaping plans including the fencing details for the masonry wall along the north side, fencing around the Continental Townhouse Condominiums carports, and the wrought iron fencing along the east side of the pool area.

Mr. Gehring mentioned that there were some concerns with the landscaping plan on the north end of the property. There will be a 6' solid masonry fence of cinder block or split face block, the color and texture to compliment the new building. The south side of the carports are on the property line which acts as a fence. The west end of the carports and in between need to be fenced which will create a solid barrier fence all around the area. Mr. Broadhead would like to maintain as much grass area around the pool as possible. The Staff has some concerns with utilities and site distance if the fence goes to the corner. There will be a decorative fence to the property line as shown on the site plan with the understanding that there is a city right-of-way for the utilities. If any utility work needs to be done, the removal of the fences will be at the owner's expense.

There are several existing trees on site that will remain. When adding existing landscaping and what has been proposed the site meets the ordinance. There will be a 3' parkstrip with no trees in front of the windows of the building. Mr. Broadhead recommended having no park strip, he prefers to have a 9' sidewalk. Mr. Rowland has no objection in removing the park strip to have a 9' sidewalk. Dick Dresher and Mark Green wish to have it remain as a 6' sidewalk and 3' park strip for safety reasons. This is the side of the street that the school children use. The park strip gives them a barrier from traffic. Mr. Rowland agreed on having the 6' sidewalk and 3' park strip.

Fred Green, Architect, explained the exterior of the building. The exterior of the building will be

a combination of a reddish and ivory colored honed concrete block with a top cornice area of synthetic plaster. The remaining building will be the same color and type as the IHC building. The windows will be bronze colored with a dark bronze colored frame. The decorative fence will also be dark bronze.

Bruce Broadhead gave a comparison of similar facilities in other cities with regards to parking. Mr. Broadhead gave the parking figures from four facilities which all have adequate parking. The parking for these facilities have been calculated by the type of facility and size of the buildings. When looking at the Bountiful facility, it has been calculated at 157 stalls with an overflow capacity of 57 stalls a total of 214 stalls. This is a tight site but the parking will be adequate and the developer would not do a site with less than 200 stalls.

Mark Green feels that Mr. Broadhead has done a great job with the explanation and comparison for parking. Mr. Green is convinced that the amount of parking stalls will not be an issue. He does have some concerns with the existing trees. If any of the existing trees are taken out, they need to be replaced.

Paul Rowland reviewed the previous conditions and eliminated those conditions that no longer apply. The following are conditions for approval:

- A. Overall Site Plan
  1. No credit for required parking be given for parking on street.
  2. No parking to be along north side of 1500 South unless right-of-way is widened to accommodate parallel parking.
  3. One additional handicap parking stall needs to be provided to meet ADA requirements.
  4. Remove and replace with curb and gutter all eliminated drive approaches.
  5. Remove and replace all existing damaged curb and gutter and walk along 1500 S., Main Street and 200 West.
- B. Grading and Drainage
  1. Storm water impact fee not required - on site detention provided.
- C. Utilities
  1. The 8' sewer line will be considered a lateral, not a main line and will remain the property and responsibility of the property owner.
  2. UDOT excavation permit will be required for any work done in U-106.
  3. The removal and relocation of all power poles and lines and providing new easements for power be subject to review and recommendation of the Power Department.
- D. Easements
  1. Provide 5' wide utility easement along 1500 South frontage.
  2. Deed corner property under existing sidewalk at 1500 South and Main to the City.

3. Provide 10' wide utility easement along North and East property lines.
- E. Landscaping
1. All existing trees as shown on site plan shall remain or be replaced.
- F Fees
1. Water Fees:
    - a. New 3' water service impact fee (\$20,218.00 plus lateral and meter box fee)
  2. Sewer Impact Fees:  
Based on \$1556.00/ERU. To be determined with final plan check.
  3. Building permit and plan review to be determined at time of plan check per the Uniform Building Code.
  4. Curb and gutter Bond:  
Post a letter of credit or cash bond to cover ½ of the Main Street, 1500 South and 200 West frontage walk and curb and gutter.  $940 \frac{1}{2} = 470' \times \$29.00/\text{ft.} = \$13,640.00.$
  5. Power Fees:  
To be determined by the Bountiful Light and Power.

Mark Green made a motion for final site plan approval for the Sports Mall subject to the amended conditions outlined by Staff. Gordon Thomas seconded the motion and voting was unanimous.

### **General Plan**

1. Public hearing to consider approval of the Bountiful City General Plan 2000.

Blaine Gehring explained that if there are any changes to be made now is the time for corrections. Mr. Gehring has reviewed this draft with Tom Hardy, Rusty Mahan and Paul Rowland and their comments have been incorporated into the draft.

The first chapter gives a history of growth through annexations, where the City has been and the stage where the City now stands. This has been determined with descriptions of the annexations. The neighborhood and vacant land use study shows that there is not that much ground left in Bountiful to develop. It sets some policies for the development of the remaining land.

Mr. Gehring feels that the current zoning map is Bountiful's General Plan. Mr. Gehring does not see a need to change the current zoning. A parcel by parcel consideration can be done with an amendment to the Master Plan as needed. Mr. Gehring recommends, as a general policy, to follow the zoning as it now exists.

The existing zoning fits in with the required affordable Housing plan. Based on the State's model, Bountiful has a surplus of housing. Bountiful is better equipped to handle low to

moderate income housing as any other city in the state. The City has subsidized Davis County Housing projects to large expensive homes on the hill to low income and in between. Steps have been taken to down zone portions of Bountiful to allow for the preservation of lower priced single family homes. There is a wide range of multiple family from one bedroom units up to three bedrooms and apartments have been changed into condominiums to accommodate the demand.

Rusty Mahan mentioned that the City is required to have a General Plan and the City has not had one since the 1970's. The one done in 1970 does not apply anymore. The City has changed too much. Mr. Gehring is proposing a current plan to adopt so Bountiful can be zoned appropriately and that changes are not necessary at this time.

The meeting was opened for a Public Hearing. There was no one present so the Public Hearing was closed.

Mr. Mahan mentioned that if the Planning Commission wishes to make any changes to the zoning now is the time to do so. Dick Dresher suggested that a map of the neighborhood sections be placed with the plan. Mr. Gehring has a map of the area and will have it as part of the plan.

There was a discussion about new commercial uses and the landscaping. Dick Dresher and Mark Green feel that when a new commercial comes in, they need to comply with the ordinance concerning upgrading the landscaping. When a new commercial use comes in this is the only chance the City has to make them comply with the ordinance. Mr. Gehring will have that section rewritten to include "all new commercial developments and redevelopment of commercial properties."

There was a discussion about the zoning. The way the zoning now stands it has the Planning Commission approval. The zoning is not set in concrete and can be changed. When there is a zone change the procedure will be to change the ordinance and make an amendment to the General Plan.

Lois Williams made a motion to recommend to the City Council approval of the Bountiful City General Plan 2000. Mark Green seconded the motion and voting was unanimous.

Meeting adjourned at 8:15 p.m.