

PLANNING COMMISSION MINUTES
September 18, 2001

Present: Chairman Paul Summers, Vice-Chairman Dick Dresher, Mark Green, Al Hess, Lois Williams, City Council Representative Gordon Thomas, City Attorney Rusty Mahan, City Engineer Paul Rowland, Planning Director Blaine Gehring, Recording Secretary Connie Feil.

Absent: Rodney Nordfors.

Paul Summers welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for September 4, 2001 as amended. Gordon Thomas seconded the motion and voting was unanimous.

Subdivisions

1. Consider preliminary subdivision approval for Golden Retreat Condominium conversion- 330 N. 100 E., Larry Smith Owner.

Mr. & Mrs. Larry Smith were present. Paul Rowland explained that Mr. Larry Smith is requesting approval for the conversion of his five unit apartment building into a five-unit condominium complex. Located on the east side of 100 East at 330 North, the current apartments have six covered parking spaces with room for one or two more uncovered spaces. The site is 15, 019 square feet in area with about 4,792 sf of landscaping or about 32% of the total area. The current Zoning Ordinance requires that all multi family units with 2 bedrooms have a minimum of 2 spaces per unit with one being covered. This would require a minimum of 10 spaces with at least 5 covered. Only 6 covered stalls are provided on site. While the complex does not meet the current requirements for parking and landscaping, it exists as a legal development and no further requirements can be made to bring it up to current standards. The complex may continue to legally exist as an apartment complex or a condominium development.

RECOMMENDATION:

Staff recommends the Planning Commission recommend preliminary and final condominium plat approval for Golden Retreat Condominium with the following conditions:

1. Minor correction to the condo plat and submission of a complete mylar plat.
2. Payment of fees.

Rusty Mahan mentioned that Mr. Smith will be required to file a homeowners dedication and have a dedicated common area. Mark Green asked if this would be a good time to require more parking and the landscaping be brought up to the current ordinance? Mr. Mahan explained that the use of the property has not changed only the ownership. The complex can continue as it now exists.

Dick Dresser suggested painting 2 additional parking spaces at the end of the carports.

Gordon Thomas made a motion to send to the City Council preliminary subdivision approval for Golden Retreat Condominium conversion subject to the recommendations outlined by Staff with the addition of item 3 as follows:

3. Paint 2 additional parking spaces at the end of the carports.

Al Hess seconded the motion and voting was unanimous.

2. Consider preliminary subdivision approval of Hidden Lake at Summerwood Subdivision, Phase 2.

Mark Green excused himself from this item because of his involvement with the project. Ron Marshall, developer, and Mark Green, partner, were present. Paul Rowland explained that Mr. Ron Marshall is requesting preliminary approval of the next four lots along the upper loop road of Summerwood Subdivision which will be called HIDDEN LAKE AT SUMMERWOOD SUBDIVISION PHASE 2. This subdivision will have a 160 foot long cul-de-sac which will extend south east from Hidden Lake Drive to access the property which was recently annexed into the city from North Salt Lake. Staff has reviewed this with Mr. Marshall and made recommendations for changes to the subdivision which have been made. All lots meet the minimum requirements of the foothill ordinance including minimum building areas per lot.

Storm Drainage and Detention: The storm run off for all of this area which drains onto Hidden Lake Drive was handled as part of the original Summerwood approval and is being detained in the Summerwood detention basins. The actual building pads for lots 202 and 204 will drain down the natural grade.

A review of the proposed subdivisions plans showed the need for a few exceptions in order to grant approval including:

1. Because the natural ground is quite steep, several areas have cuts and fills that exceed 10 feet.

Exception: Allow cuts and fills exceeding 10 feet as explained.

RECOMMENDATIONS:

Staff recommends the Planning Commission recommend preliminary approval of Hidden Lake at Summerwood Subdivision Phase 2 with the following conditions and exceptions:

Conditions:

1. **Landscaped Areas:** All areas that are cleared of natural vegetation shall be replanted with an appropriate vegetation to prevent erosion. These plans shall be compatible with the existing vegetation. Plans showing the landscape areas and necessary sprinkling systems must be submitted for review.
1. Finish grade the upper loop road to provide a second access from new lots.
2. Pave temporary turn around north of Lot 9 of Phase 1.
3. NO further approval of lots serviced and accessed by Hidden Lake Drive will be allowed until Hidden Lake Drive is completed with curb/gutter and asphalt from Hidden Lake at Summerwood Phase 1 to Summerwood Phase 3.

Exceptions:

1. Allow cuts and fills exceeding 10 feet as explained.

Mr. Rowland mentioned that this section of property was to be a PUD with a private road. After reviewing the area it was decided to use a cul-de-sac. Ron Marshall explained that it was more expensive to provide the cul-de-sac but would be better for the property owner and the development.

Paul Rowland and Ron Marshall have met with Williams Pipeline and they are aware of this development. Mark Green mentioned that part of the development is being built on the pipeline at this time. The development has been required to give Williams Pipeline the projections of how many homes are going to be built. Anything that involves going around, under or over these pipes has to be reported to Williams Pipeline. The easement for this pipeline is 50 feet.

Mr. Rowland mentioned that no more lots will be approved which are being accessed by Hidden Lake Drive until Hidden Lake Drive had been completed. Mr. Green explained that there have been significant changes to the layout of the property. The developers know exactly where the lot lines can be to make the individual lots fit the terrain. The road will be finished before any more lot approvals.

Al Hess made a motion to send to the City Council for preliminary approval of Hidden Lake at Summerwood Subdivision Phase 2 subject to the recommendations, 4 conditions and 1 exception, outlined by Staff and an addition to item 3 as follows:

3. Pave temporary turn around north of Lot9 Phase 1 [or complete the road.](#)
- Lois Williams seconded the motion and voting was unanimous.

Conditional Use Permits

1. Consider a revised conceptual plan for the Renaissance Town Center.

Bruce Broadhead, developer, and John Tebbs, developer representative, were present. Blaine Gehring explained that over a year ago in May and June of 2000, the Planning Commission reviewed the plans for the redo of the Five Points Mall into the new Renaissance Town Center. A public hearing was held and the final outcome was the granting of conceptual approval with each phase to receive its own preliminary and final site plan approval.

Since that time both the developers and the city staff have been seeking financing and modifying the site plan to meet input from “experts” dealing with such aspects of the center as parking, ingress and egress, retail versus office versus restaurants versus theaters versus whatever. The “new improved” site plan has all the same elements as before, they are just shifted slightly. The parking terrace has been shifted to the north to better accommodate the daytime office uses it will primarily serve. Larger footprints for either three large retail stores or a theater complex have been created on the southeast corner of the project. The entrance off Highway 106 has been modified to allow the parking on either side rather than straddling a park as originally proposed. The park is still there, it is just not a focal point at the entrance as it once was. The other new addition is the proposal of a future office building on the site where the Maverick station now sits.

Staff has reviewed this conceptual plan with the developers and find no problems with it. A detailed parking study is still being done showing just how the various uses will use what parking throughout the day and evening hours. That will be presented as the final plans come in. With the understanding from the Planning Commission that certain “open areas” that are not necessarily green space can be counted into the landscaping requirement, Staff feels the plan still meets the intent of the ordinance and the original approval of the Planning Commission. Staff hopes to see the first of those plans for review by the end of October. The Sports Mall already has its approval and building permits should be submitted shortly on that phase.

Staff recommends the Planning Commission grant a revised conceptual plan approval for the Renaissance Town Center.

Bruce Broadhead explained that with the building of the first phase of the mall the north side of the mall will be torn down first. The building can be torn down in sections because of the way it has been built. Mr. Broadhead would like the mall torn down as soon as possible.

The Renaissance Town Center will bring employment and more tax revenue to Bountiful. About 70% of the Bountiful area work outside of Bountiful. This complex will bring new retail stores, restaurants, office space, and possibly new theaters which mean more jobs. Lois Williams made a motion for a revised conceptual approval for the Renaissance Town Center as outlined by Staff. Al Hess seconded the motion and voting was unanimous.

Meeting adjourned at 8:00 p.m.