

**Bountiful City**  
**Planning Commission Minutes**  
**September 6, 2016**  
**6:30 P.M.**

Present: Chairman – Sean Monson; Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham; Von Hill, Tom Smith, and Sharon Spratley; City Attorney – Clinton Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation - Richard Higginson

**1. Welcome and Introductions.**

Chairman Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for August 16, 2016.**

Sharon Spratley made a motion to approve the minutes for August 16, 2016 with the correction to Page 3, paragraph 4 should read “Bountiful City has a *fairly restrictive* parking standard and staff feels comfortable with the proposed parking plans.” Tom Smith seconded the motion. Voting passed 5-0-1 with Commission members Allen, Hill, Monson, Smith and Spratley voting aye and Badham abstaining as he was not present at the meeting.

**3. Consider preliminary site plan approval for a mixed use office and residential building located at 1501 S Renaissance Towne Dr., Bruce Broadhead, applicant.**

Bruce Broadhead and Ray Bryson were present. Chad Wilkinson presented the staff report.

Bruce Broadhead, requests preliminary site plan and preliminary subdivision plat approval for a new mixed use development located on “Pad A” (shown now as Lot 9) of the Renaissance Town Center Development. The site was recently rezoned to MXD-PO (Mixed Use Professional Office) which allows for a mix of residential and commercial uses. The current proposal includes 38 residential units and approximately 5,500 square feet of commercial space located on the street level.

Parking will be provided to the site thorough spaces located within the building footprint of the proposed structure and through the use of the existing parking garage. One significant change proposed to the new Lot 9 is the connection of the building to the parking structure to allow for convenient use of the parking by residents and customers of the development. Based on the commercial square footage and the number of residences proposed, the required parking for the development is 98 spaces. The applicant proposes a total of 38 spaces within the footprint of the building with additional 60 parking spaces to be provided in the city owned garage. The Code requires at least one covered space per residential unit. The applicant has submitted a parking analysis prepared by Hales Engineering prior to the zone change application. While the letter does not specifically address “Pad A” or the new residential use proposed, it does indicate that the site currently has adequate parking to accommodate the proposed development. Future expansion of the site will require additional analysis to ensure adequate parking as development moves south on the site.

The new MXD zoning limits the height of buildings to 60 feet with an additional one foot of height

allowed with each additional one foot of setback from the public right of way. The minimum setback for the building is five feet from the public right of way. The proposed building is setback seven feet from the right of way. The applicant has indicated a height of 59.5 feet measured from average grade as defined in code.

The proposed building materials consist of concrete panels on the lower commercial floors with an EIFS material, which is a stucco-like material, designated for the residential upper floors. The building also includes a generous amount of fenestration (windows) and includes balconies for each of the multifamily units to provide for some private outdoor space. The MXD-PO zone does not have a specific standard for building materials. The Commission should consider the proposed building design and make any recommendations for modifications to the City Council.

The MXD-PO zone does not specifically address landscaping. The original PUD approval included approved landscaping for the Pad A area. Landscaping for Pad A consisted of street trees located in tree wells along 1500 South. These trees will be installed as part of the development along with some small planter boxes proposed between the building and the public sidewalk.

The application includes a subdivision plat which serves two purposes. First, the subdivision plat will separate the existing Maverick convenience store from Pad A and create separate lots for these two uses. Second, the plat will vacate a portion of common area and easements originally platted with Phase 1 Plat 1 of the Renaissance Towne Centre PUD. This will enable the proposed building to be attached to the parking garage without encroaching on easements. The proposed vacation of the easements has been reviewed by impacted public utilities and should not present any conflicts based on existing utility installation. The MXD-PO zone requires a minimum of 20,000 square feet for an individual lot. As proposed, Lot 9 is 18,703 square feet. In order to meet the ordinance requirements, the proposed lot boundaries should be amended to include a total of 20,000 square feet within Lot 9.

The proposal includes the use of the existing City owned parking garage. While capacity still exists in the parking garage, future development will need to provide additional parking areas to meet minimum parking standards. Impacts to traffic in the area were analyzed during the initial approval of the site and improvements, including the round-about have been constructed to mitigate traffic impacts.

The staff report recommends that the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan approval and preliminary subdivision approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Parking spaces shall meet the minimum dimension standards from Chapter 18 of the land use ordinance. Spaces shall be 9 feet by 20 feet unless specifically modified by the approval authority.
3. Revise the boundaries of Lot 9 to include a minimum of 20,000 square feet as required by the MXD-PO ordinance.
4. The final site plan submittal shall incorporate any changes required by the Planning Commission and City Council.

Mr. Wilkinson discussed the previous adopted ordinance for minimum lot square footage in a MXD-PO zone. He would like to have the code clarified and not leave it to interpretation.

Staff recommended approval of the conditions with the change of condition #3 contingent on the approval of the clarification of code regarding lot sizes.

Mr. Broadhead discussed the small building space with common area surrounding the building.

Mr. Smith stated his concern to the height of the building for the Bountiful City citizens.

Von Hill made a motion to recommend to City Council for approval of preliminary site plan approval for a mixed use office and residential building with the four conditions outlined by staff with the clarification and approval of the Bountiful Code to condition #3. Sharon Spratley seconded the motion. Voting was approved 5-1 with Tom Smith voting nay.

**4. Consider final subdivision approval for East Farms Subdivision, 2100 S 200 West, Mark Green, applicant.**

Mark Green, applicant was present. Paul Rowland presented the motion.

Mr. Mark Green has completed the subdivision construction drawings and the plat map and is now requesting final approval for the 32 lot East Farm subdivision. This subdivision was granted preliminary approval by the Council on August 23, 2016. The proposed subdivision consists of 32 lots that front onto the extension of 2050 So., and 2100 So., both of which are dead-end streets. The smallest of the proposed lots contains 8,000 s.f. and the largest contains 12,291 s.f., all meet or exceed the required minimum 8,000 s.f. for the zone. All of the lots have more than the required 70 ft. frontage for interior lots and 80 ft. for corner lots. The proposed new roads have been designed to meet the Bountiful City standard width for a residential street and can be constructed with a nice gentle slope of about 2%.

Staff recommended approval that the Planning Commission send a recommendation to City Council of a final subdivision approval with the six conditions as outlined below:

1. Post a bond to cover the costs of construction of the subdivision improvements and sign a development agreement.
2. Make all necessary red line corrections to the drawings.
3. Payment of all required fees.
4. Provide a current Title Report.
5. Pay for an overlay of the disturbed portion of 200 West Street.
6. Lots 1 and 30 shall only have access off of the new proposed 2050 South Street.

Sharon Spratley made a motion to recommend to City Council approval of a final subdivision for East Farms Subdivision with the six conditions outlined by staff. Tom Smith seconded the motion. Voting passed 5-0-1 with Von Hill abstaining.

**5. Consider final site plan approval for the expansion of the Intermountain Health Care Facility (IHC) at 390 N Main, Jimmy Nielsen, Architect and Project Manager for IHC.**

Paul Anvar, Project Architect with HDR and Jimmy Nielsen, Project Manager and Architect with IHC were present. Chad Wilkinson presented the staff report.

Jimmy Nielson, representing Intermountain Health Care (IHC), is requesting final site plan approval for an expansion of the existing IHC Clinic located at 390 N. Main Street. The property is located in the DN (Downtown) zoning district and medical clinics are a permitted use in the zone subject to site

plan review. The proposed expansion is approximately 52,700 square feet consisting of 3 floors.

The proposed site plan received preliminary approval from the City Council on August 23, 2016. In approving the preliminary plan the Council approved a parking reduction allowing the use of a rate of 3.45 parking spaces per 1,000 square feet. The final plan shows a total of 360 spaces which complies with the approved reduction based on gross square footage of the buildings on both the north and the south lots. The applicant has requested a minor reduction to parking dimensions for several spaces on the north lot. Approximately 100 spaces have been reduced from 20 feet to 19 feet 9 inches in length. The approving authority is authorized to allow for reduction in parking space length for interior parking spaces based on a positive recommendation by the City Engineer. The minor reduction has been recommended for approval by the City Engineer.

The revised plan shows the required 10 foot wide zone buffer landscaping along all property lines abutting residential zones to the east. The final landscape plan previously submitted will need to be revised to include the changes to the site plan and will need to include the required numbers of trees and shrubs as described in section 14-16-109 of the Land Use Ordinance.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for final site plan approval subject to the following conditions:

1. Disabled Person parking shall be a minimum of 9 feet by 20 feet with an adjacent unloading aisle a minimum of 60 inches in width. Van spaces shall have a minimum unloading aisle 96 inches in width. Revise the new spaces proposed on the south side of the existing building on the north lot to meet this standard.
2. Signage will require separate permit. The monument sign shown along 400 North shall be located outside the require vision clearance area adjacent to the driveway.

Mr. Anvar requested that the length of the ADA parking stalls be reduced. Mr. Wilkinson verified that the parking requirements in the City code have a recommendation made to the City council by the City Engineer. Mr. Rowland declined to recommend a further reduction to parking dimensions at the meeting.

Mike Allen made a motion to forward a recommendation of approval to City Council for a final site plan review with the two conditions outlined by staff. Von Hill seconded the motion. Voting passed 6-0 with Commission members Allen, Badham, Hill, Monson, Smith and Spratley voting aye.

#### **1. Planning Director's report, review of pending applications and miscellaneous business.**

1. APA Conference – October 6 & 7, 2016.
2. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:12 p.m.

  
Chad Wilkinson, City Planner