

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**January 4, 2022**

Present: Commission Members Lynn Jacobs (Chair), Alan Bott (vice-chair), Jim Clark,  
Sean Monson and Sharon Spratley  
and Councilwoman Cecilee Price-Huish

City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
Asst City Planner Nicholas Lopez  
Recording Secretary Darlene Baetz

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**1. Welcome.**

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present. He welcomed Councilwoman Cecilee Price-Huish as a new member of Planning Commission. Planning Director Francisco Astorga noted Councilwoman Price-Huish would be sworn in on January 11 so she would not be voting at this meeting.

**2. Approval of minutes for December 7, 2021.**

MOTION: Commissioner Clark made a motion to approve the minutes for December 7, 2021, as written. Commissioner Bott seconded the motion.

VOTE: The motion passed unanimously (5-0).

**3. Master Street Plan Update - *City Engineer Lloyd Cheney***

City Engineer Lloyd Cheney presented the item.

The Bountiful Street Master Plan update states the City's vision for the creation of an efficient transportation network. City Engineer Cheney discussed the proposed updates for private roads, UDOT roads, Eagle Ridge Drive, Skyline Drive, and 600 East/Mill Creek Way.

Chair Jacobs opened and closed the Public Hearing at 6:57 p.m. without comment.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council for adoption of the 2022 Street Master Plan as written. Commissioner Bott seconded the motion.

VOTE: The motion passed unanimously (5-0).

**4. 189 South 200 West - (City) Power Lofts Amended Architectural and Site Plan Review – Amended, Randy Beyer with Knowlton General, applicant - *Planning Director Francisco Astorga***

Brian Knowlton was present. Planning Director Astorga presented the item.

1 This location had a zone change approved on June 16, 2020 and a final Architectural and Site Plan  
2 approved on January 12, 2021. The applicant decided to make changes and is proposing the current  
3 plans. Planning Director Astorga noted that the proposed plan would include increases in open space,  
4 landscaping, and parking spaces.  
5

6 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
7 Council to approve the Preliminary and Final Architectural and Site Plan Review for City Power  
8 Lofts located at 189 South 200 West with the six (6) conditions outlined by staff. Commissioner Bott  
9 seconded the motion.  
10

11 VOTE: The motion passed unanimously (5-0).  
12

13 **CONDITIONS OF APPROVAL:**

- 14 1. Address and complete all redline corrections.
- 15 2. Sign a Public Improvement Development Agreement.
- 16 3. Record utility easements of ten foot (10') along all property lines for the Power Department.
- 17 4. Submit a landscape plan, stamped and signed by a Landscape Architect, to be approved by Staff  
18 with the building permit application.
- 19 5. The benches along 200 West are to be placed perpendicular to the Street facing each other.
- 20 6. The final building plans, specifically the building elevations and site components, for this project  
21 shall meet substantial compliance with the plans attached to this staff report. Any deviations to  
22 what was presented to the Land Use authority shall require an amendment to this approval.  
23

24 **5. Preliminary and Final Subdivision Plat Approval for Renaissance Towne Centre, Phase 3, Plat**  
25 **2, Bruce Broadhead, applicant - City Engineer Lloyd Cheney**  
26

27 Bruce Broadhead, Owner of Renaissance Town Center and Roy Bartee, Project Manager for  
28 Renaissance Town Center were present. City Engineer Cheney presented the item.  
29

30 The applicant has submitted a subdivision plat for 4 lots in the Renaissance Towne Centre. The lots  
31 are located along the east side of the development and proposed plans include 287 residential units  
32 and a second parking structure.  
33

34 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
35 Council to approve the Preliminary and Final Subdivision Plat approval for Renaissance Towne  
36 Center Phase 3, Plat 2 with the two (2) conditions outlined by staff. Commissioner Monson seconded  
37 the motion.  
38

39 VOTE: The motion passed unanimously (5-0).  
40

41 **CONDITIONS OF APPROVAL:**

- 42 1. Complete any minor corrections to the plat.
- 43 2. Provide a current Title Report and pay all required fees.  
44

45 **6. 1591 / 1671 / 1721 South Renaissance Towne Drive - Renaissance Towne Center Lot 14 Final**  
46 **Architectural and Site Plan Review, Bruce Broadhead, applicant - Planning Director Francisco**  
47 **Astorga**  
48

1 Bruce Broadhead, Owner of Renaissance Town Center and Roy Bartee, Project Manager for  
2 Renaissance Town Center were present. Planning Director Francisco Astorga presented the item.  
3

4 Planning Director noted the proposed final plan had no changes from the December 7 Planning  
5 Commission meeting for the preliminary plans. The applicant made minor changes to the Landscape  
6 plan and staff was given a revised set of plans.  
7

8 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City  
9 Council to approve the Final Architectural and Site Plan Review for the proposed apartment building  
10 subject to the three (3) conditions outlined by staff. Commissioner Bott seconded the motion.  
11

12 VOTE: The motion passed unanimously (5-0).  
13

14 **CONDITIONS OF APPROVAL:**

- 15 1. Address all redlines provided to the Applicant from the City.
- 16 2. The architectural site plan (sheet SP-01) shows some patio (walls) features within the public right-  
17 of-way (Main Street). The civil site plan (sheet C400) and other drawings don't show that.  
18 Private improvements are not authorized within the public right-of-way. There may be a conflict  
19 with the patio improvements being located in the Public Utility Easement (PUE) with is adjacent  
20 to the Main Street right-of-way. Any improvements constructed in the PUE may be at risk for  
21 conflicts with future utility needs.
- 22 3. The final building plans, specifically the building elevations and site components, for this project  
23 shall meet substantial compliance with the plans attached to this staff report. Any deviations to  
24 what was presented to the Land Use authority shall require an amendment to this approval.  
25

26 **7. Annual Planning Commission Training**  
27

28 Planning Director Astorga presented to the Planning Commissioners, a training video "The Big  
29 Picture – The Governmental Food Chain and Your Local Zoning Code".  
30

31 Vice-Chair Jacobs adjourned the meeting at 7:35