



Bountiful City
Planning Commission Agenda
Tuesday, March 19, 2024
6:30 p.m.

NOTICE IS HEREBY GIVEN that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from February 6, 2024
 - Review
 - Action
3. Conditional Use Permit for a Fast-Food Restaurant at 245 West 500 South
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Action
4. Final Architectural and Site Plan Amendment for The Brooks Development at 220 North Main Street
Senior Planner Corbridge
 - Review
 - Recommendation to City Council
5. Preliminary Subdivision Plat at 40 West 400 South “Towns at 400”
City Engineer Cheney
 - Review
 - Public Hearing
 - Action

6. Lot Line Adjustment at 1398 East Canyon Creek Drive
City Engineer Cheney
 - Review
 - Recommendation to City Council

7. Preliminary Subdivision Plat at 1351 East 1700 South
Assistant Planner Hadlock
 - Review
 - Public Hearing
 - Action

8. Planning Director's report, update, and miscellaneous items

9. Adjourn

1 **Draft minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, February 6, 2024 – 6:30 p.m.**
4

5 Official notice of the Planning Commission Meeting was given by posting an agenda at City
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.
7

8 **City Council Chambers**
9 795 South Main Street, Bountiful, Utah 84010
10

11 Present: Planning Commission Chair Lynn Jacobs, James Clark,
12 Krissy Gillmore, Beverly Ward, Alan Bott, and
13 Richard Higginson
14
15 Planning Director Francisco Astorga
16 Senior Planner Amber Corbridge
17 City Engineer Lloyd Cheney
18 City Attorney Bradley Jeppson
19 Recording Secretary Sam Harris
20
21 Excused: Planning Commission Sean Monson
22

23 **1. Welcome**
24

25 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.
26

27 **2. Planning Commission meeting minutes from January 16, 2024**
28

29 Commissioner Gillmore motioned to approve the minutes from January 16, 2024, and
30 Commissioner Higginson seconded the motion. The motion was approved with Commissioners
31 Jacobs, Clark, Gillmore, Ward, Bott, and Higginson voting “aye.”
32

33 **3. Conditional Use Permit for a Tattoo Parlor at 1455 South 500 West**
34

35 Application withdrawn.
36

37 **4. Conditional Use Permit for a Silo Addition for Weber Basin Water Conservancy District**
38 **at 38 North Davis Boulevard**
39

40 Senior Planner Corbridge presented the item as outlined in the packet where she provided a
41 detailed overview of the Conditional Use Permit and the Architectural and Site Plan Review
42 (*item 5 below on this document*) applications, highlighting the proposal and the compliance with
43 zoning regulations. Questions were raised regarding the height of the silo structure and the
44 impact on neighboring properties, which were addressed by staff.

1 Chair Jacobs opened the public hearing at 6:41 pm. No one provided any comment. Chair
2 Jacobs closed the public hearing at 6:41 pm.

3
4 Commissioner Gillmore motioned to approve the Conditional Use Permit for the Silo Addition,
5 subject to further Architectural and Site Plan approval by the City Council. Commissioner Bott
6 seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Gillmore,
7 Ward, Bott, and Higginson voting “aye.”

8
9 **5. Preliminary/Final Architectural and Site Plan Review for a Silo Addition for Weber**
10 **Basin Water Conservancy District at 38 North Davis Boulevard**

11
12 Commissioner Gillmore motioned to forward a positive recommendation to the City Council for
13 the Preliminary/Final Architectural and Site Plan Review. Commissioner Clark seconded the
14 motion. The motion was approved with Commissioners Jacobs, Clark, Gillmore, Ward, Bott,
15 and Higginson voting “aye.”

16
17 **6. Open and Public Meeting Act Training**

18
19 City Attorney Jeppsen presented the training segment, where the Commission received a
20 refresher on the Utah Public Meetings Act, emphasizing the importance of adhering to open
21 meeting laws, maintaining public records, and upholding ethical standards. Examples of
22 violations were provided as cautionary tales, along with guidance on the proper use of
23 government resources and handling of conflicts of interest.

24
25 **7. Planning Director’s Report/Update**

26
27 Planning Director Astorga announced the cancellation of the March 5, 2024, meeting due to the
28 Caucus and the possibility of not having a meeting on February 20, 2024. The Planning
29 Commission was updated on the General Plan.

30
31 **8. Adjourn**

32
33 Chair Jacobs adjourned the meeting at 7:04 p.m.

Planning Commission Staff Report



Subject: Conditional Use Permit for a Fast-Food Restaurant for The Smoked Taco
Address: 245 West 500 South
Author: Amber Corbridge, Senior Planner
Department: Planning
Date: March 19, 2024

Background

The applicant, Jeff McFadden, with The Smoked Taco is requesting a Conditional Use Permit to run a fast-food restaurant located at 245 West 500 South. The property is zoned C-G (General Commercial) where this proposed use is listed as a conditional use. The applicant states this proposal is to convert the F45 (a fitness center company) space back into a restaurant for *The Smoked Taco* (See street view image below).

Previously, the City issued a certificate of occupancy in 2003 for Panda Express and Baja Fresh at this location, both fast-food restaurants. In 2003, these uses were listed as permitted; whereas, now they are listed as conditional and would require a Conditional Use Permit.



245 W 500 S, Google Street View, November 2022

Analysis

Conditional Use Standards

The Planning Commission shall consider how the proposed addition 1) relates to the surrounding uses, 2) impacts the existing surrounding developments, and 3) appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping, which are in harmony with the area (see Code 14-2-506.C).

The proposed fast-food restaurant would fit in with the surroundings, as there is an already established fast-food restaurant in the suite next door and the original use of the space was for a fast-food restaurant, Baja Fresh (See attached Approved Site Plan). The building and site complied with site and building development standards back in 2003. There are no exterior changes proposed with the change of use, other than new signage. The applicant recently submitted remodel and sign permits through the Building Department to convert the space back to a fast-food restaurant.

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are minimal impacts of this proposed use on the property and surrounding uses, as it is occupying an existing structure originally designed for the same use. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation

Staff recommends that the Planning Commission hold a public hearing and approve the Conditional Use Permit (CUP) for a fast-food restaurant at 245 West 500 South.

Attachments

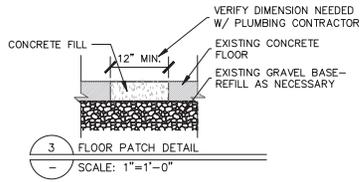
1. Statement of Intent
2. Floorplans (Demolition and Proposed)
3. Approved Site Plan

We intend to convert the old F45 space back into a Restaurant space for The Smoked Taco. It has previously been a restaurant so we just intend to return it to that use.

In what ways does the project not fit with the surrounding properties and uses?: This property fits great. It's previously been a restaurant. We are just returning it to that use.

What will you do to mitigate the potential conflicts with surrounding properties and uses?: Since this has already been a restaurant, no mitigation is needed.

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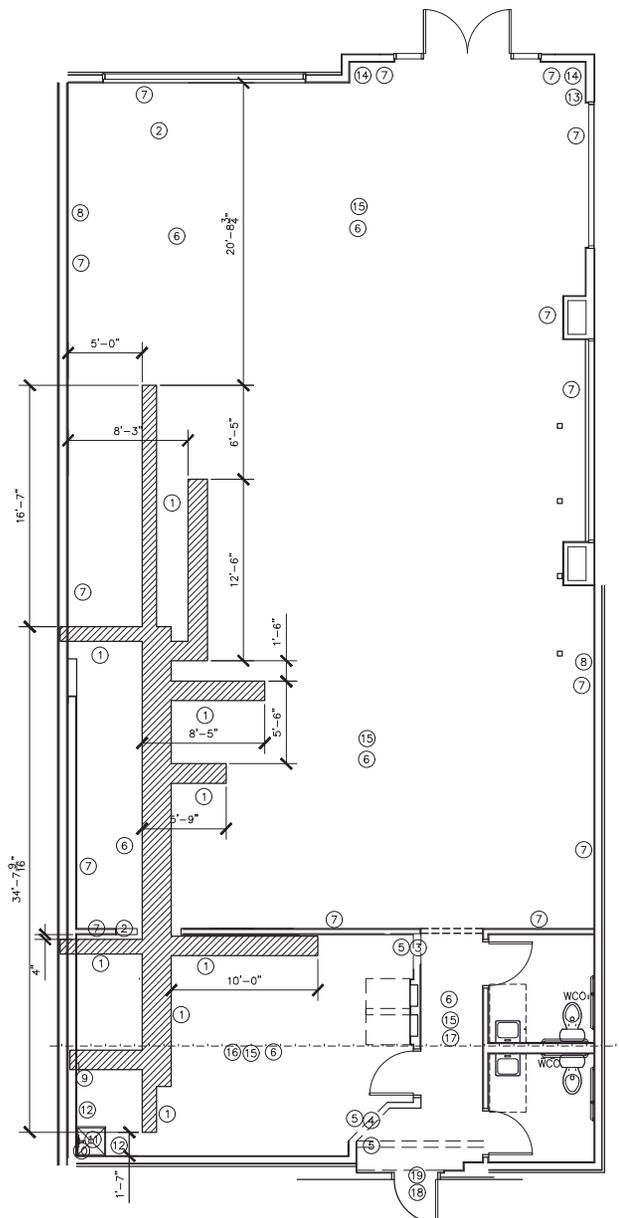


GENERAL NOTES:

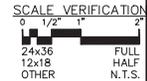
- A. ALL WORK SHALL BE DONE IN ACCORDANCE TO THE 2021 IBC, AND ALL OTHER CODES CURRENTLY ADOPTED BY BOUNTIFUL CITY. SEE THE FULL LIST ON THE COVER SHEET.
- B. EXTERIOR DOORS ON THE BUILDING ARE EXISTING. THEY SHALL HAVE SIGNAGE STATING "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" IF THEY ARE NOT EQUIPPED W/ PANIC HARDWARE.
- C. DIMENSIONS ON THE FLOOR SAW CUTTING ARE APPROXIMATE. VERIFY W/ PLUMBER FOR EXACT LOCATIONS.
- D. CONSOLIDATE NEW PLUMBING LINES WHERE POSSIBLE TO MINIMISE THE FLOOR SAWCUTTING.
- E. FIELD VERIFY THE LOCATION OF THE EXISTING SANITARY SEWER IN THE SOUTH AND EAST PARTS OF THIS SPACE. THERE ARE CLEANOUTS LOCATED IN BOTH BATHROOMS, ONE ON THE EAST WALL IN THE NORTH BATHROOM AND 2 ON THE NORTH WALL IN THE SOUTH BATHROOM. IDENTIFY WHAT THEY ARE AND WHERE THEY GO. THE SANITARY SEWER LOCATION WILL DETERMINE WHERE THE LINES FROM THE HAND SINKS WILL NEED TO CONNECT.
- F. EXISTING BATROOMS ARE FINISHED AND MEET CURRENT ACCESSIBILITY CODES. PROTECT DURING THE DEMO AND CONSTRUCTION PROCESS.
- G. EXISTING MECHANICAL SYSTEMS SHALL REMAIN. SOME MODIFICATION WILL BE DONE TO ACCOMMODATE NEW ROOM LAYOUTS. SEE THE MECHANICAL DRAWINGS.
- H. THE EXISTING EXIT SIGNS SHALL REMAIN.

KEYED NOTES:

- 1 SAWCUT FLOOR AS NEED TO INSTALL ROUGH PLUMBING. COORDINATE W/ PLUMBING CONTRACTOR. AFTER ROUGH PLUMBING IS INSTALLED FILL SAW CUT FLOOR AREAS W/ COMPACTED GRAVEL AND CONCRETE. SEE 3/01.0. NOTE, THE PLUMBING DRAWINGS SHOW A NEW WASTE LINE EXTENDING TO THE EAST AND CONNECTION TO A SANITARY SEWER LINE IN WHAT WILL BE THE DINING AREA. PRIOR TO SAW CUTTING THE FLOORS FOR THIS, FIELD VERIFY THE LOCATIONS OF THE SANITARY SEWER PER GENERAL NOTE E.
- 2 SAW CUT NEW OPENING IN EXISTING STUD WALL. OPENING LOCATION IS CHANGING TO ACCOMMODATE WALK IN COOLER.
- 3 SAWCUT NEW OPENING IN EXISTING STUD WALL TO 7'-0" A.F.F. FOR BABY CHAIR STORAGE ALCOVE.
- 4 REMOVE ANGLED WALL.
- 5 REMOVE EXISTING CEILING TILE AND GRID AS NEEDED TO ACCOMMODATE NEW WALL CONFIGURATION.
- 6 REMOVE EXISTING FLOORING, GLUE ETC. PREP FOR POLISHING.
- 7 REMOVE EXISTING WALL GRAPHICS. REMOVE EXISTING STEEL POSTS AND FRAMEWORK. PATCH AND FILL W/ CONCRETE AT FLOOR LINE. TYP. 4 LOCATIONS.
- 8 REMOVE ELECTRICAL AND TELEVISION CONNECTIONS, BOXES AND WIRING IN THE EAST AND WEST WALLS.
- 9 REMOVE EXISTING PLUMBING FIXTURES AND PIPING AS NEEDED AND PREP FOR NEW PLUMBING. NOTE THA THE MOP SINK SHALL REMAIN.
- 10 REMOVE EXISTING WATER HEATER AND PIPING BACK TO THE SHUTOFF VALVE.
- 11 REMOVE EXISTING SHELF THE WATER HEATER WAS SITTING ON.
- 12 REMOVE EXISTING WALL PROTECTION AROUND THE MOP SINK AREA.
- 13 REMOVE EXISTING WATER DISPENSER.
- 14 REMOVE EXISTING CABINETS.
- 15 REMOVE EXISTING LIGHTING. REUSE EXISTING SWITCHING AND BOXES WHERE POSSIBLE.
- 16 REMOVE EXISTING CEILING TILE. GRID SHALL BE LEFT AND REUSED WITH NEW TILE.
- 17 REMOVE DAMAGED CEILING TILE. SAVE 25% FOR POSSIBLE REUSE ELSEWHERE.
- 18 THERE IS AN EXISTING ARCHED WINDOW ABOVE THE BACK DOOR. IT IS CURRENTLY COVERED FROM THE EXTERIOR. CUT BACK THE COVERING TO THE OUTSIDE EDGE OF THE WINDOW FRAME AND REFINISH AROUND THE WINDOW.
- 19 THE EXISTING DOOR, FRAME PANIC HARDWARE SHALL BE REMOVE AND REPLACES WITH AN ALUMINUM DOOR AND FRAME WITH STANDARD RIM EXIT PANIC HARDWARE. SEE THE DOOR SCHEDULE



1 DEMOLITION PLAN
SCALE: 1/4"=1'-0"



tenant IMPROVEMENTS FOR THE SMOKED TACO
 SUITE A 245 WEST 500 SOUTH BOUNTIFUL UTAH

Nelson • Howden & Associates
 architects / planners
 350 east main st.
 bountiful, UT 84003
 801-492-9330
 fax: 801-492-9331

NH&A

drawing title: DEMOLITION PLAN
date: 02/02/24
sheet: a1.0

WALL TYPES		NOTE: SEE 06.0 THRU 06.3 FOR WALL TYPE SECTIONS
W1		3" METAL STUD WALL W/ 1/2" GYP. BD. TO ROOF DECK ABOVE, AND TO 6" ABOVE CEILING ON THE KITCHEN SIDE. SEE 3/06.0.
W2		3" METAL STUDS W/ 1 LAYER OF 5/8" TYPE GYP. BD. EA. SIDE TO GYP. BD. CEILING ABOVE OR 6" ABOVE ACOUSTIC CEILING ON KITCHEN SIDE.
W3		3" METAL STUDS W/ ONE LAYER OF 5/8" GYP. BD. EA. SIDE TO 60" A.F.F. SEE DETAIL 7/07.1 FOR WALL BRACING WHERE SHOWN.
W4		3" METAL STUDS W/ 1 LAYER OF 5/8" TYPE GYP. BD. ONE SIDE FROM 8'-0" - 9'-0" A.F.F. TO BOTTOM OF ROOF DECK ABOVE AND TO 6" ABOVE THE CEILING ON THE KITCHEN SIDE. SEE 2/06.0.
W5		
W6		EXISTING WALL. PATCH AND REPAIR AS NEEDED.

NOTES:

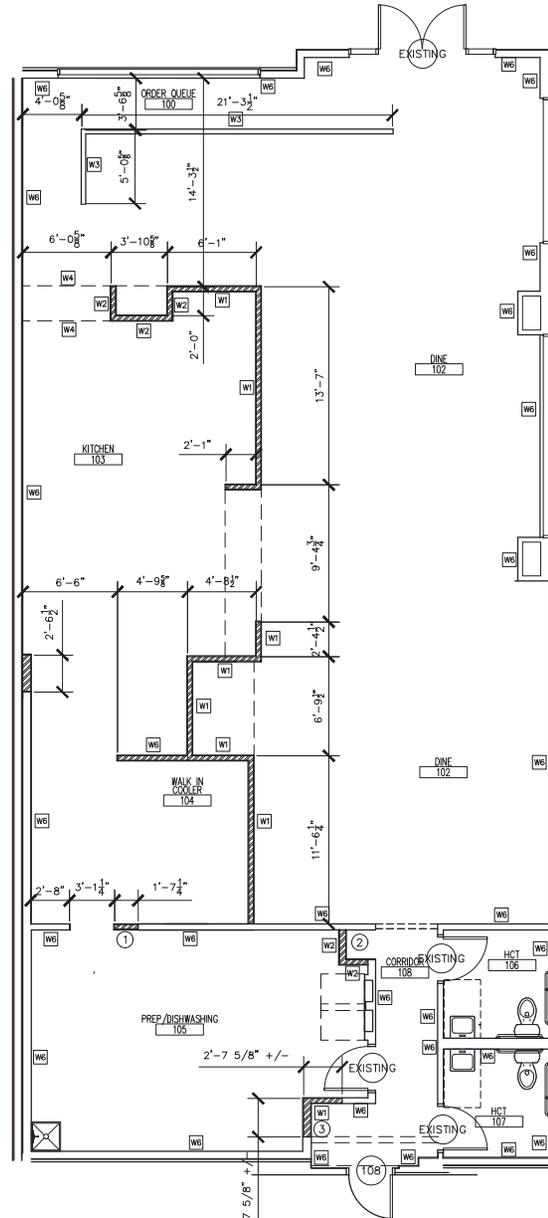
- ALL DIMENSIONS ON ALL WALLS GO FROM FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED. DIMENSIONS FROM EXISTING WALLS WILL BE FROM FACE OF GYP. BD. TO FACE OF STUD.
- EXTERIOR WALLS ARE PART OF THE SHELL PACKAGE TO THE INSIDE FACE OF CMU.
- SEE THE FINISH SCHEDULE AND INTERIOR WALL ELEVATIONS FOR WALL FINISHES.
- ALL PLUMBING WALLS AND ADJACENT WALLS WITHIN 24" OF PLUMBING FIXTURES SHALL HAVE WATER RESISTANT GYP. BD. INSTALLED.
- PROVIDE BACKING WHERE NOTED FOR SHELVING AND OTHER EQUIPMENT MOUNTING.
- KITCHEN WALLS WILL BE FINISHED W/ FRP PANELING TO 8'-0" OR STAINLESS STEEL PANELS. SEE 03.0 AND FINISH SCHEDULE FOR MORE DETAIL.

KEYED NOTES:

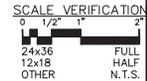
- INFILL DOOR OPENING WITH METAL STUDS AS NEEDED.
- INFILL OPENING TO FORM ALCOVE. WALLS TO GO TO 6" ABOVE CEILING. FRAME CEILING IN ALCOVE @ 7'-0".
- FRAME NEW WALLS TO STRUCTURE ABOVE, OR MATCH EXISTING ADJACENT WALL HEIGHTS.

GENERAL NOTES:

- ALL WORK SHALL BE DONE IN ACCORDANCE TO THE 2021 IBC, AND ALL OTHER CODES CURRENTLY ADOPTED BY BOUNTIFUL CITY. SEE THE FULL LIST ON THE COVER SHEET.
- EXTERIOR DOORS ON THE BUILDING ARE EXISTING. THEY SHALL HAVE SIGNAGE STATING "THESE DOORS SHALL REMAIN UNLOCKED DURING BUSINESS HOURS" IF THEY ARE NOT EQUIPPED W/ PANIC HARDWARE.
- PROVIDE BACKING IN ALL WALLS WHERE SHELVING, PLUMBING FIXTURES, GRAB BARS, HOODS OR OTHER FRAMING ETC. IS SHOWN.



2 DIMENSIONED FLOOR PLAN
SCALE: 1/4"=1'-0"



drawing title: DIMENSIONED FLOOR PLAN
date: 02/02/24
sheet: a1.1

TENANT IMPROVEMENTS FOR THE SMOKED TACO
 SUITE A 245 WEST 500 SOUTH BOUNTIFUL UTAH

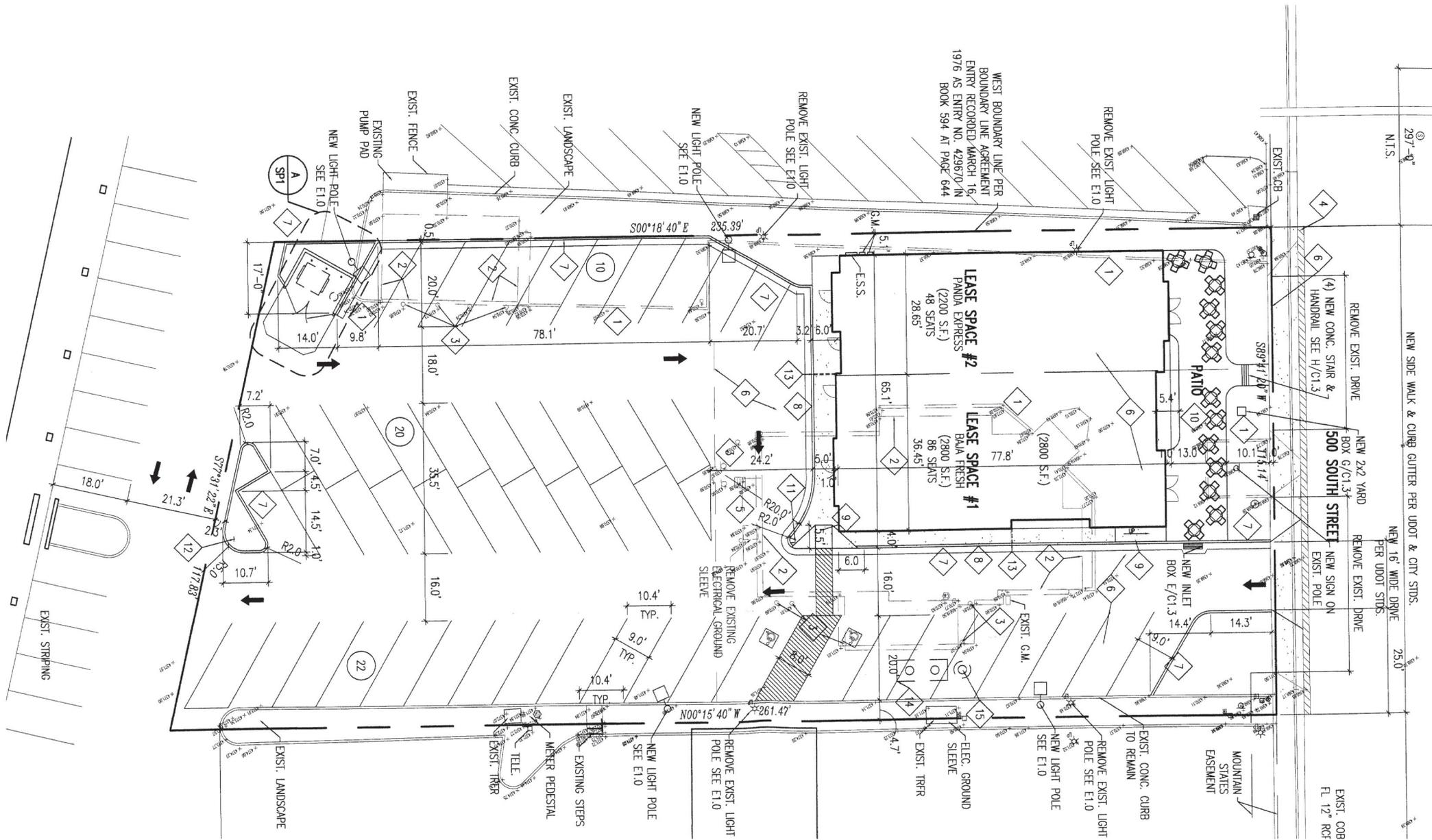
Nelson • Howden & Associates
 architects / planners
 380 east main st.
 suite 200
 utah 84003
 801-492-9300
 fax 801-492-9301

NHA



JAB
FOR DIM.

F. C.M.U.
ROLLARD



Planning Commission Staff Report



Subject: Amended Final Architectural and Site Plan
for a Mixed-Use Residential and Commercial
Development at 220 N Main Street

Author: Amber Corbridge, Senior Planner

Department: Planning

Date: March 19, 2024

Background

The applicant K. Beau Ogzewalla, the owner of the mixed-use project at 220 N Main Street, is requesting an amendment to the Final Architectural and Site Plan for the mixed-use project, The Brooks. The applicant is proposing to amend the exterior building materials from the original approval for Buildings B, D, and E (see Site Plan Below, and Attached Previously Approved Building Elevations).



The applicant states reasons for the change in the attached Letter of Intent, where the amended design would enhance the architectural quality, add to the dynamic character of

the community, and update the materials to include more fiber cement lap siding and board and batten.

Analysis

The Planning Commission shall determine if the proposed amendment to the architectural plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The buildings along Main Street (Buildings A and C) *will not* be modified from the original approval, as shown below:

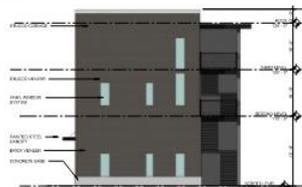
Building A



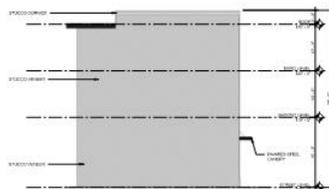
05 PERSPECTIVE VIEW



04 EAST ELEVATION



03 SOUTH ELEVATION



02 NORTH ELEVATION



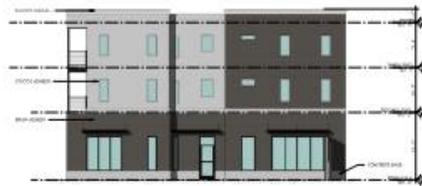
01 WEST ELEVATION

No Change

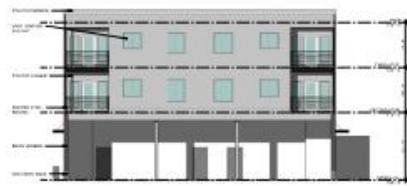
Building C



05 PERSPECTIVE VIEW



04 SW BUILDING - NORTH ELEVATION



03 SW BUILDING - EAST ELEVATION



02 SW BUILDING - SOUTH ELEVATION



01 SW BUILDING - WEST ELEVATION

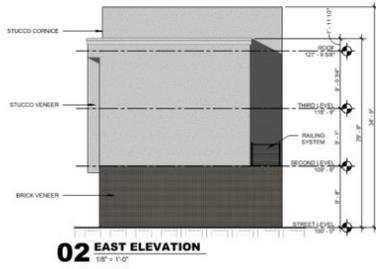
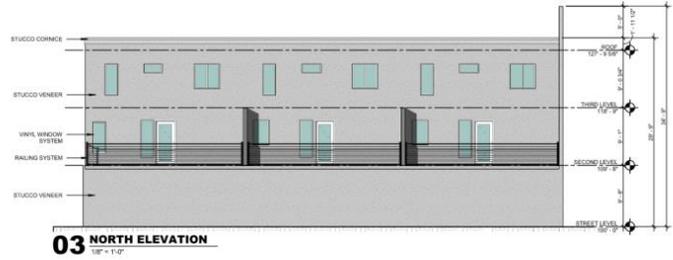
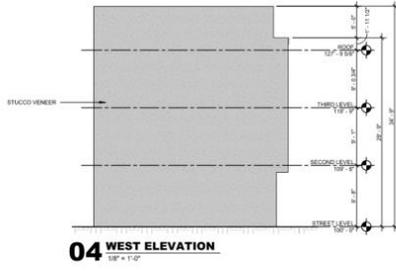
No Change

The proposed changes to Buildings B, D, and E will complement the building style of Buildings A and C with the same material colors. The applicant proposes to add dark gray board and batten above the entrances, on the second and third floors. The proposed changes show materials wrapping around the building and above/below windows, which creates a more harmonious and aesthetically designed exterior. The following drawings compare previously approved and proposed elevations for Buildings B, D, and E:

Building B Approved:



05 PERSPECTIVE VIEW



Building B Proposed:



GLASS:	558	11%
STUCCO:	2,453	49%
GRAY FIBER CEMENT:	1,440	30%
BRICK:	821	17%
TOTAL WALL AREA PER BUILDING:	4,925	100%

TOTAL WALL:	1,913 sf	17%
GLASS:	558 sf	14%
BRICK:	294 sf	4%
STUCCO:	767 sf	40%
GRAY FIBER CEMENT:	521 sf	29%

1 BUILD B FRONT ELEVATION
1/8" = 1'-0"

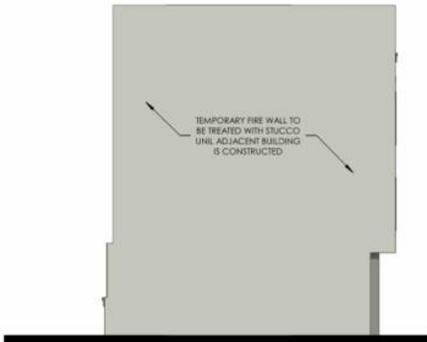
MATERIAL LEGEND			CODE	MATERIAL	STYLE	COLOR/FINISH
			M-1	MASONRY - BRICK	STANDARD SIZE BRICK VENER	RED
			S-1	NOT USED		
			S-2	BOARD & BATTEN	FIBER CEMENT PANEL	DARK GRAY
			S-3	STUCCO	3 COAT STUCCO SYSTEM	GRAY
			T-1	TRIM	FIBER CEMENT TRIM	WHITE
			T-2	TRIM	FIBER CEMENT TRIM	DARK GRAY
			S-3			
			T-1			
			T-2			

THE BROOKS BUILDING B



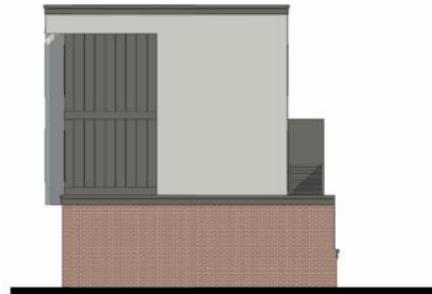
TOTAL WALL: 2,248 sf
 GLASS: 229 sf 10%
 BRICK: 245 sf 11%
 STUCCO: 1,108 sf 49%
 GRAY S&B: 666 sf 30%

4 BLDG B REAR ELEVATION
 1/8" = 1'-0"



TEMPORARY FIRE WALL TO BE TREATED WITH STUCCO UNIL ADJACENT BUILDING IS CONSTRUCTED

3 BLDG B LEFT SIDE ELEVATION
 1/8" = 1'-0"



TOTAL WALL: 764 sf
 BRICK: 280 sf 33%
 STUCCO: 312 sf 44%
 GRAY S&B: 172 sf 23%

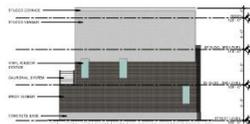
2 BLDG B RIGHT SIDE ELEVATION
 1/8" = 1'-0"

Buildings D and E Approved:

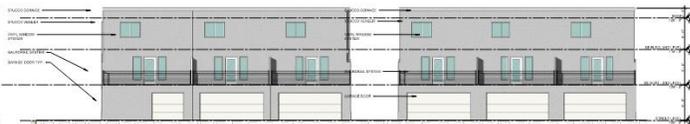


Buildings D and E

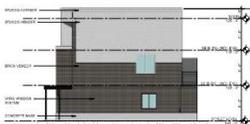
05 PERSPECTIVE VIEW



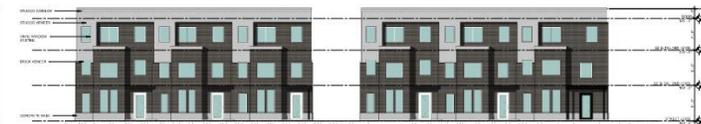
04 SE BUILDING - WEST ELEVATION



03 SE BUILDING - NORTH ELEVATION



02 SE BUILDING - EAST ELEVATION



01 SE BUILDING - SOUTH ELEVATION

Buildings D and E Proposed:



TOTAL WALL: 5,624 SF 100%
 BRICK, GLASS, METAL: 2,814 SF 51%
 SIDING & STUCCO: 2,810 SF 49%

MAINTENANCE FREE MATERIALS 2,814 SF 51%
 SIDING AND STUCCO 2,810 SF 49%
TOTAL WALL AREA: 5,624 100%

TOTAL WALL: 1,885 sf
 GLASS: 458 sf 22%
 BRICK: 492 sf 37%
 STUCCO: 395 sf 21%
 GRAY BRK: 334 sf 17%
 TILE ACCENTS: 68 sf 3%
BRICK, GLASS & METAL: 62%
STUCCO & SIDING: 716 38%

1 - RIDGE D & E FRONT ELEVATION
 1/8" = 1'-0"

MATERIAL LEGEND		CODE	MATERIAL	STYLE	COLOR/FINISH
		M-1	MASONRY - BRICK	STANDARD SIZE BRICK VENEER	RED
		S-1	EXTERIOR TILE	CERAMIC TILE	
		S-2	WOOD & BATTEN	FIBER CEMENT PANEL	DARK GRAY
		S-3	STUCCO	3 COAT STUCCO SYSTEM	GRAY
		T-1	TRIM	FIBER CEMENT TRIM	WHITE
		T-2	TRIM	FIBER CEMENT TRIM	DARK GRAY

THE BROOKS BUILDINGS D & E



TOTAL WALL: 1,665 sf
 BRICK: 520 sf 31%
 GLASS: 170 sf 10%
 STUCCO: 651 sf 39%
 GRAY BRK: 324 sf 19%

4 - RIDGE D & E REAR ELEVATION
 1/8" = 1'-0"

BRICK & GLASS: 42%
STUCCO & SIDING: 973 58%



TOTAL WALL: 1,037 sf
 GLASS: 30 sf 3%
 BRICK: 431 sf 42%
 STUCCO: 374 sf 36%

3 - RIDGE D & E LEFT SIDE ELEVATION
 1/8" = 1'-0"

BRICK & GLASS: 45%
STUCCO & SIDING: 574 55%



TOTAL WALL: 1,037 sf
 GLASS: 30 sf 3%
 BRICK: 440 sf 44%
 STUCCO: 401 sf 39%
 GRAY BRK: 166 sf 16%

2 - RIDGE D & E RIGHT SIDE ELEVATION
 1/8" = 1'-0"

BRICK & GLASS: 47%
STUCCO & SIDING: 547 53%

The proposed changes in exterior building materials meet the Downtown Code requirements for architectural, where exteriors are maintenance free and high quality (14-7-112 (C)(1)).

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an amendment to the building elevation drawings of an approved development plan.

Recommendation

Staff recommends that the Planning Commission review the Amended Final Architectural and Site Plan application for the mixed-use project and forward a positive recommendation to the City Council to approve.

Attachments

1. Letter of Intent

Dear Members of the Planning Commission,

I am writing to present an upgraded vision for The Brooks project, which builds upon the previously approved plan. Our revised proposal carefully refines the architectural design and materials, offering a more desirable aesthetic while ensuring full compliance with all planning ordinances. The request is specific to the townhomes, identified in the attached site plan as buildings B, D, and E.

The original project predominantly featured brick and stucco exteriors. Our updated proposal maintains the classic appeal of brick while introducing a nuanced mix of high-quality materials, including stucco, fiber cement lap siding and board and batten. This adjustment aims to elevate the overall visual interest of the development, while maintaining the original intent of the approved project.

I would like to emphasize that our new proposal fully adheres to all planning ordinances governing the project. The adjustments made are in response to our commitment to continuous improvement, taking into account evolving design standards.

We believe that this refined approach not only enhances the architectural quality of The Brooks, but also aligns with the dynamic character of our vibrant community. We appreciate your consideration of these updates and look forward to contributing positively to our city's aesthetic.

Thank you for your time and attention to this matter.

Sincerely,

K. Beau Ogzewalla

The Brooks, LLC

Commission Staff Report

Subject: Preliminary Approval for the
Towns at 400 P.U.D. (Planned Unit Development)
Address: 40 West 400 South St.
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: March 19, 2024



Background

Bob Murri, Applicant, is requesting Preliminary Approval of a Planned Unit Development (P.U.D) plat for the Towns at 400 project located at approximately 40 West 400 N South St. The proposed project includes two buildings totaling 8 units. This project was granted Final Architectural and Site Plan Approval by the City Council on December 13, 2022. The applicant obtained building permits and construction is roughly 50% complete. The Applicant has stated that project funding is reliant on the sale of the units.

Analysis

Land Use Code: Chapter 20 of the City's Land Use Code outlines the requirements for a Commercial, Condominium or PUD plat. In order to qualify, the development must:

1. Have a minimum of 4 legal lots or units.
2. Establish a property owners association for maintenance and ownership of the common areas.

Prior Approvals: Approvals for the architectural and site plan are not changed by the proposed subdivision. The proposed subdivision creates the mechanism for modifications to the ownership of components within the development ie: individually owned townhomes or mixed-use buildings.

Department Review

This memo has been reviewed by the City Attorney and the Planning Director.

Recommendation

Staff would support the Planning Commission forwarding a recommendation for Preliminary Approval of the Towns at 400 P.U.D. and make the recording of the plat contingent on the following conditions being satisfied:

1. Complete any outstanding minor corrections to the plat.
2. Establish a property owners association and record all necessary documents with the Davis County Recorder's Office at the time the plat is recorded.

Significant Impacts

None

Attachments

- 1. Site Plan.
- 2. Copy of the plat.

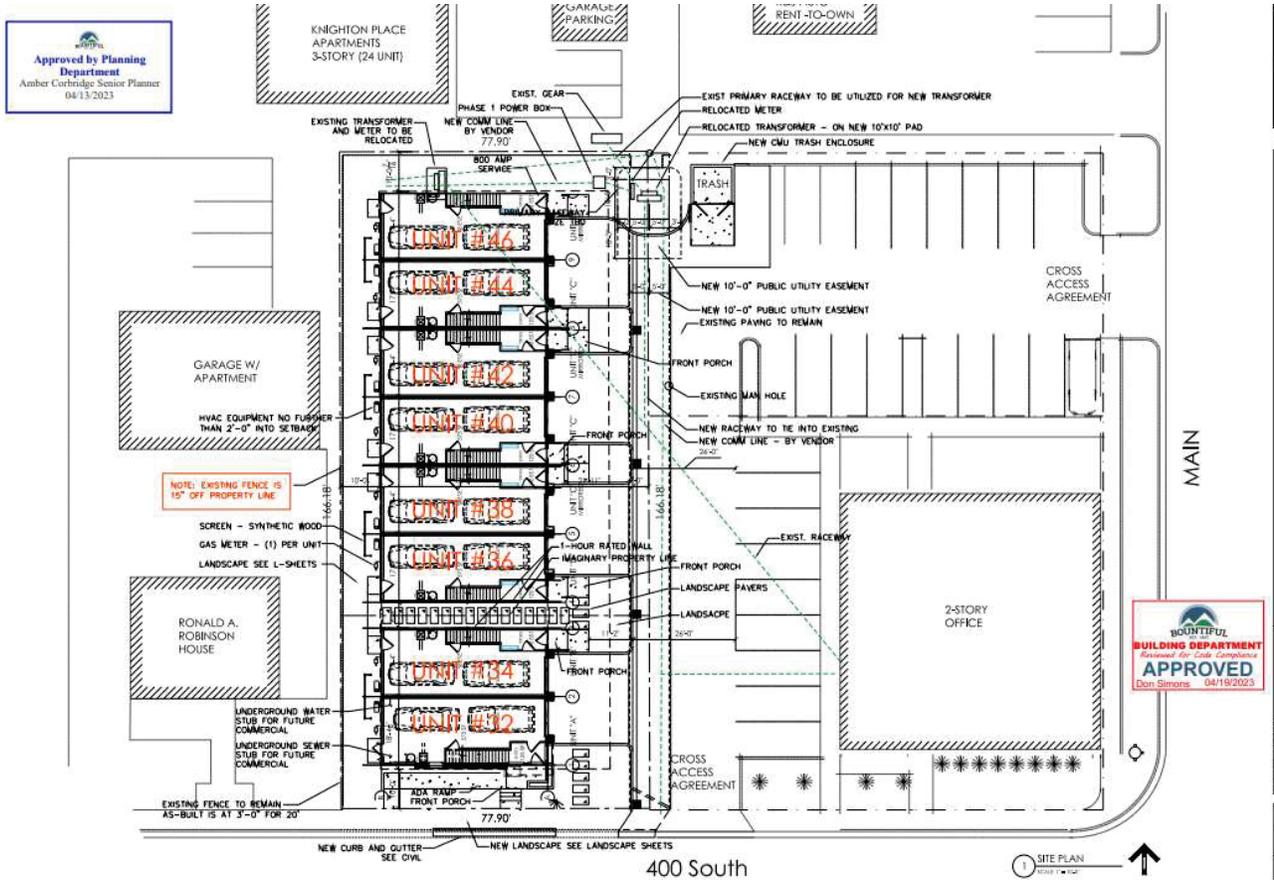


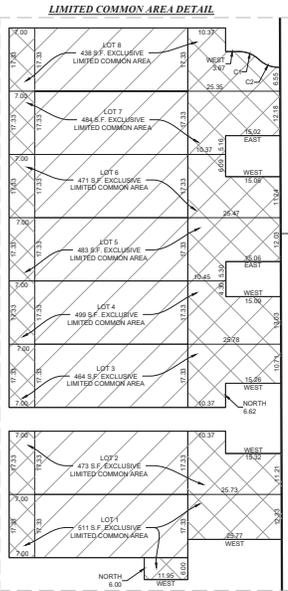
Figure 1 Site Plan



VICINITY MAP
NTS

LEGEND

- PRIVATE AREA
- LIMITED COMMON AREA
- COMMON AREA
- RECORD (BEARING AND/OR DISTANCE)
- EASEMENT (BEARING AND/OR DISTANCE)
- STREET CENTERLINE
- PLAT BOUNDARY
- LOT BOUNDARY



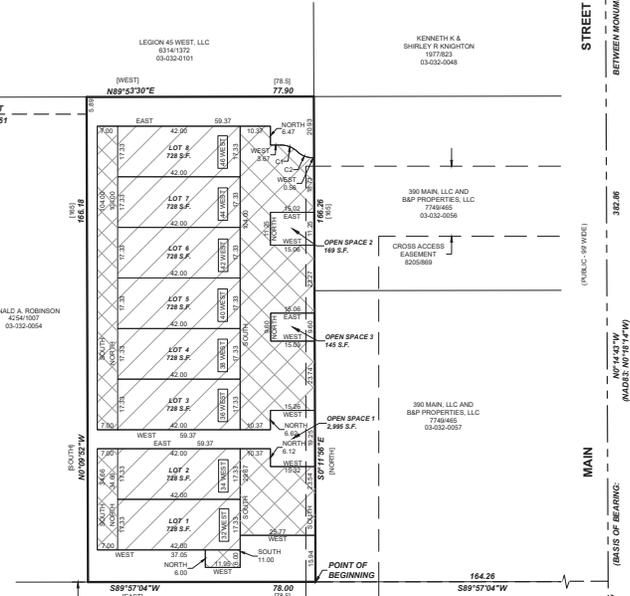
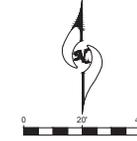
**PRELIMINARY PLAT
OF
TOWNS AT 400
P.U.D.**

LOCATED IN LOT 1, BLOCK 8, PLAT A, BOUNTIFUL TOWNSITE SURVEY, ALSO THE SE1/4 OF SECTION 19 & NE1/4 OF SECTION 30, T2N, R1E, SLB&M BOUNTIFUL, DAVIS COUNTY, UTAH

300 SOUTH

FOUND CENTERLINE MONUMENT (RING & LID)

- NOTES:**
- #5 REBAR & CAP TO BE SET AT ALL BOUNDARY CORNERS. CURB PINS TO BE SET IN THE TOP OF THE CURB AT THE EXTENSION OF THE SIDE LOT LINES.
 - ALL BUILDING WALLS ARE PARALLEL WITH OR PERPENDICULAR TO THE REFERENCE BEARING TO EACH BUILDING SHOWN HEREON.
 - OPEN SPACE 1-3 ARE NON-BUILDABLE COMMON SPACE PARCELS HEREBY DEDICATED TO AND MAINTAINED BY THE PROJECT HOA.
 - OPEN SPACE AND LIMITED COMMON AREAS ARE DESIGNATED AS A PUBLIC UTILITY EASEMENTS OVER, ACROSS, ABOVE, AND UNDER IT FOR INGRESS, EGRESS, INSTALLATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF UTILITIES SERVING THE PROPERTY. UTILITIES INCLUDE, BUT ARE NOT LIMITED TO: WATER, SEWER, DRAINAGE, GAS, TELEPHONE, CABLE, INTERNET, AND POWER.



CURVE TABLE				
CURVE #	RADIUS	DELTA	LENGTH	CHORD
C1	8.00	43°47'56"	6.12	568°00'02"E 5.97
C2	7.50	43°47'56"	5.73	568°00'02"E 5.59

SURVEYOR'S CERTIFICATE
I, CURTIS BOWN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 12066452-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE ALSO SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE CORRECTLY SURVEYED, STAKED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.



CURTIS BOWN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 12066452-2201

BOUNDARY DESCRIPTION
A portion of Lot 1, Block 8, Plat "A", BOUNTIFUL TOWNSITE SURVEY located in the SE1/4 of Section 19 & the NE1/4 of Section 30, Township 2 North, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:
Beginning on the south line of Lot 1, Block 8, Plat "A", BOUNTIFUL TOWNSITE SURVEY located NPT144°4'W along the monument line 24.75 feet and S89°57'04"W 164.26 feet from the centerline monument located at the intersection of 400 South and Main Street and point is also located S89°49'47"E 2896.51 feet from the Northwest corner of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian; thence S89°57'04"W (record: East 78.5 feet; thence N89°52'29"W (record: South 165 feet) 166.18 feet to the north line of said Lot 1; thence N89°53'59"E (record: West 78.5 feet) 77.90 feet; thence S0°11'56"E (record: North 165 feet) 166.26 feet to the point of beginning.

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, AND HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, PARCELS AND STREETS, TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS:
**TOWNS AT 400
P.U.D.**
AND DO HEREBY DEDICATE COMMON AREAS AND LIMITED COMMON AREAS AS PUBLIC UTILITY EASEMENTS, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.
BY: _____ (PRINTED NAME)
ITS: _____

CORPORATE ACKNOWLEDGMENT
ON THIS ____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____ WHOSE IDENTITY IS PERSONALLY KNOWN TO ME (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT HESHE IS THE _____ OF 390 MAIN, LLC AND THAT SAID DOCUMENT WAS SIGNED BY HIM/HER IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BYLAWS, OR RESOLUTION OF ITS BOARD OF DIRECTORS, AND SAID LIMITED LIABILITY CORPORATION ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC (SIGNATURE)
RESIDING IN _____ COUNTY

PLANNING AND ZONING APPROVAL
APPROVED BY THE BOUNTIFUL CITY PLANNING COMMISSION:
PLANNING DIRECTOR _____ DATE _____
CITY ATTORNEY APPROVAL
APPROVED ON THIS ____ DAY OF _____, 20____.
CITY ATTORNEY _____ DATE _____

**PRELIMINARY PLAT
OF
TOWNS AT 400
P.U.D.**
LOCATED IN LOT 1 BLOCK 8 PLAT A, BOUNTIFUL TOWNSITE SURVEY, ALSO THE SE1/4 OF SECTION 19 & NE1/4 OF SECTION 30, T2N, R1E, SLB&M BOUNTIFUL, DAVIS COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
\$ _____
FEE _____ DAVIS COUNTY RECORDER

CITY ENGINEER'S CERTIFICATE OF APPROVAL
APPROVED ON THIS ____ DAY OF _____, 20____.
CITY ENGINEER _____ DATE _____
CITY COUNCIL'S CERTIFICATE OF APPROVAL
APPROVED BY THE BOUNTIFUL CITY COUNCIL ON THIS ____ DAY OF _____, 20____.
MAYOR _____ ATTEST: _____

UTILITY APPROVAL
SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____

DOMINION ENERGY UTAH
QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT, THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8232.
QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS ____ DAY OF _____, 20____.
BY: _____ TITLE: _____

civilsolutionsgroup.com
CACHE VALLEY | P: 435.213.3762
SALT LAKE | P: 801.216.3192
UTAH VALLEY | P: 801.874.1432
info@civilsolutionsgroup.net
www.civilsolutionsgroup.net

Commission Staff Report

Subject: Lot Line Adjustment for Lot 27 of Creekwood of Indian Springs Plat C Subdivision
Address: 1398 E Canyon Creek Dr
Author: City Engineer
Department: Engineering, Planning
Date: March 19, 2024



Background

Steve Slatter, owner of Lot 27 has requested to purchase a portion of the City-owned property where the North Canyon Trailhead has been constructed. Because this property was purchased with funds provided by Davis County, authorization from the County was first required to fulfill contractual obligations associated with the funding.

Analysis

Both properties are located in the Residential- Foothill zone. The parcel to be purchased is adjacent to the west side of the Trailhead parking lot and extends south from the road right of way to the base of the hill on the south side of the canyon. Per the survey furnished by Mr. Slatter, the proposed area is 11 feet wide and approximately 190 feet long, containing 2,090 square feet. This area is relatively flat, is significantly lower in elevation than the parking lot, and is intended to serve as a buffer between the parking lot and Mr. Slatter's property. Access to the area would not be considered convenient, but is possible from the City's side. This area is more useful to Mr. Slatter and is much more convenient to access from his property. In addition to the need to maintain this property, the sale of the property would resolve the issue of Mr. Slatter's retaining wall encroaching on to the City's property.

Zoning Requirements: Both properties will still comply with the requirements for frontage in the R-F zone. Any future use of the property by the owner of Lot 27 will be evaluated based on the current Land Use Code in effect at the time of the application.

Utilities: No additional utilities are required.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, and Planning Director.

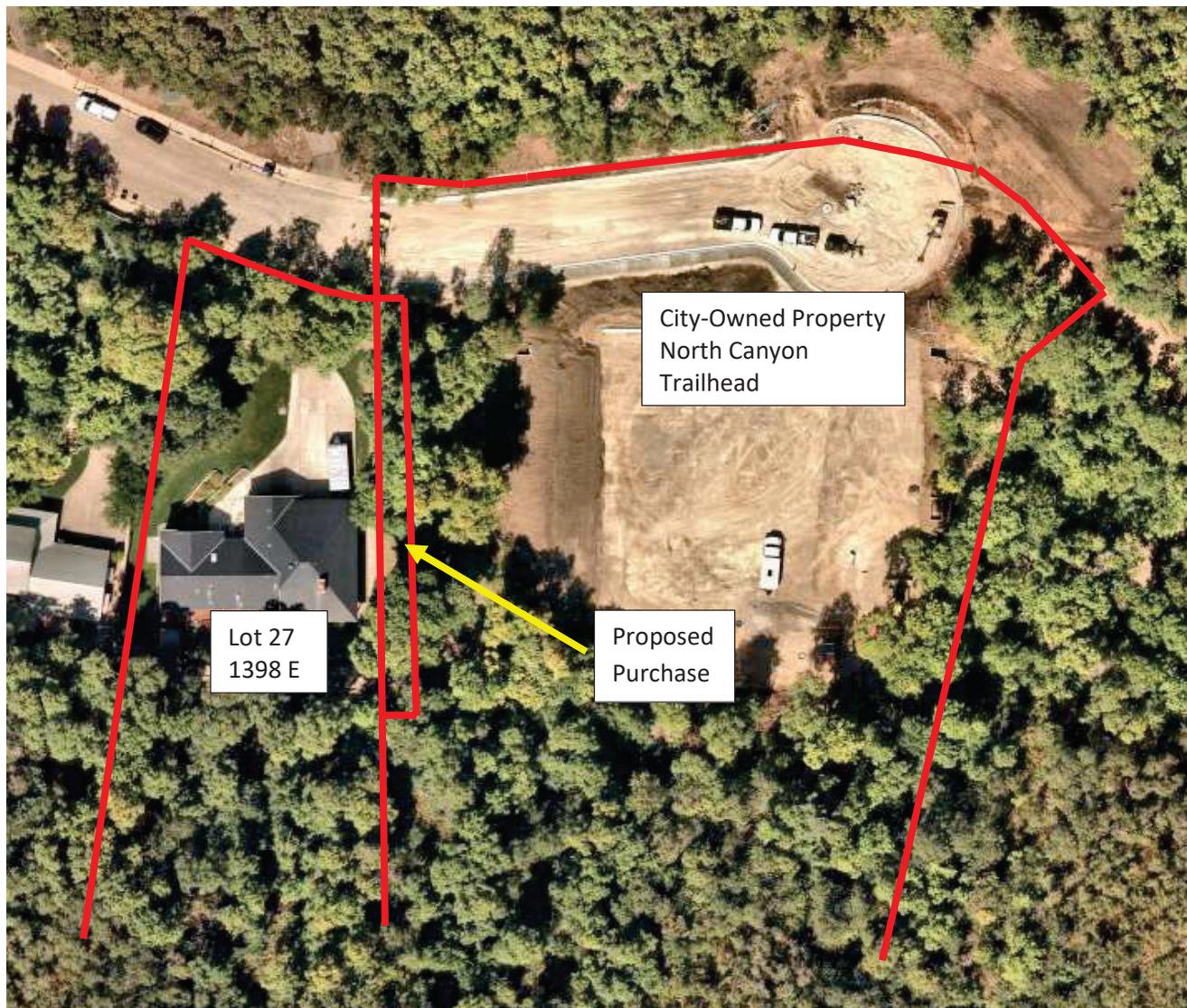


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

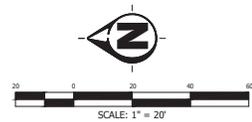
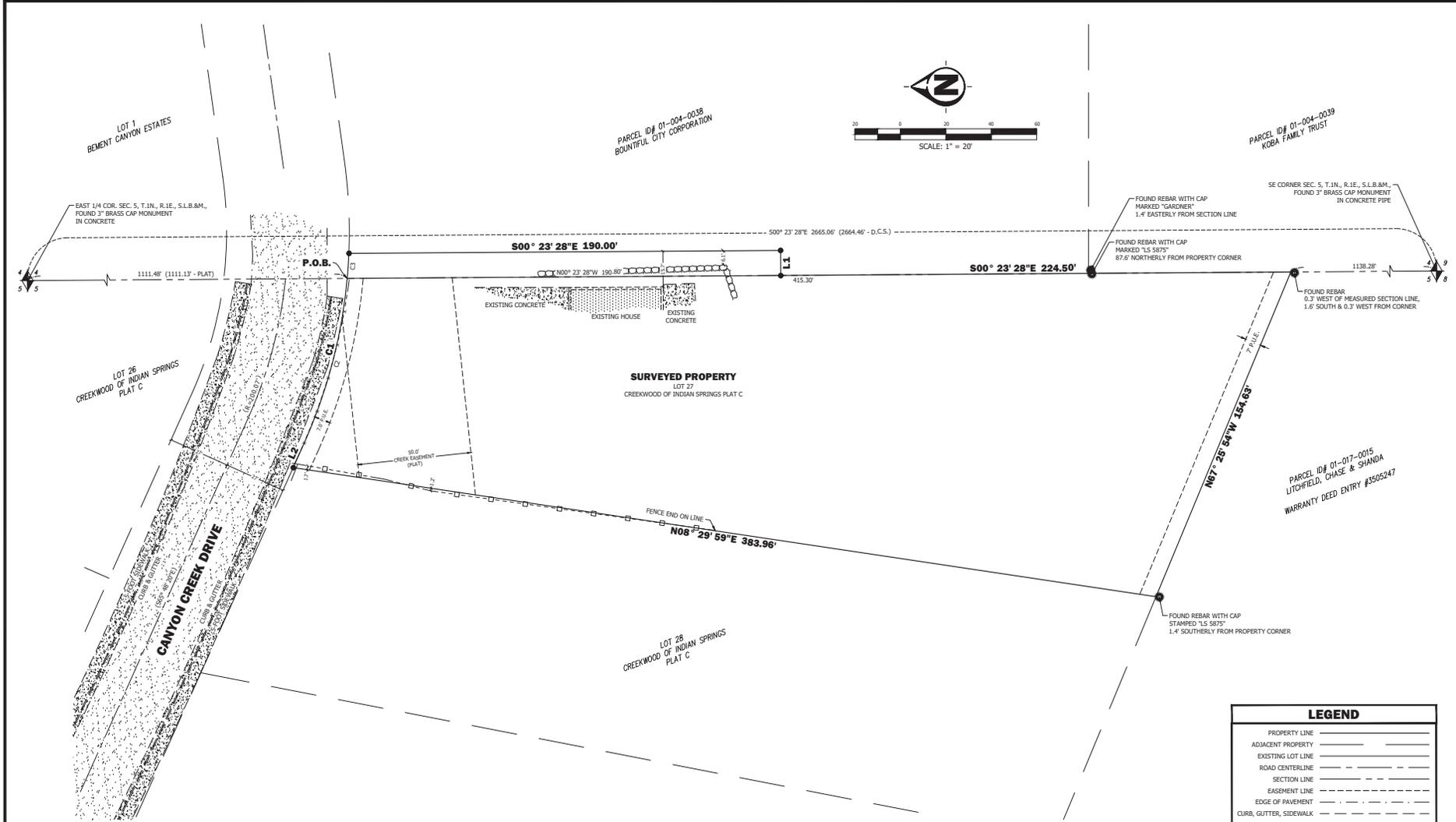
Staff would support the Planning Commission forwarding a recommendation of approval to the City Council for Lot 27 of the Creekwood of Indian Springs Plat C Subdivision (1398 E Canyon Creek Dr.).

Significant Impacts

None

Attachments

1. A copy of the Record of Survey.



CERTIFICATE

I, AARON L. INABBIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE LOT CORNERS OF LOT 27 AND TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED 11.0-FOOT TRACT OF LAND TO BE PURCHASED FROM BOUNTIFUL CITY. WE ESTABLISHED THE BASIS OF BEARING BETWEEN A FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER AND A FOUND BRASS CAP MONUMENT AT THE SOUTHEAST CORNER OF SECTION 5, T.1N., R.1E., S.L.B.&M., AS SHOWN. WE TOOK RECORD BEARINGS AND DISTANCES FROM CREEKWOOD OF INDIAN SPRINGS PLAT C (ENTRY #62325, D.C.R.) AND A WARRANTY DEED RECORDED AS ENTRY #3505247 (D.C.R.).

RECORD DESCRIPTION

LOT 27, CREEKWOOD OF INDIAN SPRINGS PLAT C.

11.0-FOOT TRACT DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, SAID POINT BEING THE NORTHEAST CORNER OF LOT 27, CREEKWOOD OF INDIAN SPRINGS PLAT C; A SUBDIVISION RECORDED AS ENTRY #62325 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER IS SOUTH 00°23'28" EAST 1111.48 FEET (1111.13 FEET BY RECORD) ALONG SAID EAST LINE FROM A FOUND BRASS CAP MONUMENT AT THE EAST QUARTER CORNER OF SAID SECTION 5, AND RUNNING THENCE EASTERLY 11.03 FEET ALONG THE SOUTHERLY LINE OF CANYON CREEK DRIVE AND THE ARC OF A 227.07-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°47'00"; CHORD BEARS SOUTH 86°12'45" EAST 11.03 FEET; THENCE SOUTH 00°23'28" EAST 190.00 FEET ALONG A LINE PARALLEL WITH AND 11.0-FOOT PERPENDICULARLY DISTANT EASTERLY FROM THE EAST LINE OF SAID LOT 27; THENCE SOUTH 89°36'25" WEST 11.00 FEET TO SAID EAST LINE; THENCE NORTH 00°22'28" WEST 130.98 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINS 0.048 ACRES.

NOTE

THE NAD83 STATE PLANE BEARING ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5, T.1N., R.1E., S.L.B.&M. IS SOUTH 0°00'00" EAST.

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S89° 36' 32" W	11.00'
L2	S65° 48' 20" E	11.66'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	227.07'	86.39'	02° 47' 55"	S76° 42' 17" E	85.87'
C2	227.07'	75.36'	01° 59' 00" S	S75° 18' 48" E	75.01'
C3	227.07'	11.03'	00° 24' 00" S	S86° 12' 45" E	11.03'

LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY
- EXISTING LOT LINE
- ROAD CENTERLINE
- SECTION LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- CURB, GUTTER, SIDEWALK
- WOOD FENCE
- WROUGHT IRON FENCE
- CONCRETE/BLOCK WALL
- CREEKWOOD OF INDIAN SPRINGS PLAT C (PLAT)
- OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.)
- OFFICE OF THE DAVIS COUNTY SURVEYOR (D.C.S.)
- RECORD CALLS ()
- SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)
- FOUND PROPERTY MARKER (AS NOTED)

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2336
www.Entellus.com

Entellus



STEVE SLATTER

1398 EAST CANYON CREEK DRIVE
LOT 27, CREEKWOOD OF INDIAN SPRINGS PLAT C
LOCATED IN THE NW 1/4 OF SECTION 5, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION
1	2024/01/15	ISSUED FOR PERMIT
2	2024/01/16	REVISED PER COMMENTS
3	2024/01/16	REVISED PER COMMENTS
4	2024/01/16	REVISED PER COMMENTS
5	2024/01/16	REVISED PER COMMENTS
6	2024/01/16	REVISED PER COMMENTS
7	2024/01/16	REVISED PER COMMENTS
8	2024/01/16	REVISED PER COMMENTS
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98	2024/01/16	REVISED PER COMMENTS
99	2024/01/16	REVISED PER COMMENTS
100	2024/01/16	REVISED PER COMMENTS

DRAWN: JTB 2024/01/05
APPROVED: ALI 2024/01/16
PROJECT #: 2183001
SURVEY 2183001.dwg
V210
BOUNDARY SURVEY

Planning Commission Staff Report



Subject: Preliminary Subdivision Application for the Joe and Bette Eggett Subdivision Phase 7
Address: 1351 East 1700 South
Author: Jonah David Hadlock, Assistant Planner
Date: March 19, 2024

Background

The applicant, Terry Eggett, submitted a Preliminary Subdivision Application requesting to subdivide an existing metes and bounds parcel containing 10.385 acres into one (1) lot and a remainder parcel. The subject site is at 1351 East 1700 South and is within the Single-Family Residential Zone (R-3).

Analysis

Lot Standards: The proposal includes keeping the existing single-family dwelling withing proposed lot 1. The submitted survey reflects that the existing single-family dwelling will comply with all setback requirements, including the newly proposed east property line.

The existing shed on the proposed remainder parcel will need to be removed to comply with Bountiful City Code 14-4-105(J) which prohibits accessory structures without a primary structure. The proposal complies with the development standards as shown on the table below:

<u>Regulation</u>	<u>Standard</u>	<u>Proposed Lot 1</u>
Minimum Lot Size	11,000 square feet	96,528.96 square feet (2.216 acres)
Minimum Buildable Area	3,000 square feet	3,000 square feet, minimum*
Minimum Lot Width	80 feet	Approx. 173 feet

*According to County records accessed online the footprint of the existing single-family dwelling is approximately 2,922 square feet. Based on the submitted survey, Staff has determined that proposed lot 1 would comply with this requirement.

Access: The proposed development has frontage on 1700 South, a platted public right-of-way.

Utilities: The proposed development is currently served by all necessary utilities. Staff recommends that all appropriate easements for utilities or creek maintenance (per Davis County) are shown on the plat to the satisfaction of the City Engineer.

Future Development: The applicant indicated that he has no further ambitions to develop the remainder parcel consisting of 8.169 acres. Further development of the remainder parcel will require the property owner to submit a future subdivision application which would need to comply with applicable standards including, but not limited to, density, lot size, buildable area, lot width, etc.

Department Review

The City Engineer, City Attorney, and Planning Director reviewed this staff report.

Significant Impacts

There are no significant impacts on the surrounding neighborhood.

Recommendation

Staff recommends that the Planning Commission review the application, conduct a public hearing, and approve the Preliminary Subdivision located at 1351 East 1700 South subject to the following conditions of approval:

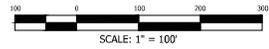
1. All appropriate utility easements shall be shown on the plat to the satisfaction of the City Engineer.
2. The shed shall be removed within 90 days of plat recordation.
3. The applicant shall comply with all Staff correction comments.

Attachments

1. Plat
2. Topographic
3. Survey



WEST 1/4 CORNER SEC. 28, T.2N, R.1E, S.L.B.8M., (FOUND D.C.S. MONUMENT)



LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
EASEMENT	- - - - -
ROAD CENTERLINE	—————
EASEMENT CENTERLINE	- - - - -
(SEE NOTES 3 & 5)	
SECTION LINE	—————
TIE TO MONUMENT	—————
RECORD CALLS ()	
5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND REBAR & CAP STAMPED "ENTELLUS" AT CORNER	⊙

NOTES

- THE STATE PLANE BEARING ALONG THE BASIS-OF-BEARING IS NORTH 00°14'06" WEST (DAVIS COUNTY SURVEYOR), CALCULATED USING NAD83 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
- PARCEL A IS A REMAINDER PARCEL RESERVED FOR FUTURE DEVELOPMENT. IT IS NOT A DEVELOPABLE LOT AS PART OF THIS PLAT.
- A 32.0-FOOT (16.0-FOOT HALF-WIDTH) POWER EASEMENT IS EFFICUATED AT THE RECORDING OF THIS PLAT IN FAVOR OF BOUNTIFUL CITY LIGHT & POWER.
- A 50.0-FOOT (25.0-FOOT HALF-WIDTH) FLOOD CONTROL EASEMENT ALONG THE CENTER OF MILL CREEK IS EFFICUATED AT THE RECORDING OF THIS PLAT IN FAVOR OF DAVIS COUNTY FLOOD CONTROL.
- A 20.0-FOOT (10.0-FOOT HALF-WIDTH) SEWER EASEMENT ALONG AN EXISTING PIPE IS EFFICUATED AT THE RECORDING OF THIS PLAT IN FAVOR OF SOUTH DAVIS SEWER DISTRICT.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, 20____
BY: _____
TITLE: _____

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____

JOE AND BETTE EGGETT SUBDIVISION PHASE 7
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 28,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
MARCH 2024

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.00'	114.45'	121° 25' 58"	N79° 49' 24" W	94.20
C2	20.00'	17.65'	050° 34' 12"	S64° 44' 43" W	17.08
C3	54.00'	85.53'	090° 44' 53"	N64° 28' 51" W	76.86
C4	54.00'	28.92'	030° 41' 05"	S45° 48' 10" W	28.58

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N00° 01' 33" E	108.73
L2	S71° 07' 07" E	78.43
L3	N89° 58' 29" W	290.88
L4	N69° 17' 37" W	135.40
L5	S70° 53' 46" W	109.79
L6	N89° 58' 29" W	134.84
L7	N46° 24' 33" E	67.47
L8	S74° 58' 16" E	131.62
L9	S71° 27' 16" E	319.22
L10	S69° 32' 00" E	183.55
L11	S50° 54' 24" E	295.63

REVIEW COPY

BOUNDARY DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4 OF THE JOE AND BETTE EGGETT SUBDIVISION RECORDED AS ENTRY #1107368 IN THE OFFICE OF THE DAVIS COUNTY RECORDER (D.C.R.), SAID SOUTHWEST CORNER IS NORTH 00°14'06" WEST 312.76 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 89°26'09" EAST 273.86 FEET FROM A FOUND BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SAID SECTION 28, AND RUNNING THENCE NORTH 00°14'06" EAST 108.73 FEET ALONG THE EAST LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 00°14'06" WEST 553.97 FEET (NORTH 00°18'00" W 550.00 FEET BY RECORD) ALONG A LINE PARALLEL WITH, AND 275.00 FEET PERPENDICULARLY DISTANT EASTERLY, FROM SAID WEST LINE TO THE CENTERLINE OF MILL CREEK, BY RECORD, AND A SOUTHERLY LINE OF CANYON CREST PLAT NUMBER 6 (ENTRY #318338, D.C.R.), THENCE ALONG THE CENTERLINE OF MILL CREEK, BY RECORD, AND THE LINES OF SAID CANYON CREST PLAT NUMBER 6 THE FOLLOWING THREE (3) COURSES: 1) SOUTH 71°07'07" EAST (SOUTH 71°33'00" EAST BY RECORD) 78.43 FEET, 2) SOUTH 12°20'07" EAST (SOUTH 12°46'00" EAST BY RECORD) 197.00 FEET, 3) SOUTH 62°24'07" EAST 654.61 FEET (SOUTH 62°50'00" EAST 650.00 FEET BY RECORD) ALONG A SOUTHERLY LINE, AND EXTENSION THEREOF, OF CANYON CREST PLAT NUMBER 7 (R323234, D.C.R.), TO A SOUTH CORNER OF SAID CANYON CREST PLAT NUMBER 7; THENCE ALONG THE CENTERLINE OF MILL CREEK, BY RECORD, AND THE LINES OF SAID CANYON CREST PLAT NUMBER 7 THE FOLLOWING TWO (2) COURSES: 1) NORTH 89°58'29" EAST 223.88 FEET (NORTH 89°11'00" EAST 222.00 FEET BY RECORD), 2) SOUTH 59°36'07" EAST 191.15 FEET (SOUTH 60°02'00" EAST 188.00 FEET BY RECORD) TO A WESTERLY LINE OF TEMPLE RIDGE SUBDIVISION PHASE 2 (ENTRY #1162603, D.C.R.) AND A PROJECTION OF A WESTERLY LINE OF TEMPLE RIDGE SUBDIVISION PHASE 2 (ENTRY #1801196, D.C.R.), THENCE SOUTH 29°00'19" EAST 540.63 FEET (SOUTH 28°31'00" EAST 536.00 FEET BY RECORD) ALONG THE CENTERLINE OF MILL CREEK, BY RECORD, AND SAID WESTERLY LINES, AND THE PROJECTION THEREOF, TO A POINT ON THE SOUTHERLY LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28; THENCE NORTH 89°58'29" WEST 290.88 FEET ALONG SAID SOUTH LINE TO A SOUTHEAST CORNER OF JOE AND BETTE EGGETT SUBDIVISION PHASE 6 (ENTRY #3466798, D.C.R.); THENCE ALONG THE LINES OF SAID JOE AND BETTE EGGETT SUBDIVISION PHASE 6 THE FOLLOWING FOUR (4) COURSES: 1) NORTH 48°32'54" WEST 268.38 FEET, 2) NORTH 71°17'58" WEST 365.09 FEET, 3) NORTH 69°17'37" WEST 135.40 FEET, 4) SOUTH 70°56'46" WEST 189.79 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 1700 SOUTH STREET; THENCE ALONG THE RIGHT-OF-WAY LINE OF SAID 1700 SOUTH STREET THE FOLLOWING THREE (3) COURSES: 1) WESTERLY 114.45 FEET ALONG THE ARC OF A 54.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 121°25'58"; CHORD BEARS NORTH 79°49'24" WEST 94.20 FEET TO A 20.00-FOOT RADIUS REVERSE CURVE TO THE RIGHT, 2) SOUTHWESTERLY 17.65 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°34'12"; CHORD BEARS SOUTH 64°44'43" WEST 17.08 FEET TO A TANGENT LINE, 3) NORTH 89°58'29" WEST 134.84 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,385 ACRES.
(THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 00°14'06" WEST, CALCULATED USING NAD83 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT AND REMAINDER PARCEL TO BE KNOWN AS JOE AND BETTE EGGETT SUBDIVISION PHASE 7, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____, _____, SUCCESSOR TRUSTEE THE EGGETT FAMILY TRUST, DATED THE 16TH DAY OF JANUARY 1991

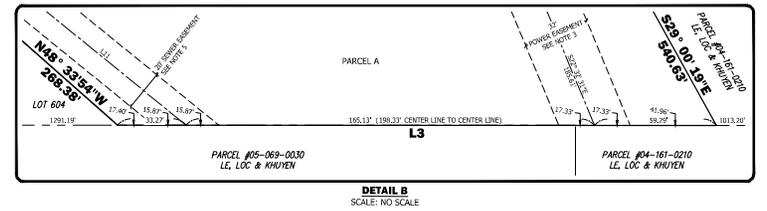
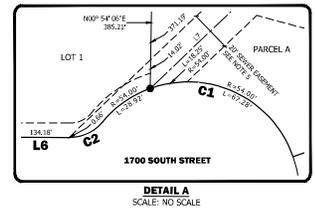
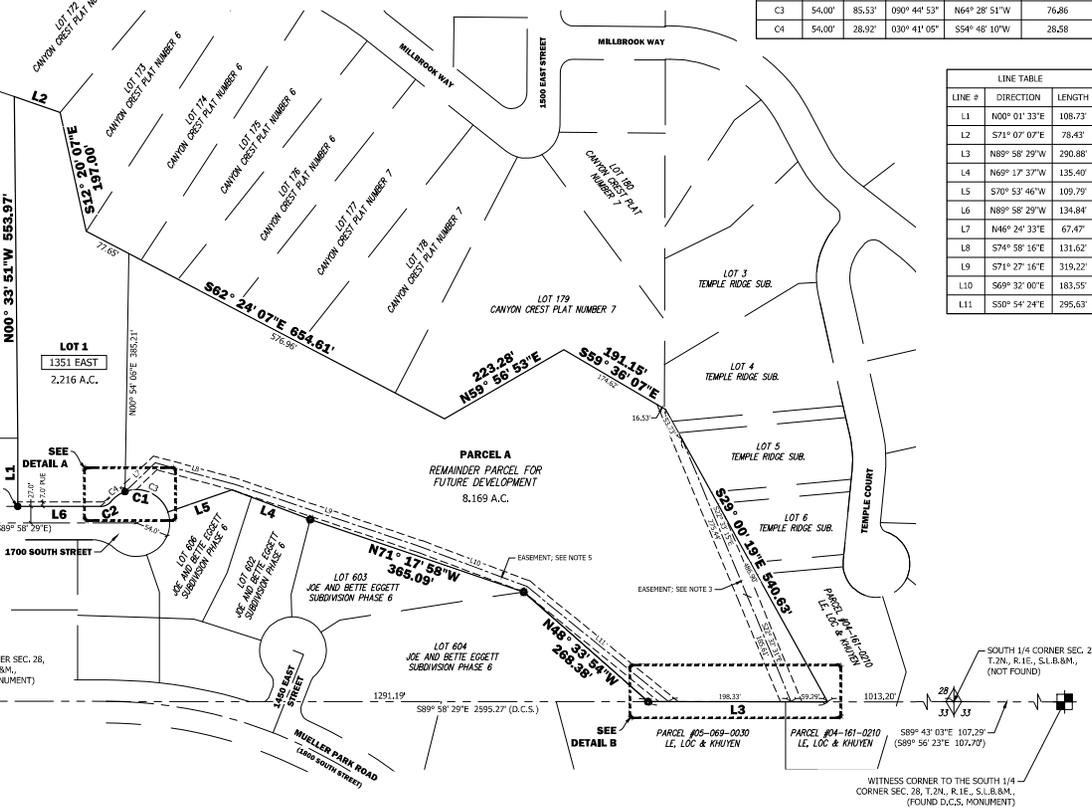
TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, _____, SUCCESSOR TRUSTEE OF THE EGGETT FAMILY TRUST, DATED THE 16TH DAY OF JANUARY 1991, WHO BEING DULY SWORN, DID SAY THAT THEY ARE TRUSTEES OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEES' AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY



CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.
CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ENGINEER: _____

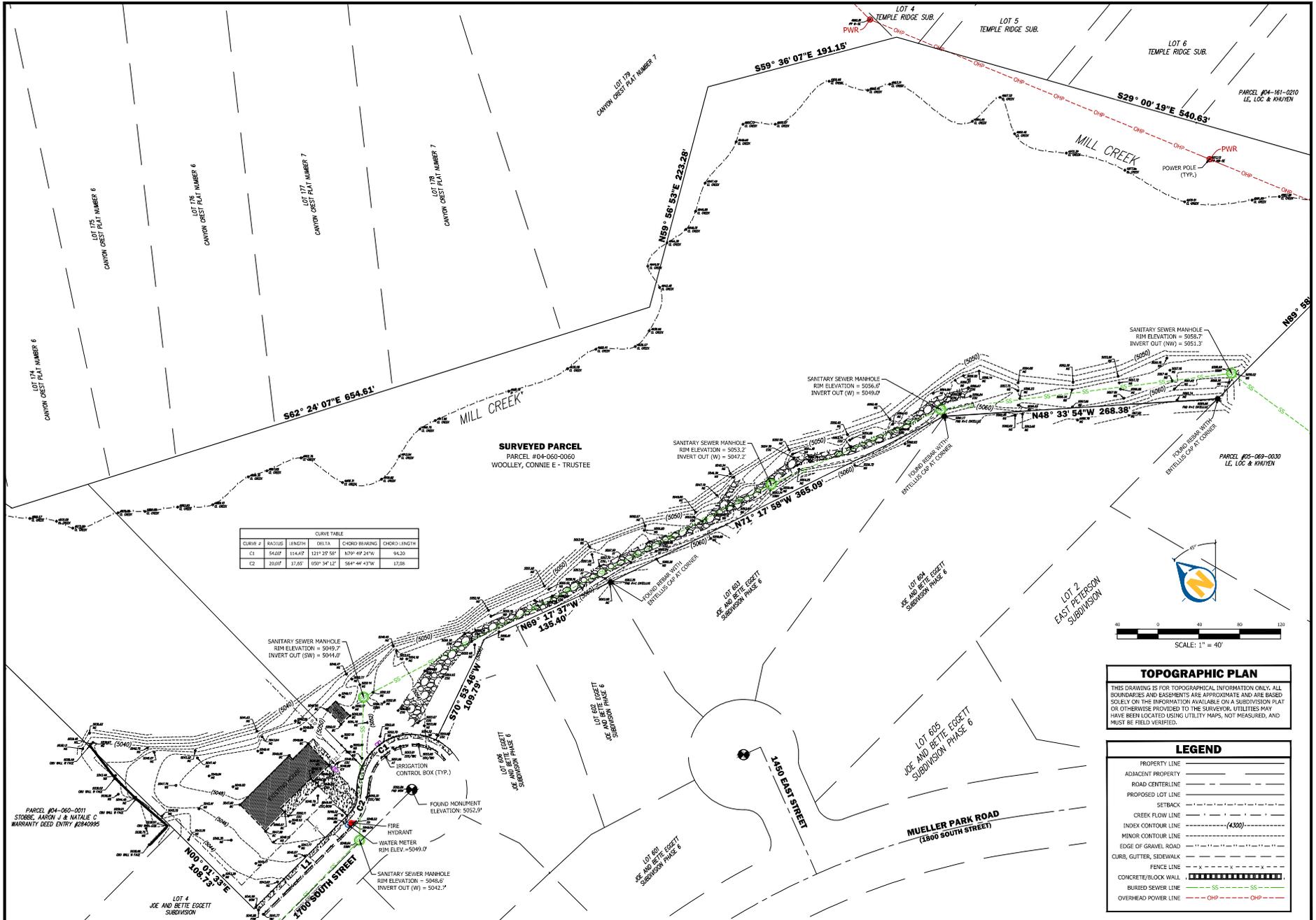
PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.
PLANNING DIRECTOR: _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.
BOUNTIFUL CITY ATTORNEY: _____

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #1533002 20240103 0501
20240513 015



Entellus
 1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com

TERRY EGGETT
 1351 EAST 1700 SOUTH STREET
 BOUNTIFUL, UT 84010
 LOCATED IN THE SOUTHWEST 1/4 OF SECTION 28, T.21N., R.1E., S.11B.6M.

REVISIONS

DRAWING: DWG 20231213
 APPROVED: ALL 2024/01/18
 PROJECT #: 1535002
 T535002 SURVEY.dwg

V200
 TOPOGRAPHIC SURVEY

