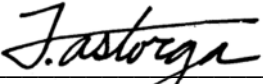


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, October 15, 2019
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at **South Davis Metro Fire Station located at 255 S 100 W, Bountiful, Utah 84010** at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Re-approval of the minutes for September 17, 2019.
3. Approval of the minutes for October 1, 2019.
4. Consider preliminary Architectural and Site Plan Review approval for a new building for AlphaGraphics located at 265 South Main Street, Spencer Anderson representing AlphaGraphics – Assistant City Planner, Curtis Poole.
5. Consider approval in **written form** for the Findings of Fact for the approved Variance for the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 925 E Highland Oaks, Don Crowther, representing owners, applicant.
6. Planning Director's report, review of pending applications and miscellaneous business.



Francisco Astorga, Planning Director

**Bountiful City
Planning Commission Minutes
September 17, 2019**

Present: Chair – Sean Monson; Planning Commission Members – Sam Bawden, Jesse Bell, Jim Clark and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; Asst. City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Vice Chair – Von Hill

1. Welcome and Introductions.

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

2. Approval of the minutes for September 3, 2019.

Jim Clark made a motion to approve the minutes for September 3, 2019 as written. Jesse Bell seconded the motion. Voting passed 4-0-2 with Commission members Bawden, Bell, Clark, and Higginson voting aye and Monson and Spratley abstained.

3. Consider approval for a Conditional Use Permit in written form for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant.

Richard Higginson made a motion to approve the Conditional Use Permit in written form for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West. Jesse Bell seconded the motion. Voting passed 4-0-2 with Commission members Bawden, Bell, Clark, and Higginson voting aye with Monson and Spratley abstained.

4. PUBLIC HEARING – Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South.

Dimond Zollinger representing South Davis Water District was present. Francisco Astorga presented the staff report.

The Applicant, South Davis Water District, has requested a Variance request from lot standards, setback requirements and permissible lot coverage standards found in the R-3 Single-Family Residential Zone. The proposed Variance would allow for construction of a new well house at this location. The Planning Commission reviewed this request at its August 20, 2019 meeting. The Commission approved the Variance, with three Commissioners voting aye and one voting in opposition. It was discovered later when the Planning Commission has only four members in attendance voting on any actions must be unanimous in accordance to § 14-2-103.

The existing well was drilled in 1955; however, it has not been in operation for the last 10 years due to performance issues. South Davis Water District has decided to perform rehabilitation on the well which will require a structure to be built on the property to house chlorine and fluoride, which are incidental to the well rehabilitation. The property is approximately 40 feet deep and 16 feet wide (640 square feet) and currently is nonconforming due to the size. Currently the parcel does not comply with the following R-3 Zone lot standards:

- Minimum lot size – 11,000 square feet
- Minimum buildable area – 3,000 square feet
- Minimum lot frontage width – 80 feet
- Minimum distance abutting a public street – 50 feet

The proposed structure will be approximately 50 square feet with two doors facing 3300 South. It will be 17.5 feet from the front property line, just over 2.5 feet from the side property lines and a little over 15 feet from the rear property line. The Applicant has placed and will continue to maintain a fence surrounding the lot. Other structures such as electrical boxes and well vault will not be increased or moved. The Land Use Code requires buildings in the R-3 Residential Zone to have the following minimum setback requirements:

- Front Yard – 25 feet
- Side Yard – 8 feet
- Rear Yard – 20 feet

Based upon the width and depth of the property it severely limits anything which could be constructed. Furthermore the Land Use Code regulates permissible lot coverage of at least fifty percent of all required front, side and rear yard areas to be landscaped.

Utah Code 10-9a-702 establishes the criteria for review of a Variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a Variance have been met.” In order to grant a Variance **each** of the following criteria must be met:

- (i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Staff Response: State law defines a hardship as “associated with and peculiar to the property itself.” The size of the property would require the applicant an unnecessary and unreasonable hardship to comply with building lot standards, setback and permissible lot coverage standards of the code. The proposed plans are reasonable for the use of the property.

- (ii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Staff Response: There are no other properties in the R-3 Zone with the same property size as the Applicant’s property, and which provide a public benefit. Staff would consider these constraints to be special and unique circumstances.

- (iii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Staff Response: Granting the Variance will allow the applicant the ability to update and provide ongoing maintenance for a public use.

- (iv) *The variance will not substantially affect the general plan and will not be contrary to the public interest;*

Staff Response: Since the property is relatively small and has been in existence for decades there will not be a substantial affect to the General Plan. Granting the Variance will allow the applicant to rehabilitate the well, and provide a benefit to the neighboring properties, the properties within the same zone and the public in general.

(v) *The spirit of the land use ordinance is observed and substantial justice done*

Staff Response: Allowing the applicant to build the proposed structure will maintain the spirit of the land use ordinance within the constraints of the property.

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the Applicant with the following condition:

1. Applicant shall install solid fencing and landscaping to buffer the use of the property from neighboring properties. The fencing shall be in compliance with Bountiful Land Use §14-16-110 regarding fencing standards in Single-Family zones, which may include a combination of solid fencing for security and aesthetic purposes. The fencing shall be in compliance with clear view standards and other applicable standards from the state of Utah.

Chair Monson opened and closed the **PUBLIC HEARING** at 6:35 p.m. without any comments.

Sharon Spratley made a motion to approve the Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South with the one (1) condition outlined by staff. Jesse Bell seconded the motion. Voting passed 5-1 with Bawden, Bell, Clark, Higginson and Spratley voting aye and Monson voting nay.

5. PUBLIC HEARING – Variance Request for parking restrictions in the front setback and required parking for buildings fronting Main Street located at 220 and 246 N Main, Phil Holland, applicant

Phil Holland was present. Francisco Astorga presented the staff report.

The Applicant, Phil Holland, has requested a Variance from the parking standards of the Downtown Zone. The proposed Variance would allow for parking to be constructed fronting Main Street in a proposed Mixed Use development.

The Applicant, Phil Holland, has purchased three parcels having a prominent location at the corner of 200 North and Main Street. The parcels combined together total 0.684 acres (29,795 square feet). The parcels contain an existing retail building housing Brooks Fabrics, a multifamily triplex and a residential home which has been converted to a professional office.

Barton Creek flows through the center of the proposed development, entering the property on 200 North in an open culvert and exiting under Main Street in an enclosed culvert. Davis County has an easement over the creek of twenty-seven (27) feet in width, and prohibits buildings on the easement.

The Applicant previously appeared before the Planning Commission at its July 2, 2019 meeting for a preliminary site plan review. The Commission reviewed the preliminary plans and motioned to continue

the review to a date uncertain and identified several issues it wanted to see remedied and discussed the possibility of considering a Variance. The proposed development of the property will be a Mixed Commercial Use at ground level along Main Street and a Multifamily Residential Use above and fronting 200 North.

In order to develop the site, the Applicant is seeking a Variance from the parking standards of the Downtown Zone, particularly §14-7-110. The parking standard requires all parking areas of buildings fronting Main Street to be located behind the building. The creek and the County's easement do not permit a building to be built fronting Main Street on certain portions of the property. The County would however, would allow surface parking. Because the Applicant is prohibited from placing a building on portion of the property due to the easement, the Applicant is proposing a wall be constructed on those portions of the property. The proposed wall would include a mix of architectural features to match the building and landscaping elements and would act as a buffer and screen between Main Street and the parking area.

(vi) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Staff Response: State law defines a hardship as “associated with and peculiar to the property itself.” The creek and County easement literally cut the property in two. These constraints have been present on the property for years presenting a challenge in developing this property. These constraints would prohibit the Applicant from placing any buildings on certain portions of the property and limit the amount of parking that can be placed behind a building and would cause the Applicant an unreasonable hardship to comply with the parking standards of the Code and should not be considered self-imposed.

(vii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Staff Response: The creek and County easement are unique to this property. With the exception of the property directly to the west of the Applicant's property there are no other properties along Main Street in the Downtown Zone that are affected by these circumstances. Staff would consider these circumstances to be special and unique to this property.

(viii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Staff Response: Granting the Variance will allow the Applicant the ability to develop the property similar to others along the Main Street corridor.

(ix) *The variance will not substantially affect the general plan and will not be contrary to the public interest;*

Staff Response: The Applicant's property has a prominent location along Main Street. It is the intent of the General Plan to create an inviting and vibrant Downtown area. It is in the interest of the public for properties along Main Street to develop and redevelop to meet that intent. The existence of the creek and County easement constrains the redevelopment of this property. Granting the Variance will allow the Applicant to redevelop the property, providing a benefit to the neighboring properties and others in the Downtown Zone.

(x) *The spirit of the land use ordinance is observed and substantial justice done*

Staff Response: The spirit of the Land Use Ordinance is to provide for and encourage growth and development in Bountiful City and to promote and enhance an attractive and economically vibrant community. Granting the Variance will allow the Applicant to develop the property while still maintaining the spirit of the Land Use Ordinance.

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the Applicant with the following condition:

1. The Applicant shall install a wall to screen and buffer the parking area of Main Street and must be constructed of and containing exceptional materials such as brick or masonry which is consistent and compatible with the architectural and landscaping features of the development. The wall must be of sufficient heights so as to completely screen vehicles from view, thus enhancing the aesthetics of the site and mitigate the visual impact of parked vehicles.
2. The granting of this Variance shall not be construed as an approval of any specific site plan or waiver of any zoning requirements or regulations. All proper approvals regarding development of this property must be obtained.

Chair Monson opened the **PUBLIC HEARING** at 6:42 p.m.

Brian Knowlton resides at 630 E 500 South. Mr. Knowlton discussed:

1. That this proposal does not have a unique hardship with Barton Creek. There are other properties that have worked around the Creek.
2. The wall helps to mitigate the empty space and prefers to see landscaping against the wall.
3. Feels that the landscaping is not necessary and is not required.
4. Feels that parcel 3 would have a hardship and be eligible for a variance.

Chair Monson closed the **PUBLIC HEARING** at 6:46 p.m.

Mr. Holland stated that Davis County will not allow a footing to be placed over the creek and has proposed that there be a wall over the creek to connect both buildings and will include a landscape planter in front of it. Staff clarified that the landscape box will be approximately 4-5 feet in front of the wall and had a challenge with the grade change to the front of the building.

Mr. Bawden asked for clarification for pedestrian access to the front of the building and to the ground floor commercial businesses. Staff stated that Bountiful code does not specify where the access points need to be for the parking.

Mr. Drake stated that the Commission members will need to decide if the applicant has created a self-imposed variance as they have combined these three parcels.

There was discussion about the creek problem and the 27 foot (13.5 foot on each side of the creek) prescriptive easement from the County. Mr. Astorga discussed the limitations of the buildable area for these properties. If the parcels were not combined, then two parcels would not require a variance to build on them and one parcel would not be a buildable parcel due to the location of the creek.

Ms. Spratley stated that this project seems to be a nice solution for a situation that would always be problematic and would never meet our code.

There was discussion about the height of the wall and the grade of the parking area and the front sidewalk. *Chair Monson raised concern that this could be a self-imposed hardship and there was a discussion with the Commissioners that continued.” He feels that the plans make sense and is a great solution but that it doesn’t meet the requirements of the code.*

Sharon Spratley made a motion to approve the Variance Request for parking restrictions in the front setback and required parking for buildings fronting Main Street located at 220 and 246 N Main, Phil Holland, applicant with the two (2) conditions outlined by staff and the addition of two (2) other conditions.

3. Height of Wall – at least a minimum of 6 foot in height from sidewalk view
4. Access, Gate or Opening consistent with other Architecture features and other entrances of the building if possible.

Jesse Bell seconded the motion. Voting passed 4-2 with Bawden, Bell, Clark, and Spratley voting aye and Higginson and Monson voting nay.

7. Planning Director’s report, review of pending applications and miscellaneous business.

1. Training date for Planning Commission members to be decided.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:22 p.m.

Francisco Astorga, Bountiful City Planner

Bountiful City
Planning Commission Minutes
October 1, 2019

Present: Chair – Sean Monson; Planning Commission Members – Sam Bawden, Jesse Bell, Jim Clark and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Vice Chair – Von Hill

1. Welcome and Introductions.

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

2. Approval of the minutes for September 17, 2019.

Jim Clark made a motion to approve the minutes for September 17, 2019 as written. Sharon Spratley seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Higginson, Monson, and Spratley voting aye.

3. PUBLIC COMMENT

Kathleen Bailey resides at 1272 Northridge Dr. She has spoken with City staff and other Council members and wanted to voice her concern over the language of the Accessory Dwelling Unit (ADU) Ordinance passed in 2018. She is questioning the language “contract purchaser” that is used and would like the City to add a definition for “contract purchaser” to the current Bountiful Code. She shared the SLC Ordinance for ADU and stated that she doesn’t want to have a “duplex” in her neighborhood.

Chair Monson stated that the Planning Commission is an advisory board and that she should talk to the City Council members. Mr. Drake suggested that the Planning Commission does not take Public comment at these meetings due to the subjects not being noticed and that the Planning Commission is an administrative body.

4. PUBLIC HEARING – Consider a Variance Request to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 925 E Highland Oaks, Don Crowther, representing owners, applicant.

Don Crowther was present. Francisco Astorga presented the staff report.

The applicant, Bruce Larson, has requested a Variance to allow for encroachments on slopes greater than 30 percent and to build retaining walls taller than ten (10) feet. The property is located at 925 East Highland Oaks, which is in the R-F Residential Foothill Zone. The proposed Variance would allow for construction of a new home. In 1986 the Highland Oaks subdivision Plat A was approved. The Applicant’s property, 925 East Highland Oaks, or Lot 106, was part of the approved subdivision. Only Lots 106 and 107 in the subdivision remain undeveloped. There is a twenty (20) foot sewer easement which runs through the property from east to west. The proposed home would be built between the easement and Highland Oaks.

The Applicant has submitted plans for a new home to be built on the property. With the steepness of the downward slope the Applicant needed to address the reverse grading of the driveway, disturbing slopes greater than 30 percent and the height of the retaining walls. The City Engineer is recommending the

Applicant provide direct drainage from the garage to the street. This would prevent future concerns of storm runoff flooding the home and property. The home is disturbing the 30 percent steep slopes; however, the lengthened design seeks to contain the disturbance.

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a variance have been met.” In order to grant a variance **each** of the following criteria must be met:

(i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

Staff Response: The purpose of the building standards in the R-F Zone is to preserve the hillsides and manage erosion. The Applicant has designed a home which seeks to minimize the disturbance of the steep slopes.

(ii) *There are special circumstances attached to the property that do not generally apply to other properties in the same zone;*

Staff Response: Many of the properties in the R-F Zone have similar constraints as the Applicant’s property which limit the buildable area and require steep driveways, tall retaining walls and disturbances of slopes greater than 30 percent. The Applicant’s property is unique because of the twenty (20) foot sewer easement which cuts the property in two and prevents any structure from being constructed on it. This feature does not generally apply to other properties in the R-F Zone.

(iii) *Granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;*

Staff Response: Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than 30 percent, and in building tall retaining walls. Granting the Variance will allow the Applicant to enjoy similar property rights possessed by others in the R-F Zone. Denying the Variance will allow other properties a right not extended to the Applicant’s property.

(iv) *The variance will not substantially affect the general plan and will not be contrary to the public interest;*

Staff Response: Granting the Variance for the Applicant will not have a substantial effect to the General Plan as other properties in the R-F Zone are treated similarly regarding steep slopes and retaining walls. It is an interest to the City to have all buildable lots developed as opposed to remaining vacant.

(v) *The spirit of the land use ordinance is observed and substantial justice done*

Staff Response: The purpose of the Land Use Ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and the Variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been a

substantial effort has been made to minimize the impact construction will have on the slopes of the property.

Based on analysis of the required criteria from State law included in the findings above and the materials submitted by the Applicant, Staff recommends approval of the requested Variance related to encroachments on slopes greater than 30% and tall retaining walls with the following conditions:

1. The Applicant will continue to work with City Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls and building on slopes greater than 30 percent.
2. In addition to a building permit, the Applicant shall apply for a separate permit for any retaining walls taller than 4 feet.

Chair Monson opened the **PUBLIC HEARING** at 6:42 p.m.

Tom Gyuro resides at 951 Highland Oaks Dr. Mr. Gyuro is concerned about the sewer line running along the driveway and the homes access to this sewer line. He also spoke of the concern about the possible fall of the retaining walls.

Chair Monson opened the **PUBLIC HEARING** at 6:45 p.m.

Christian Traeden, general contractor for the applicant stated that the easement will not be built on. The sewer will be also used for the applicant's home. The retaining walls will be minimal and be used for a walking area with landscaping in the tiers. The 20 foot setback is being used to stay off most of the slope. The 10 foot retaining wall is part of the front basement wall. Bountiful City Engineering is working with the applicant for the grading and drainage plans including a trench drain being added to the front yard.

Mr. Cheney appreciates the applicant and their development team and the effort that they have gone to design this home. He feels that the applicant and design team have developed a minimal impact for this property.

Richard Higginson made a motion to grant the Variance request to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 925 E. Highland Oaks with the two conditions outlined by staff. Sam Bawden seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Higginson, Monson and Spratley voting aye.

5. Consider approval for the Findings of Fact for the approval of a Variance for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South.

Richard Higginson made a motion to approve the Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South as written. Jim Clark seconded the motion. Voting passed 6-0 with Bawden, Bell, Clark, Higginson and Spratley voting aye and Monson voting nay.

6. Consider approval for the Findings of Fact for the approval of a Variance for parking restrictions in the front setback and required parking for buildings fronting Main Street located at 220 and 246 N Main, Phil Holland, applicant.

Mr. Higginson stated that there was a discussion of the idea of this project being a self-imposed hardship. He stated that this discussion should be added into the September 17, 2019 minutes. Staff stated that this change: *“Chair Monson raised concern that this could be a self-imposed hardship and there was a discussion with the Commissioners that continued.”* will be added to the previously approved minutes for September 17, 2019 and will be brought back to the Planning Commission at the next meeting for approval. Jim Clark made a motion to reconsider approval of the September 17, 2019 minutes at the next meeting. Richard Higginson seconded the motion. Voting passed 6-0 with Bawden, Bell, Clark, Higginson, Monson and Spratley voting aye.

Sharon Spratley made a motion to approve the Findings of Fact for the approval of a Variance for parking restrictions in the front setback and required parking for buildings fronting Main Street located at 220 and 246 N Main as written. Sam Bawden seconded the motion. Voting passed 6-0 with Bawden, Bell, Clark, Higginson, Monson and Spratley voting aye.

7. Planning Director’s report, review of pending applications and miscellaneous business.

1. Francisco Astorga presented training for Planning Commissioners
 - a. Video from the Land Use Academy of Utah titled “What Hat do you wear? How to make a decision in land use planning in Utah 2016.”
2. Rules of Order will be brought to the Planning Commissioners at a future meeting.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:20 p.m.

Francisco Astorga, Bountiful City Planner

Commission Staff Report

Item # 4

Subject: Preliminary Architectural and Site Plan Review
for new Alpha Graphics building
Author: Curtis Poole, Assistant City Planner
Address: 265 South Main Street
Date: October 9, 2019



Description of Request

The Applicant, Spencer Anderson, who is representing Alpha Graphics, requests Preliminary Architectural and Site Plan approval for a new building and property improvements. The property is located within the Downtown (DN) Mixed Use Zone. The applicant plans to combine the existing Alpha Graphics parcel and the former Bountiful RV parcel.

Background and Analysis

The Planning Commission reviewed and forwarded a positive recommendation of approval of a Preliminary Site Plan for a building expansion of Alpha Graphics at its August 20, 2019 meeting. The plans reviewed at that meeting showed a connecting structure which linked the existing building to the new proposed building. Prior to the City Council reviewing the proposal City Staff reviewed the definition of Nonconforming uses, and expansions of those uses, and determined the structure linking the two (2) buildings was considered an expansion and therefore not permitted. City Council reviewed the proposal on August 27, 2019, and remanded the item to the Planning Commission as the Council found that the proposal was increasing the degree of non-compliance. The Council recommended the Applicant alter the proposal to eliminate the connecting structure. The Applicant agreed to revisit the design with Staff.

The property is in the DN Zone and is surrounded by commercial uses on all sides. The City owns an adjacent property to the northeast that is currently being used as a soccer field. The City has plans to construct a parking lot on the western portion of this parcel to accommodate anticipated parking demands generated by the Bountiful Plaza. The proposal is to construct a new building consisting of 14,500 square foot office and production facility to the south of the existing Alpha Graphics building. The proposed development is located on a 1.03 (44,997 square feet) acre property consisting of two (2) parcels. Prior to construction of the new building, the parcels will need to be consolidated.

Access to the project will be via the current approach on Main Street and a new drive approach on 300 South. The Applicant will close two (2) existing approaches; one (1) on Main Street and the other on 300 South. The Applicant has submitted a parking/site plan; however, once the specific use of each space has been identified the submittal of an additional parking analysis may be required in order to demonstrate compliance with the Code.

The proposed new building meets the required setbacks and height standards for the DN Zone. The Applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. Plans submitted by the Applicant show an appropriate usage of architectural features which comply with the standards of the Code, which require certain building articulations to reduce large expansions of flat walls and surfaces of the building.

With the elimination of the connecting structure the Applicant is proposing a screening wall to buffer employee areas between the buildings from public access points. The wall will need to meet similar architectural features as the new building to eliminate a large blank wall. Plans show the proposal meets the minimum ten percent (10%) of landscape area.

Storm water will be collected on site in an underground detention facility with excess flows directed to a storm drainage system to be installed under the existing soccer field to the north of the property. Plans have been reviewed by the City Engineer with redline changes and installation of the storm drain will need to be coordinated with the construction of the parking lot.

Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

Recommended Action

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for Preliminary Architectural and Site Plan review for the new proposed Alpha Graphics building and property improvements subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Resolve the redline changes of the new storm drainage system to the satisfaction of the City Engineer.

4. Demonstrate the screening wall has architectural and landscaping features to mitigate the appearance of a large flat surface.

Attachments

1. Aerial photo
2. Floorplans
3. Building Elevations and Renderings
4. Site and utility plans
5. Landscaping plans

Aerial Photo



ALPHA GRAPHICS REMODEL

265 SOUTH MAIN ST. BOUNTIFUL, UT

ISSUE DATE:
SEPTEMBER 24, 2019

PROJECT NUMBER
19093

REVISIONS:
No. Date Description

PROJECT DIRECTORY

OWNER:
GRANT RICHEY
ALPHAGRAPHS

ARCHITECT:
JANIS K. RICHARDS
SPRINGER ANDERSON
155 E. CENTURY ST.
SUITE 200
BOUNTIFUL, UT 84004
801.336.3443
SPRING@SPRINGER-ALCOM.COM

MECHANICAL ENGINEER:
DAVID HINKLEY
DAVID HINKLEY ENGINEERS
254 SOUTH MAIN STREET, SUITE 411
BOUNTIFUL, UT 84003
801.407-8435
DHE@DAVIDHINKLEYENGINEERS.COM

ELECTRICAL ENGINEER:
MATE FEUER
MATE FEUER ASSOCIATES
5160 South 1000 West Riverside, UT 84405

CODE SUMMARY

OCCUPANCY CLASSIFICATIONS:
B BUSINESS - PRINT SHOP
AREA: 1 PER 100 SF = 49
MECHANICAL:
MECHANICAL - 1 PER 60 SF = 35
AREA: 1 PER 100 SF = 49
TOTAL OCCUPANCY: 119

APPLICABLE CODES:
2018 INTERNATIONAL PLUMBING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2017 NATIONAL ELECTRICAL CODE

PROJECT LOCATION:
265 SOUTH MAIN STREET
CITY: BOUNTIFUL, UT
LOT SIZE: 145.52 SF

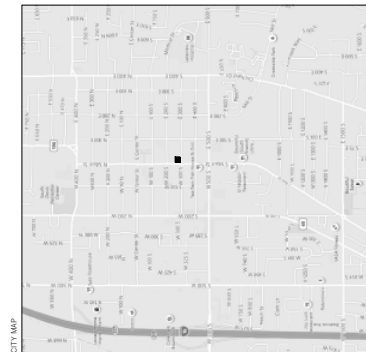
DIFFERENTIALS:
1.5% SLOPES FOR DRAINAGE



DRAWING INDEX

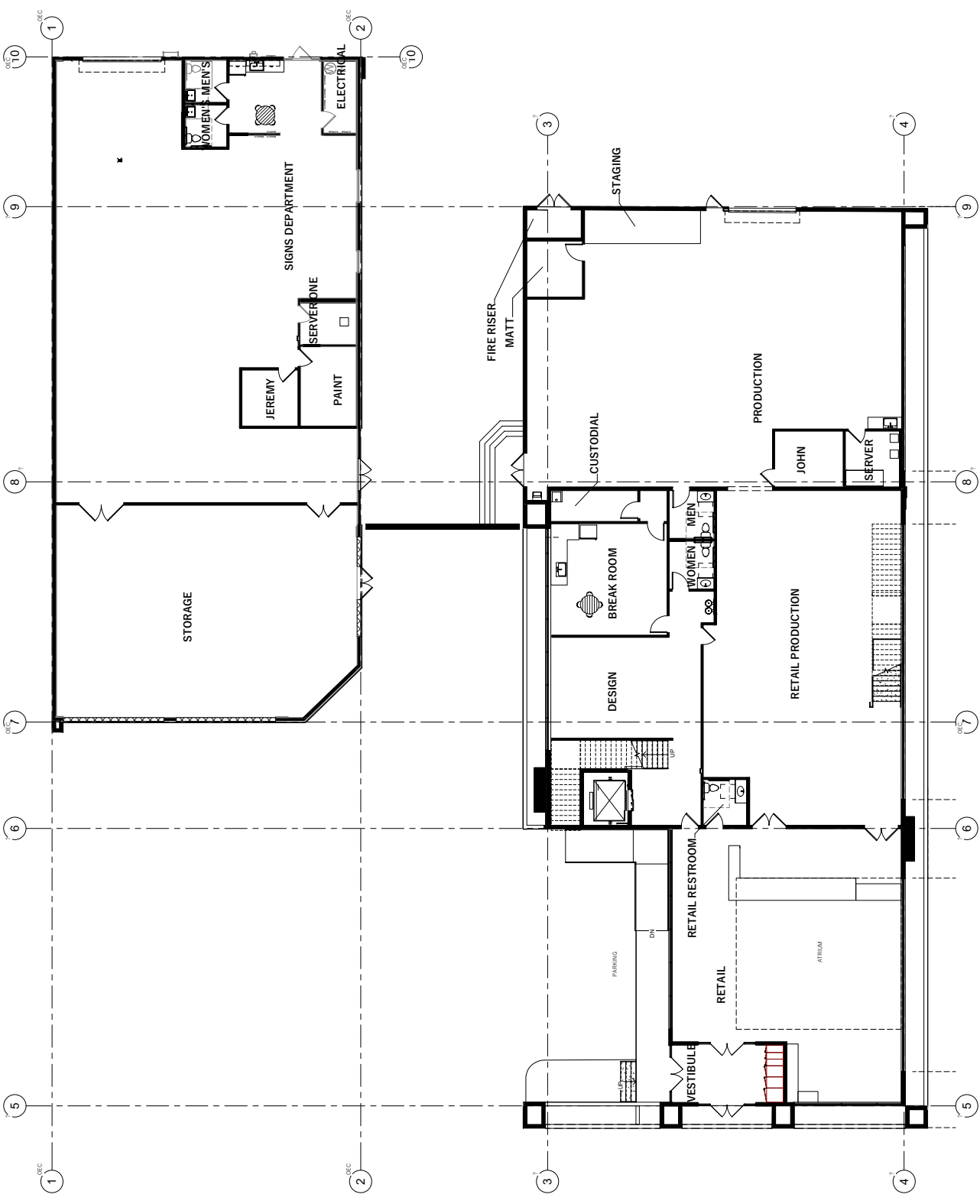
- ARCHITECTURAL DRAWINGS:
- RS0 PLANNING COVERS
 - R10 UPPER FLOOR PLAN
 - R12 UPPER FLOOR PLAN
 - R21 RENDERED ELEVATIONS
 - R22 RENDERED ELEVATIONS
 - R31 SECTION
 - R01 REVISIONS
- CIVIL DRAWINGS:
- CS-01 COVER SHEET AND NOTES
 - CS-02 EXISTING SITE/DEMOPLAN
 - DP-01 SITE DRAINAGE PLAN
 - DP-02 SITE DRAINAGE PLAN
 - UP-01 UTILITY PLAN
 - GR-01 GRADING PLAN
 - PP-02 PLAN AND PROFILE
 - D1-01 TYPICAL DETAILS
 - D1-02 TYPICAL DETAILS
- LANDSCAPE PLAN:
- L1 LANDSCAPE PLAN
 - L2 LANDSCAPE DETAILS
 - L3 IRRIGATION PLAN
 - L4 IRRIGATION DETAILS

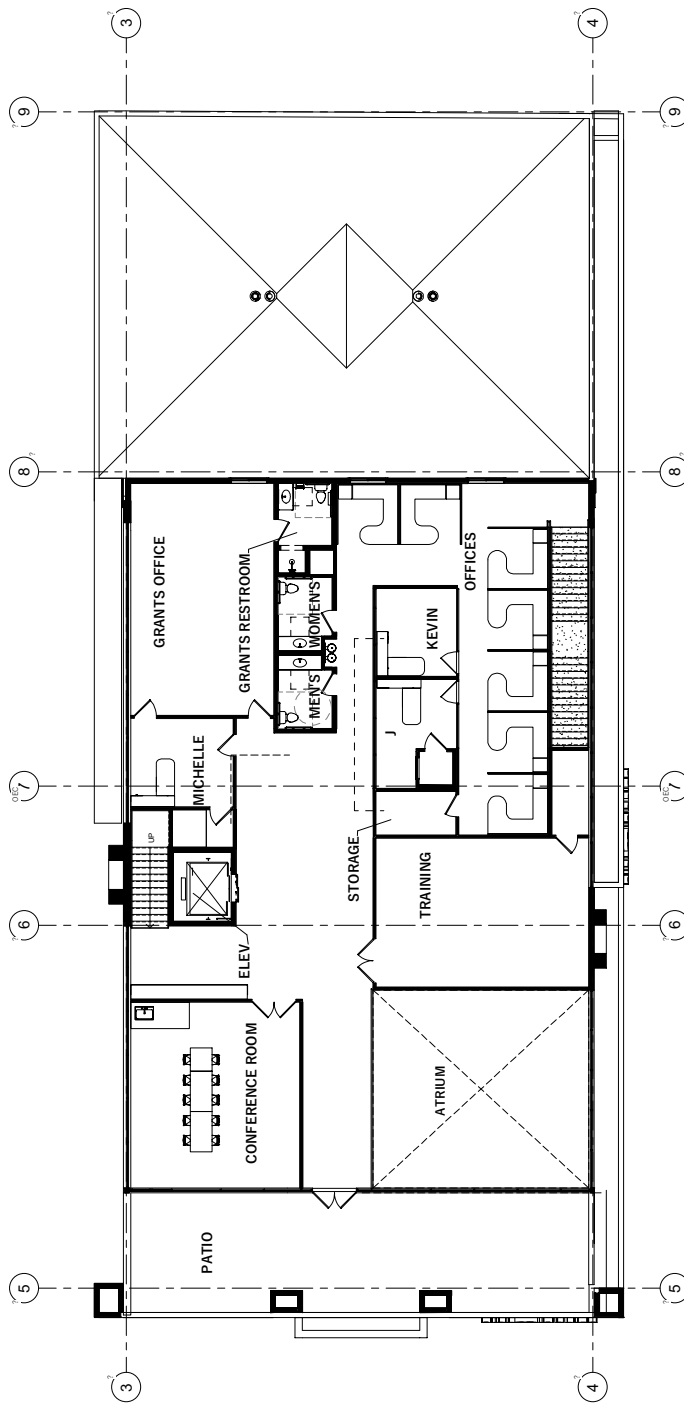
VICINITY MAPS



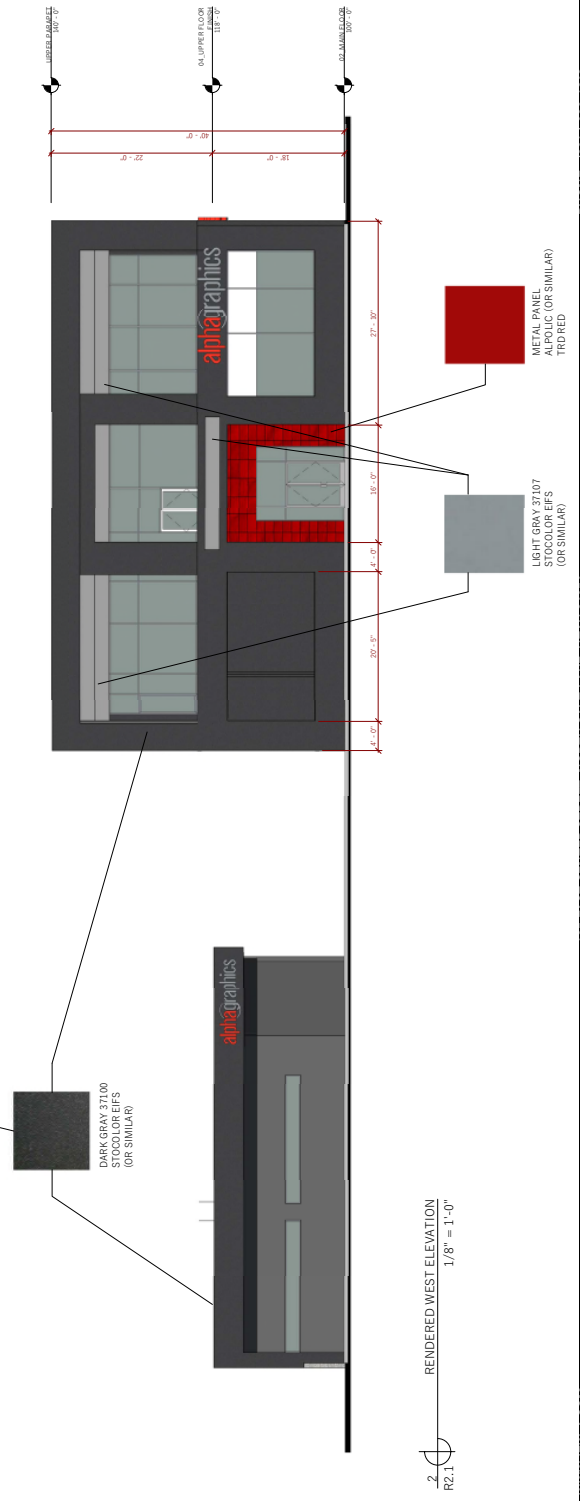
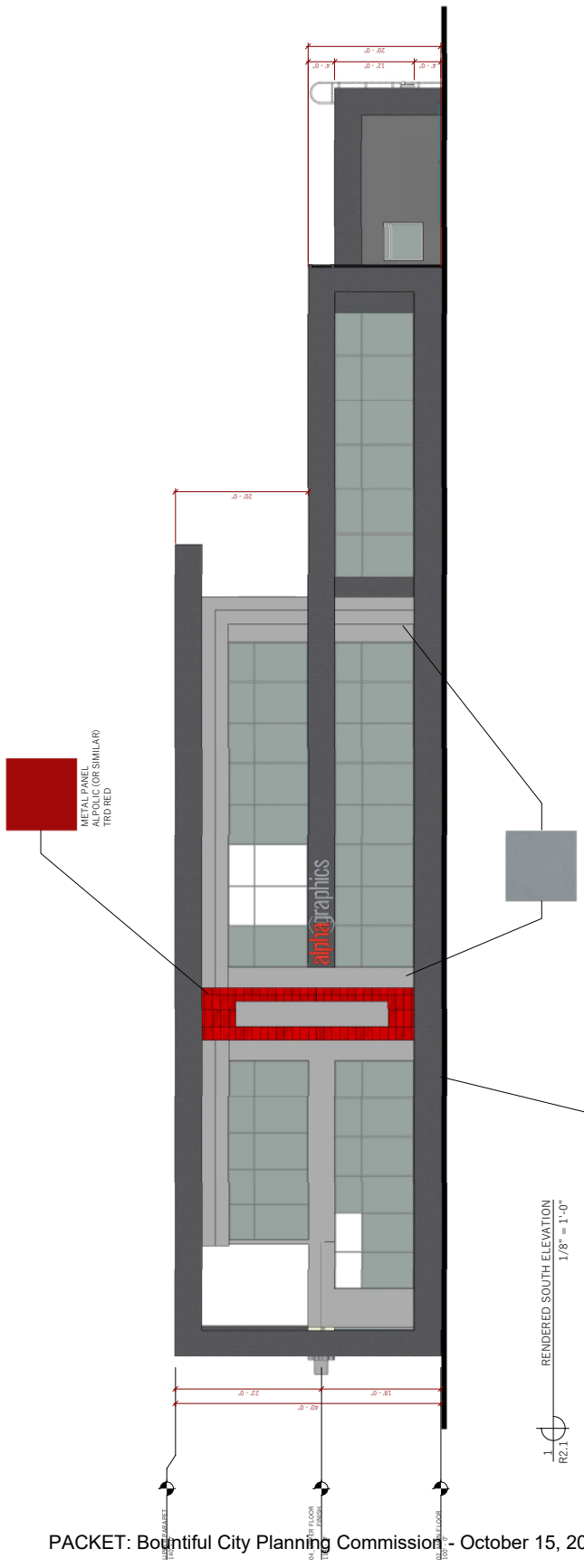
ALPHA GRAPHICS REMODEL







R112 NORTH
 RENDERED UPPER FLOOR
 1/8" = 1'-0"









ALPHAGRAPHS REMODEL
BOUNTIFUL, UTAH
LOCATED IN SECTION 19, TOWNSHIP 2 NORTH
PLAT "A", BOUNTIFUL TOWNSHIP SURVEY
SALT LAKE BASE AND MERIDIAN

DATE: 9/20/2019
PROJECT #

REVISIONS:

SHEET NAME: SITE UTILITY PLAN
SHEET: SP-01

Tabulation Table

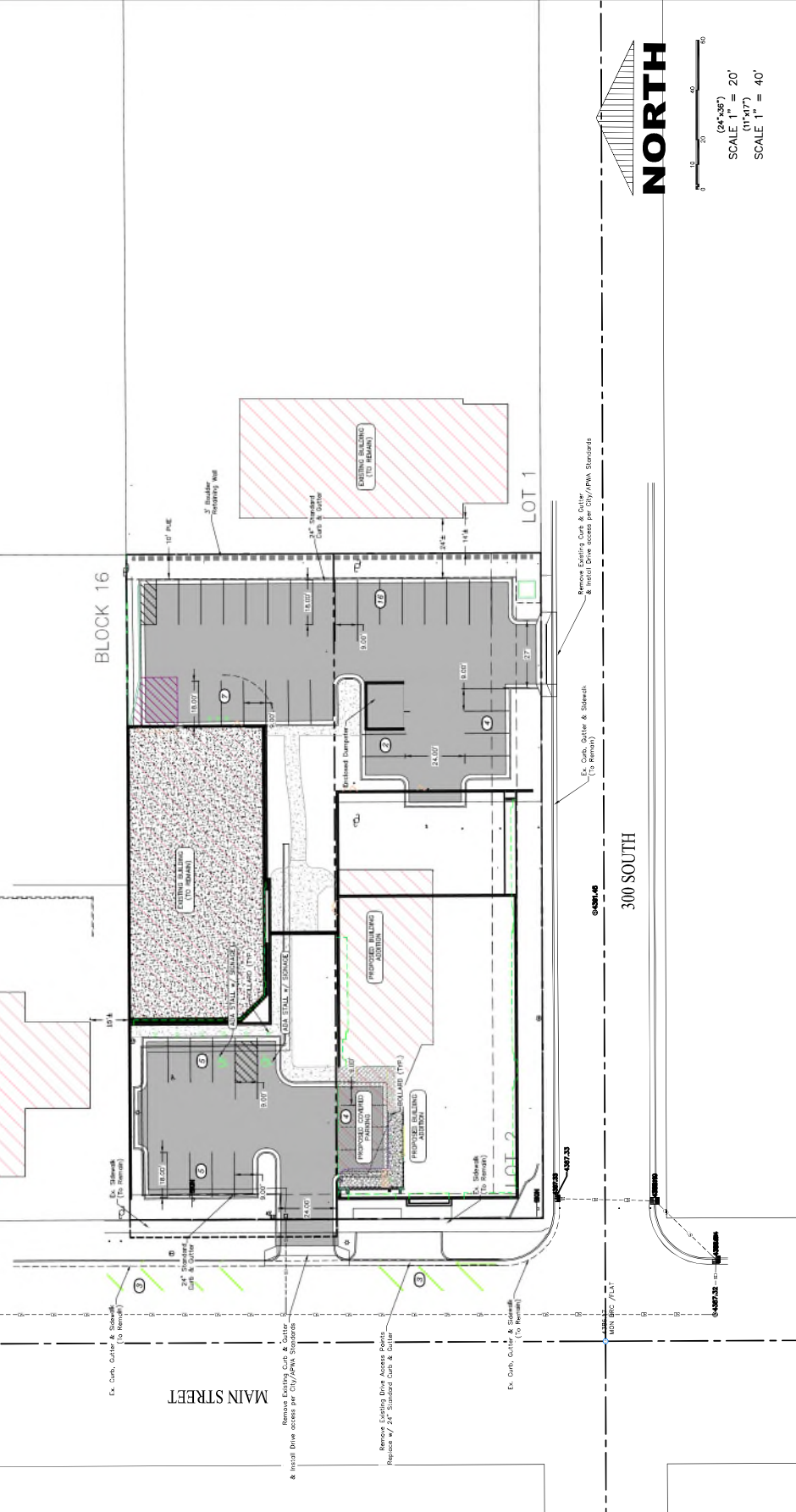
Category	Square Footage	Percent of Total
Total Area	44032	1.00
Total Building / Paved Areas	23225	5.29
Total Hard Surface Area	18907	0.42
Total Impervious Area	40132	0.91
Total Landscaped Area	4500	0.11
Total Parking Spaces	45 Total (2 ADA - 1 Van)	
Blue Rock	5 Bike (min)	

LEGEND

- SET SUBVERSION MONUMENT
- EXISTING POWER POLE
- PROPOSED STREET LIGHT
- PROPOSED FIRE HYDRANT
- PROPOSED STOP SIGN
- PROPOSED STREET SIGN
- PROPOSED WATER METER
- PROPOSED WATER VALVE

PROPERTY BOUNDARY

- RIGHT-OF-WAY LINE
- LOT LINE
- PROPERTY LINE
- SIDE OF PAVEMENT
- EXISTING OVERHEAD POWER
- PROPOSED TRENCH DRAIN W/WH
- PROPOSED SEWER W/WH
- PROPOSED CULINARY LATERAL
- PROPOSED SANITARY SEWER LATERAL
- PROPOSED ASPHALT
- PROPOSED BIKEWAY
- REVERSE CURB & GUTTER



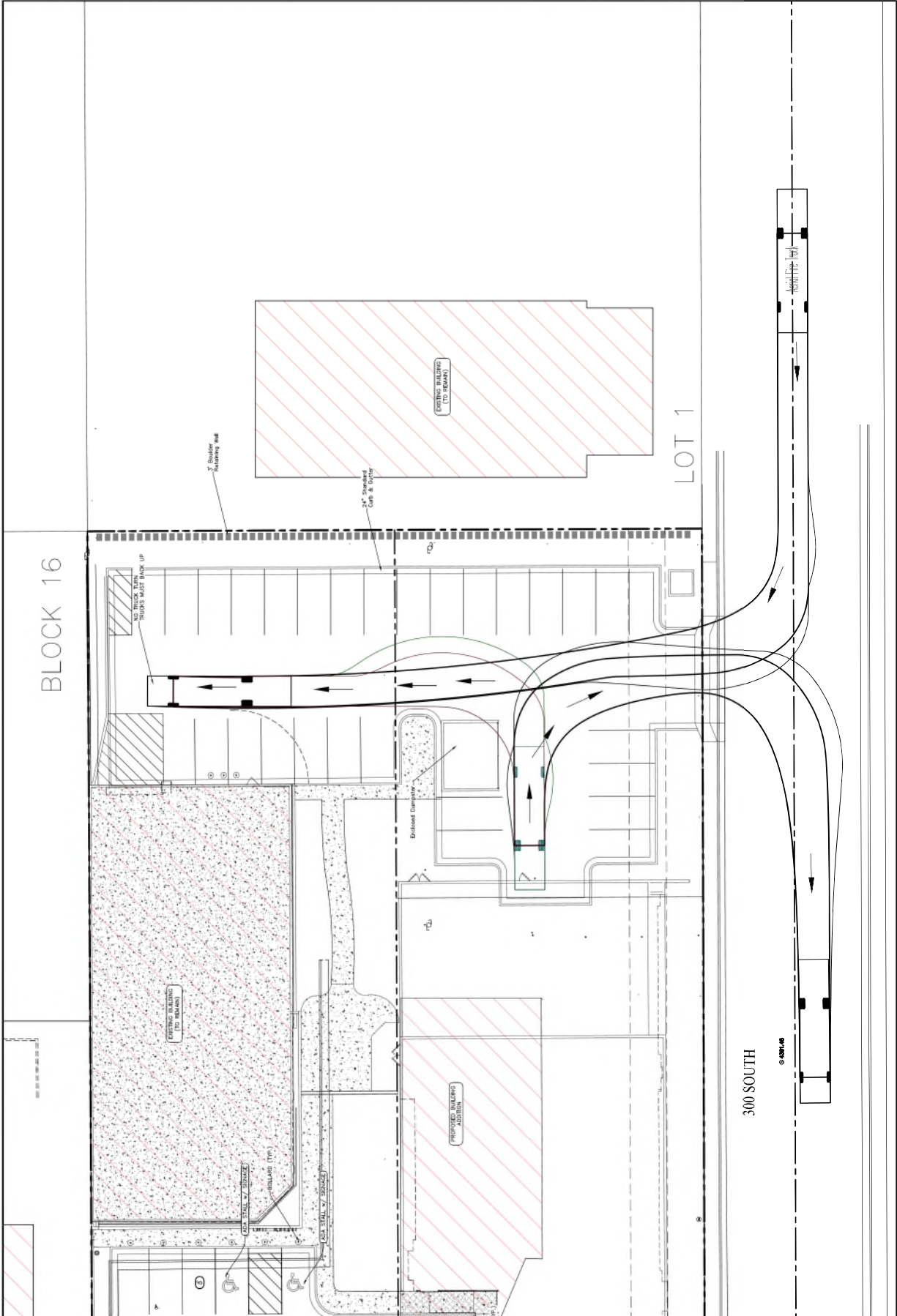
NORTH

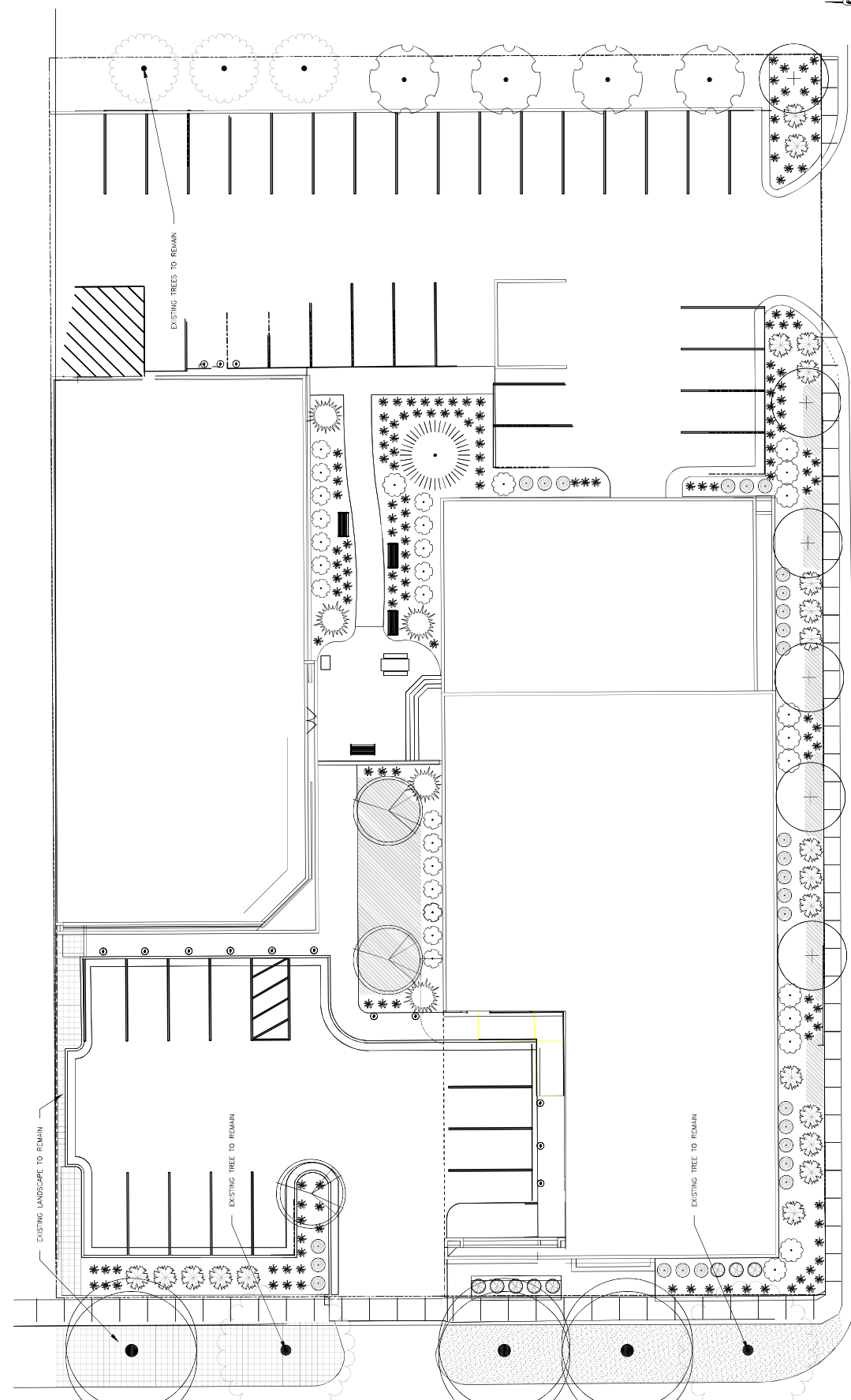
SCALE 1" = 20'
(24"x36")
SCALE 1" = 40'
(11"x17")



DATE: 9/20/2019
PROJECT #

NO.	DATE	REVISIONS:
1		
2		
3		





PERENNIALS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
207	[Symbol]	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	1 gal.
428	[Symbol]	Desmodium illinoense	White Min. Ice Plant	1 qt. 18" O.C.
	[Symbol]	Turf Grass - To be specified		

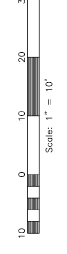
All beds shall have a 3" deep layer of shredded bark mulch.

SHRUBS

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	[Symbol]	Eucymia stricta 'Compacta'	Dwarf Burning Bush	5 gal.
21	[Symbol]	Juniperus sibirica 'Barroo'	Barroo Juniper	5 gal.
9	[Symbol]	Potentilla frut. 'Gold Drop'	Gold Drop Potentilla	5 gal.
27	[Symbol]	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	2 gal.
20	[Symbol]	Hosta 'Alphonse-Karrer'	Alphonse-Karrer	3 gal.

TREES

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3	[Symbol]	Quercus tr. inermis 'Impicola'	Imperial Honeylocust	2' cal.
3	[Symbol]	Malus 'Royalty'	Royalty Crabapple	2' cal.
1	[Symbol]	Pinus strobus	Austrica Pine	8' height
5	[Symbol]	Pinus strobus 'Minkidale'	Austrica Powerline Pine	2' cal.
5	[Symbol]	Pinus strobus 'Auro-Orion'	Auro-Orion Pine	8' height



Reeve & Associates, Inc. - Bountiful, UT, Civil/Build/CA

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**BOUNTIFUL CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS**

APPLICANT: Bruce Larson

APPLICATION TYPE: Request for a variance to allow for encroachments on slopes greater than 30 percent and to build retaining walls taller than ten (10) feet in height.

I. DESCRIPTION OF REQUEST:

The Applicant, Bruce Larson, has requested a Variance to allow for encroachments on slopes greater than 30 percent and to build retaining walls taller than ten (10) feet. The property is located at 925 East Highland Oaks, which is in the R-F Residential Foothill Zone. The proposed Variance would allow for construction of a new home.

II. LAND USE ORDINANCE AUTHORITY:

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to encroachments on slopes greater than 30 percent height of retaining walls.

III. APPEAL PROCEDURE:

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

IV. SUMMARY OF EVIDENCE:

- A.** The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B.** The minutes of the public hearing held by the Planning Commission on **Tuesday, October 1, 2019** which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given at the public hearing the Planning Commission made the following findings:

- A. The literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;**

The purpose of the building standards in the R-F Zone is to preserve the hillsides and manage erosion. The Applicant has designed a home which seeks to minimize the disturbance of the steep slopes.

- B. There are special circumstances attached to the property that do not generally apply to other properties in the district;**

Many of the properties in the R-F Zone have similar constraints as the Applicant's property which limit the buildable area and require steep driveways, tall retaining walls and disturbances of slopes greater than 30 percent. The Applicant's property is unique because of the twenty (20) foot sewer easement which cuts the property in two and prevents any structure from being constructed on it. This feature does not generally apply to other properties in the R-F Zone.

- C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district;**

Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than 30 percent, and in building tall retaining walls. Granting the Variance will allow the Applicant to enjoy similar property rights possessed by others in the R-F Zone. Denying the Variance will allow other properties a right not extended to the Applicant's property.

- D. The variance will not substantially affect the general plan and will not be contrary to the public interest;**

Granting the Variance for the Applicant will not have a substantial effect to the General Plan as other properties in the R-F Zone are treated similarly regarding steep slopes and retaining walls. It is an interest to the City to have all buildable lots developed as opposed to remaining vacant.

- E. The spirit of the land use ordinance is observed and substantial justice is done**

The purpose of the Land Use Ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code

anticipates that there are existing lots with special circumstances and the Variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been a substantial effort has been made to minimize the impact construction will have on the slopes of the property.

VI. DECISION AND SUMMARY

The Planning Commission granted the requested variance by a vote of 6-0 with the conditions as follows:

- The Applicant will continue to work with City Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls and building on slopes greater than 30 percent.
- In addition to a building permit, the Applicant shall apply for a separate permit for any retaining walls taller than 4 feet.

FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission this 15th day of October, 2019

Sean Monson, Chairman
Bountiful City Planning Commission