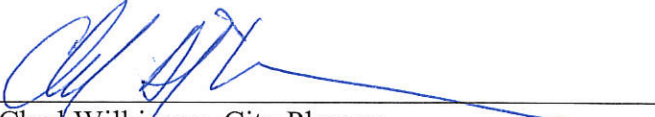


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, February 6, 2018
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, 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. Approval of the minutes for January 16, 2018.
3. Consider plat approval for Lewis Park Subdivision Phase 6 Amended located at 2905 and 2933 Lewis Park Cove, Rudy Larsen, applicant.
4. Consider plat approval for Quail Brook Subdivision Plat A Amended located at 1332 and 1324 E 500 North, Jackie Kingston, applicant.
5. Consider preliminary and final site plan approval for the construction of a Culver's restaurant located at 620 N 500 W, Young Advantage, applicant.
6. Consider preliminary and final site plan approval for a medical office located at 65 and 55 W 400 North, 400 North Partners, LLC, applicant.
7. **PUBLIC HEARING** - Zoning Map Amendment from R-3 (Single Family Residential 3 units to the acre) and R-F (Residential Foothill) and MWP (Mountain Development and Watershed Protection) to O-S (Open Space) for seven properties totaling ±679.8 acres at approximately Bountiful Boulevard and Holbrook Canyon, roughly between 800 South and 1000 South and between the eastern Bountiful City limits and Brentwood Lane, Bountiful City, applicant.
8. **ITEM POSTPONED - PUBLIC HEARING** – Consider a zoning text amendment of the Single Family Residential Zoning District (R) found in Chapter 4 of the Bountiful Land Use Ordinance related to updating subzone names.
9. **PUBLIC HEARING** – Consider amending the standards of the Downtown (DN) Zoning District found in Chapter 7 of the Bountiful Land Use Ordinance. **Remanded to Planning Commission from City Council.**
10. Planning Director's report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
January 16, 2018
6:30 P.M.

Present: Chair – Sean Monson; Planning Commission Members – Jesse Bell and Jim Clark; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz
Excused: Vice Chair – Von Hill; Planning Commission Members – Tom Smith and Sharon Spratley

1. Welcome and Introductions.

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

2. Approval of the minutes for December 19, 2017.

Jim Clark made a motion to approve the minutes for December 19, 2017 as written. Richard Higginson seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

3. Consider final approval for Renaissance Towne Centre, a Mixed Use Commercial Planned Unit Development, Phase 1 Plat 3, Bruce Broadhead, applicant.

Paul Rowland presented staff report. Bruce Broadhead was present.

The applicant, Bruce Broadhead, received final plat approval for this plat in October of 2017. That approved plat map was never recorded and since then some slight modifications to the plat have required the reconfiguration of some easements and the moving of a lot line. Mr. Broadhead is requesting reapproval of the plat in its current form. The only change is that lot 10, the parcel containing the Maverick convenience store was expanded to include an area that was shown as common area on the previous plats. This was done to clarify an easement area that serves primarily as an ingress/egress lane and not a public utility easement serving the overall community. This change does not affect the site plan approval for the multistory mixed use building planned for lot 9, also known as pad A.

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

1. Complete any and all redline corrections.
2. Complete any necessary revisions to the development agreement.
3. Provide a current Title Report and pay all required fees.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of final subdivision plat approval for Renaissance Towne Centre, A Commercial Mixed Use Planned Unit Development, Phase 1, Plat 3. Jesse Bell seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

4. PUBLIC HEARING – Consider amending the standards of the Downtown (DN) Zoning District found in Chapter 7 of the Bountiful Land Use Ordinance.

Chad Wilkinson presented the staff report.

At the Bountiful City Council meeting on October 10, 2017, the Council approved changes to the development standards for the Downtown (DN) Zoning District. As part of the motion approving these changes, the Council directed staff to schedule a combined work session with the Planning Commission to discuss potential additional refinements to the DN zoning standards. Specifically the Council desired to address concerns raised by property owners and other stakeholders related to development of multifamily residential structures in the downtown. The Commission and Council met in two separate work sessions on October 24 and December 12, 2017 to discuss additional potential revisions to the ordinance. Based on direction received during those discussions, staff has drafted potential refinements to the recently adopted DN standards.

The proposed changes deal primarily with building height and architectural standards. The major components of the proposed changes include the following:

- The maximum building height standards for properties along 100 West and 100 East have been increased to 45 feet. Maximum numbers of stories have been removed.
- Minimum landscape standards for multifamily developments have been reduced from 40 percent to 10 percent consistent with the remainder of the zone. The proposed revisions include additional landscaping on a per unit basis for multi-family residential and mixed use developments.
- Architectural standards have been revised. Instead of requiring “architectural feature consistent with single family residential” the proposed standards include required articulation at certain intervals and give minimum standards for depth and height of architectural features. The standards include articulation requirements for all buildings in the zone, as well as specific standards for multi-family development. As directed by the Council and Commission, the standards have been drafted with flexibility in mind. Standards provide a framework without prescribing a specific style or architectural theme.

It is recommended that the Planning Commission review the proposed changes to the Downtown Ordinance and hold a public hearing to allow for additional public comment. After receiving public input the Commission may take one of the following actions:

1. Request additional revisions and continue the item to a future meeting for further discussion
2. Forward the item to the City Council with a recommendation to approve the changes to the DN Zoning standards.
3. Forward the item to City Council with a recommendation of denial for the proposed changes.

Mr. Wilkinson discussed the possibility of increasing the interval between articulation to 30 ft. Mr. Higginson asked what the interval was for the new apartments on 100 South. Mr. Wilkinson showed those buildings to be consistent with the proposed 20 foot interval and Mr. Higginson stated that is what he wanted to see.

Mr. Wilkinson also presented alternate language for Section 14-7-112 C4 that provided specific building materials.

Chairman Monson opened the Public Hearing at 6:55 p.m.

Tanya Bascom resides at 195 N 100 East. Ms. Bascom stated her concern about the increase in height of the building; she would prefer to see 35 foot in height. She also spoke about a concern of landscaping of commercial locations and a number of homes that were not included in the recent large zoning change from RM-19 to R-4. She wants the city to keep the historic motto of Bountiful “Beautiful Homes and

Gardens”.

Mr. Wilkinson stated that a zoning change for these homes on the east side of 100 West has not been proposed by the City. There has been no direction from City Council to initiate this change.

Brookes Gibbs resides at 175 E 200 South. Mr. Gibbs is concerned about the skyline with the allowance of an additional 10 feet and likes the charm of an older neighborhood.

Lynn Jacobs resides at 46 E 300 South. Mr. Jacobs likes the beauty and charm that the downtown is and feels that the additional height would be a distraction.

Zig Sondelski resides at 143 W 100 North. Mr. Sondelski commented that he is happy to see the changes that the citizens have wanted in the Plat A area. Our downtown is unique and worth preserving. He asked for an audience vote – Audience would prefer 3 instead of 4 stories, setbacks instead of building against sidewalk, stories should be 3 to 2 to 1 and no more apartments. He stated that development is needed and that there are areas of improvement. He is not anti-development.

Lynn Bascom resides at 195 N 100 East. Mr. Bascom commented that he agrees with the previous comments and is concerned about the approval of the increase of height.

Joanne O'Reilly resides at 160 W Center. Ms. Riley moved to Bountiful and has enjoyed the smaller homes and is concerned for the replacement of smaller homes to larger homes and developments.

JD Watts resides at 96 W 100 North. Mr. Watts stated his concern for traffic and parking on streets. He would like to see new developments have parking on the property and not on the street.

Larry DuPaix resides at 145 W 300 S. Mr. DuPaix agrees with the comments from other residents and is concerned for the additional height.

Charles Wright resides at 145 W Center. Mr. Wright spoke about the busy streets and extra traffic.

Linda Bowns resides at 165 W Center. Ms. Bowns is also concerned about the busy streets with the increased traffic with the extra density in the downtown area. She spoke about the numerous vacancies in the city's existing apartments and questions the need for more apartments.

Bruce Bowns resides at 165 W Center. Mr. Bowns is concerned about the height and doesn't want to see the height in the downtown area.

Terry Miller resides at 516 E 550 S. Mr. Miller asked the audience if they wanted to see an increase of height. He didn't want to see the height increase.

Mindy Caprissio resides at 300 S 100 East. Ms. Caprissio is opposed to apartments and the increase of height in new development. She likes the charm of the downtown area.

Scott Bradbury resides at 148 W 400 South. Mr. Bradbury spoke about the sweet and charming town that is portrayed on the website pictures. Money should not be driving the development, citizens should be.

Ryan Downer resides at 125 W 400 South. Mr. Downer presented a picture he had taken of the actual height of 45 feet next to a home in the downtown area. He expressed his concern for the 45 ft height in

this area.

Janice DuPaix resides at 145 W 300 S. Ms. DuPaix spoke of her concern for more traffic in an apartment area.

Nancy Wright resides at 151 300 S. Ms. Wright is concerned for the developers views on helping the neighborhood.

Chairman Monson closed the Public Hearing at 7:30 p.m.

Mr. Wilkinson clarified that 45 feet in height with a cap of 3 stories has been allowed in the Downtown zone for several years just not for multi-family structures.

Staff and Commission members discussed the height of buildings in the downtown zone.

Mr. Wilkinson stated the voting options available for Commission members:

1. Forward the recommended changes to City Council.
2. Forward a denial of the recommended changes to City Council.
3. Suggest modifications.
4. Ask staff to work on more revisions and return for a future meeting.

Mr. Bell thanked the audience for all of the comments given to staff and Commission members. He stated that he also loves the charm of the downtown. He also added that our city goes through change and have real problems and real issues and we have a real need for additional homes whether that is apartments or homes. He doesn't believe that all change is based on money. It is also satisfying the demands for additional housing and our values won't go down.

Mr. Higginson agreed with Mr. Bell. He feels that recommendations from the Envision Utah and acknowledged that we need more density in the downtown area. Recommendations were multi-family smaller in size, less impact to neighbors and more in keeping with what we want Bountiful to be.

Mr. Monson agreed with the Commission members and believes that downtown is beautiful in the present.

Mr. Higginson made a motion to pass a recommendation to the City Council to adopt the proposed changes with the following additions.

1. Height change be 35 feet on 100 W and 100 E with the height change to 45 then to 55 ft at Main St at 100 foot intervals.
2. Include the revised language proposed for Section 14-7-112 C4.

Jim Clark seconded the motion. Voting was 2-2 with Higginson and Clark voting aye and Monson and Bell voting nay. Motion did not pass.

Mr. Bell made a motion to adopt as set forth with the exception of the height. Height at 100 W and 100 E should be 40 feet. The motion included the change to Section 14-7-112-C4. Mr. Monson seconded the motion. Voting was 2-2 with Bell and Monson voting aye and Higginson and Clark voting nay. Motion did not pass.

Richard Higginson made a motion to pass along this item to City Council with the minutes of the Planning Commission but without recommendation. Jesse Bell seconded the motion. Voting passed 4-0 with Bell, Clark, Higginson and Monson voting aye.

- 5. Consider approval of the Findings of Fact for a Variance from the driveway spacing and construction standards and yard coverage standards of the Bountiful City Land Use Ordinance for the properties located at 339 W 300 North and 349 W 300 North, Mark Lee and Mark Minnis, applicants.**

Chad Wilkinson presented the staff report.

Jesse Bell made a motion that the Planning Commission approve Findings of Fact for a Variance from the driveway spacing and construction standards and yard coverage standards of the Bountiful City Land Use Ordinance for the properties located at 339 W 300 North and 349 W 300 North as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

- 6. Consider approval of the Findings of Fact for a Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30 percent and to allow for cuts and fills and retaining walls in excess of 10 feet in height for the property located at 2452 Cave Hollow Way, Daniel and Carri Fergusson, applicants.**

Chad Wilkinson presented the staff report.

Jesse Bell made a motion that the Planning Commission approve Findings of Fact for a Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30 percent and to allow for cuts and fills and retaining walls in excess of 10 feet in height for the property located at 2452 Cave Hollow as written. Jim Clark seconded the motion. Voting passed 4-0 with Commission members Bell, Clark, Higginson and Monson voting aye.

- 7. Election of Chairman and Vice Chairman of the Planning Commission for 2018.**

Richard Higginson made a motion to name Sean Monson as Chairman to Bountiful City Planning Commission for 2018. Jesse Bell seconded the motion. Voting passed 3-1 with Bell, Clark and Higginson voting aye and Monson abstained.

Richard Higginson made a motion to name Von Hill as Vice-Chairman to Bountiful City Planning Commission for 2018. Jim Clark seconded the motion. Voting passed 4-0 with Bell, Clark, Higginson and Monson voting aye.

- 5. Planning Director's report, review of pending applications and miscellaneous business.**

1. February 6, 2018 agenda items.
2. Legislative Session
3. Required annual training for Planning Commission members to be scheduled.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:03 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item # 3

Subject: Amended Plat Approval for Lewis Park Subdivision
Phase 6 Amended
Address: 1090 East 400 North
Author: City Engineer
Department: Engineering, Planning
Date: February 6, 2018



Background

Mr. Rudy Larsen has purchased two adjacent lots in the Lewis Park Subdivision Phase 6 and wishes to utilize them as one single lot. He is requesting that the two lots be combined by amending the subdivision plat.

Analysis

Lot 614 is currently occupied by a single family home while lot 615 is vacant. Mr. Jensen wants to construct a pool with some retaining walls and a pool shelter on the now vacant lot 615. The two lots need to be combined to comply with the zoning ordinance requirement that accessory uses such as this pool can only be built on a lot with a primary structure (home).

North Canyon Creek runs between the two properties in a thirty foot wide easement. With the creek on the property, there is a small area of FEMA regulated Special Flood Hazard Area, primarily just the creek channel. No construction will be allowed in the SFHA. A new easement has been provided on the amended plat to cover the creek and flood control access.

Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department.

Recommendation

We recommend that the Planning Commission pass a recommendation for Preliminary and Final Approval of the Lewis Park Subdivision Phase 6 Amended to the full City Council with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. No building will be allowed in the mapped Special Flood Hazard Area.

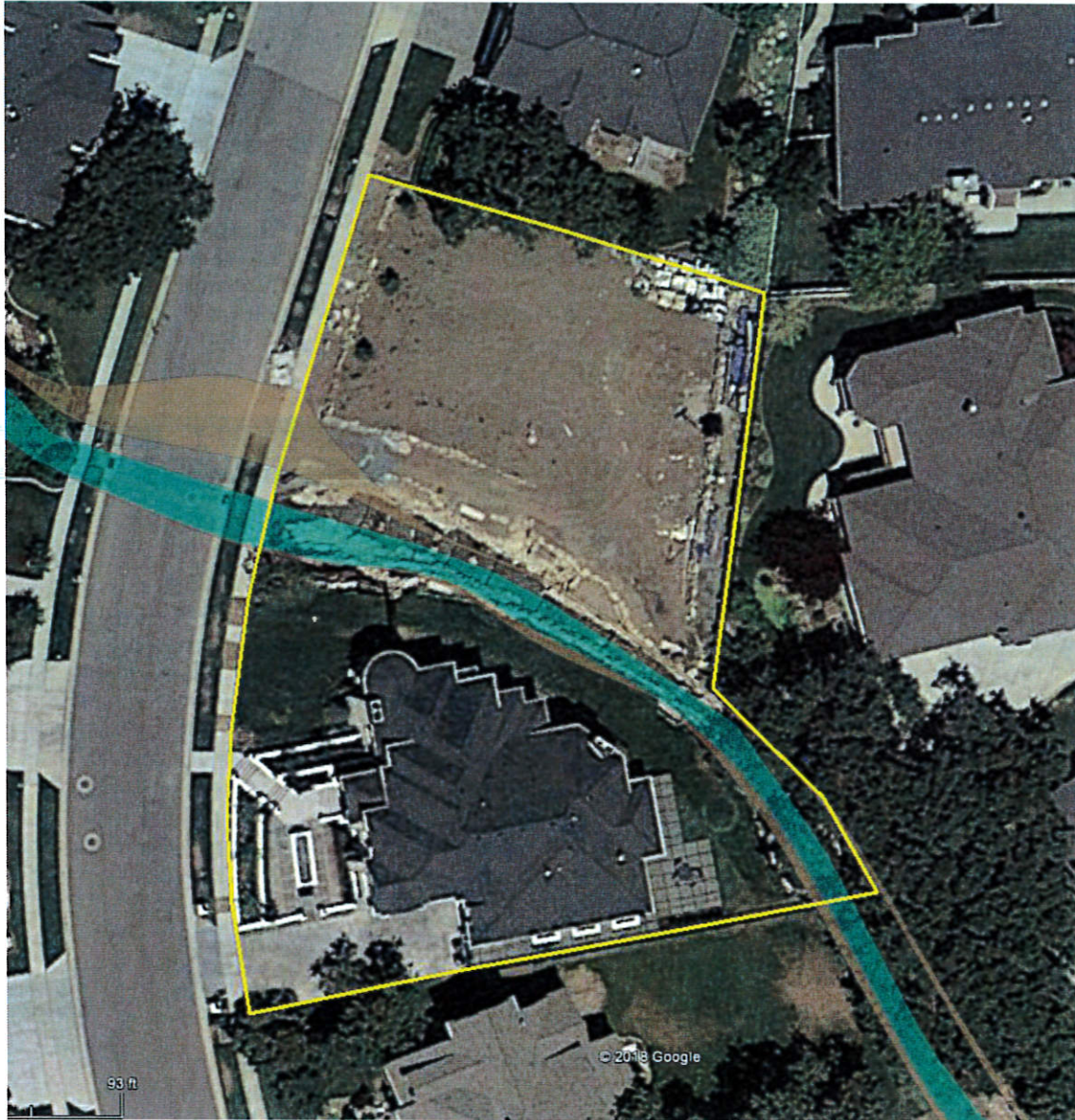
Significant Impacts

This amended plat does not have any significant impacts.

Attachments

Aerial photo showing the area to be subdivided
A copy of the Lewis Park Subdivision Phase 6 Amended plat.

Aerial Photo of the proposed Lewis Park Phase 6 Amended
With the SFHA shown



Commission Staff Report

Item # 4

Subject: Amended Plat Approval for Quailbrook Subdivision Plat A
Amended
Address: 500 No. 1300 East
Author: City Engineer
Department: Engineering, Planning
Date: February 6, 2018



Background

The owners of the undeveloped lots in the Quailbrook Subdivision Plat A are proposing to build houses on a couple of lots in the 500 No. cul de sac, after 40 years of waiting. A desire to build homes which don't quite fit the current configuration of the lots and modifications to the subdivision caused by the construction of the 400 No. Street extension require that an amendment to the plat be made to cover all of the changes.

Analysis

The Quailbrook Subdivision, north and east of the intersection of 400 North and 1300 East, was originally subdivided and improved in 1978. Soon thereafter most of the lots were built upon with the exception of a couple of lots fronting 1300 East, and the lots surrounding the 500 North cul de sac. When 400 North St. was extended to Bountiful Blvd. in 1994, the city purchased all of Lot 1 and portions of three other lots for the construction of the new road. Lot 1 was totally eliminated and three other lots were reduced in size to accommodate the new road.

The owners of the lots are now ready to build two homes in the cul de sac, however, they don't exactly fit on the pie shaped cul de sac lots. Rather than going through a series of lot line adjustments, a single amendment to the plat resolves all the issues at one time.

As a result of the 400 North/Bountiful Blvd. construction, the previous lot 2 was reduced in size to the point it was a less than desirable lot. This amendment combines lot 2 with lot 3 to create a single lot which is bounded on three sides by 400 North, 1300 East, and 500 North. Lot 4 and lot 5 also lost ground to the road construction and were turned into double fronting lots with 400 North in their rear yard. That configuration was approved in '94 when the ground was purchased. The new Lot 104 and Lot 105 will need to be granted an exception to allow for double fronting lots.

The proposed lots all exceed the minimums required by the current R-3 Zone for frontage and total lot area. Furthermore, all of the lots still have the utilities that were installed in '78 and the road and improvements are still in fairly good shape.

Department Review

The proposed amended plat has been reviewed by the Engineering Department and Planning Department.

Recommendation

We recommend that the Planning Commission pass a recommendation for Preliminary and Final Approval of the Quailbrook Subdivision Plat A Amended to the full City Council with the conditions and exception listed below.

Conditions:

1. Payment of all required fees.
2. Provide a current Title Report.

Exception:

1. Lots 103, 104 and 105 be granted the exception allowing them to continue to exist as double fronting lots.

Significant Impacts

This amended plat does not have any significant impacts.

Attachments

Aerial photo showing the area to be subdivided

A copy of the original 1978 Quailbrook Subdivision Plat A plat map.

A copy of the Quailbrook Subdivision Plat A Amended plat.

Aerial Photo of the proposed Quailbrook Subdivision Plat A Amended



Commission Staff Report

Item # 5

Subject: Preliminary and Final Site Plan for Drive-through restaurant
Author: Chad Wilkinson, City Planner
Address: 620 N. 500 West (Highway 89)
Date: February 6, 2018



Description of Request:

The applicant, Matt Young representing Young Advantage, is requesting amended preliminary and final site plan approval for a new Culver's Restaurant and accompanying property improvements. The property is located within the C-H (Heavy Commercial) zone on the former J and L Garden Center site. The application includes the construction of a 4,300 square foot restaurant

Background and Analysis:

The property received preliminary approval from the Planning Commission on December 5, 2017. Subsequently, the plan has been modified to reflect the requirements of the Utah Department of Transportation. Most notably, the driveway has been relocated and is now shared with the property to the north. In conjunction with the driveway, UDOT has also required a deceleration lane on 500 West. These two changes have required modifications to the site plan that are discussed below.

Access to project is now from a 37-foot wide shared driveway on the north of the property. The applicant has applied to the Utah Department of Transportation (UDOT) for the proposed access and received approval of a variance for the location of the driveway. A copy of the access permit from UDOT will be required as a condition of final approval. The proposed plan still shows adequate parking based on the square footage shown and has adequate stacking spaces for the drive-through. The plan has been revised to show additional parking on the south side of the building not previously shown. Because of the potential for conflicts between the drive through aisle and these parking spaces it is recommended that the spaces along the south of the property be designated for employees only.

The proposed building is substantially the same design and materials as the previous submittal. The landscape plan has been changed and no longer meets the minimum required number of trees based on the size of the property. The Code requires street trees at an interval of 35 feet and internal trees based on the amount of required landscaping. The plan will need to be revised prior to building permit to show the minimum number of trees required by Code.

Storm water will be collected on site and conveyed to the creek north of the property through a proposed storm drain system that will cross the intervening property outside of the street. The applicant has obtained an easement from the neighboring property for conveyance of storm water to the creek. Water and sewer will be provided from existing lines in 500 West and will include the extension of an 8-inch water line and onsite fire

hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

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 and final site plan review for the proposed fast food restaurant subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final site plan approval by the City Council, obtain proper permits from the Utah Department of Transportation for the shared access proposed on 500 West. A copy of permits shall be filed with the City.
3. Obtain permits from Davis County Flood Control for all storm water discharges into Barton Creek. Prior to Building permit provide copies of permits to the City.
4. Prior to issuance of a building permit, revise the final landscape plan to show the minimum required number of trees. Based on frontage and area the Code requires a total of 24 trees seven of which must be evenly spaced along the frontage of the property.
5. All damaged curb and gutter and sidewalk along 500 W. shall be replaced.
6. Provide a 20 foot wide Public Utility Easement for the proposed 8 inch fire hydrant line.

Attachments

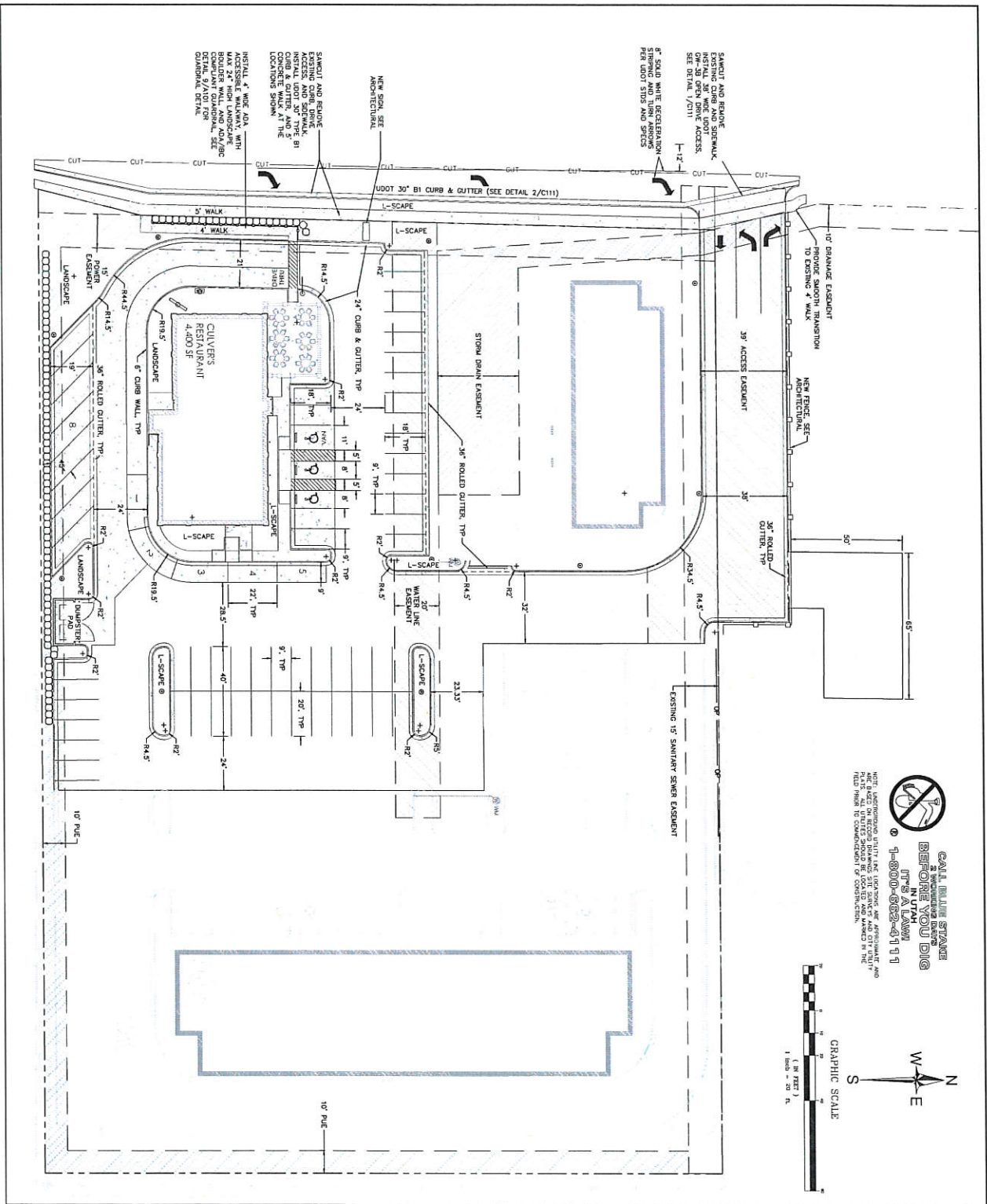
1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo





SITE PLAN
SCALE: 1" = 20'-0"



INSTALL 4' WIDE ADA ACCESSIBLE WALKWAY WITH BOLLARD WALL AND ADVISORY QUADRANT DETAIL

SMOOTH AND REPAIR EXISTING CURB DRIVE CURB & GUTTER AND 5' LOCATIONS SHOWN

NEW SOLID WHITE RECREATION ARCHITECTURAL

EXISTING CURB AND SEWER 0'-6" OPEN DRIVE ACCESS. SEE DETAIL 1/C111

5' SOLID WHITE RECREATION ARCHITECTURAL STRIPPING AND TURN ARROWS PER UDOT STDS AND STCS

UDOT 30" B1 CURB & GUTTER (SEE DETAIL 2/C111)

10' DRAINAGE EASEMENT

PROVIDE SMOOTH TRANSITION TO EXISTING 4' WALK

NEW FENCE SET ARCHITECTURAL

39' ACCESS EASEMENT

39' ROLLED GUTTER, TYP

39' ROLLED GUTTER, TYP

EXISTING 15' SANITARY SEWER EASEMENT

10' PUE

10' PUE

10' PUE

10' PUE

10' PUE

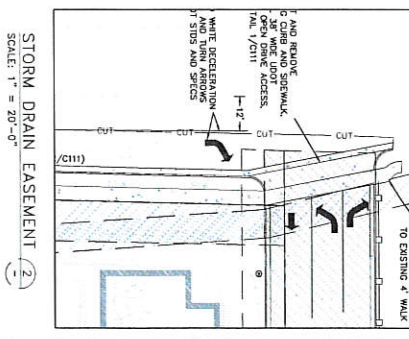
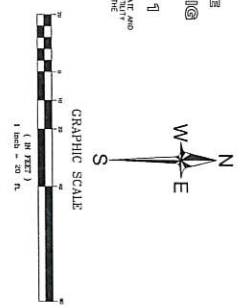
10' PUE

10' PUE

10' PUE

CALL BEFORE YOU DIG
UTAH
IT'S A LAW!
1-800-832-4111

NOTE: UNDERGROUND UTILITIES ARE NOT SHOWN. ALL UTILITIES SHOULD BE LOCATED AND MARKED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION.



STORM DRAIN EASEMENT
SCALE: 1" = 20'-0"

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DRAWING IS NOT TO
BE MEASURED
1 1/2

SHEET NO. C102
OF 15

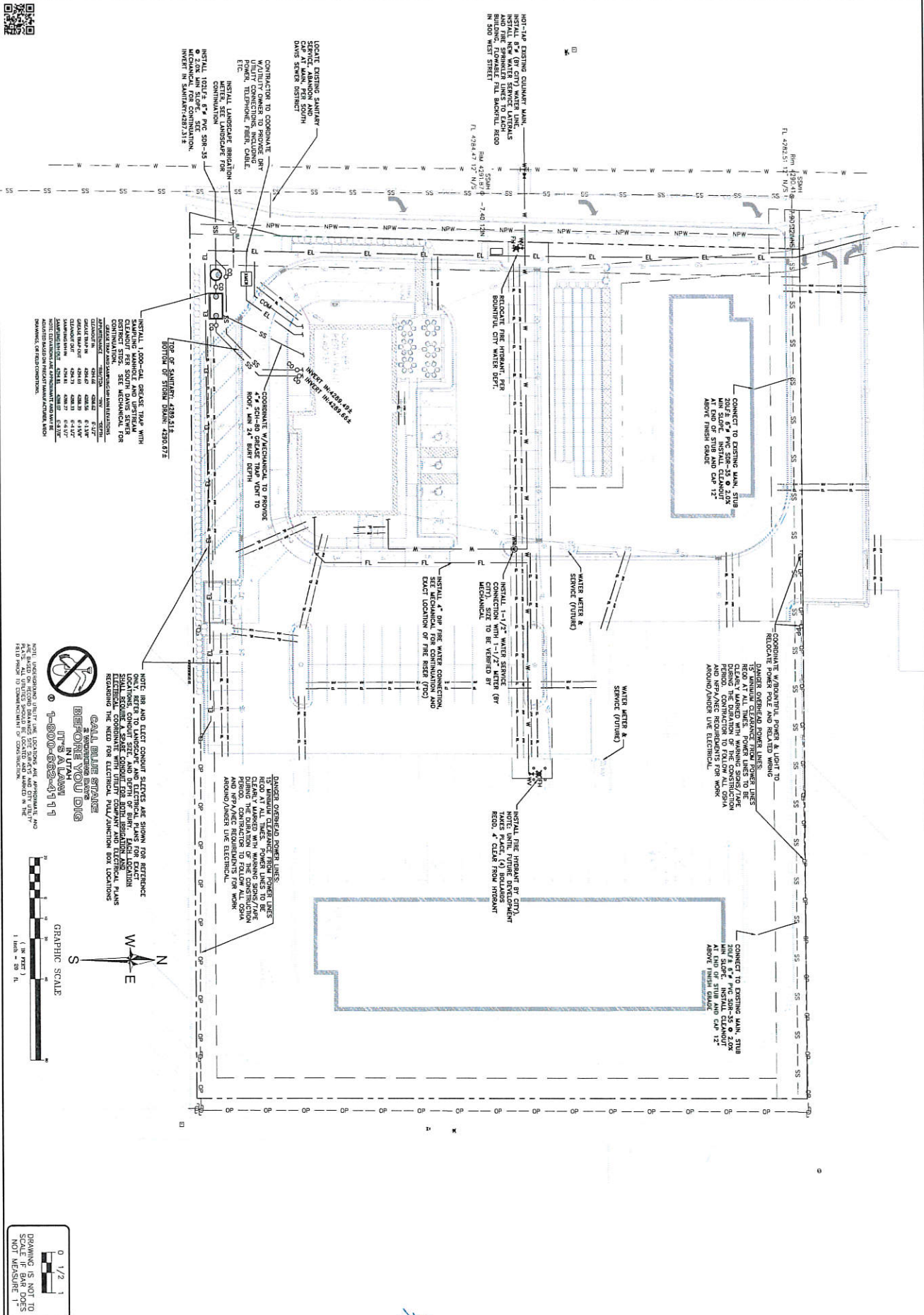
OVERALL CIVIL SITE PLAN
CULVER'S
PREPARED FOR: JERED FLOUZEK
PROJECT ADDRESS: 620 NORTH 560 WEST, BOUNTIFUL, UTAH 84010
PROJECT LOCATION: SECTIONS 19 & 24, T2N, R1E, S13&M



ACE Advanced Civil Engineering, PLLC
Serving the Intermountain West
Phone: (801) 354-6010
Fax: (801) 341-8528
www.acecivilengineering.com
Civil Engineering, Inc. (Professional limited liability company)
CIVIL PLANNING (CONTRACT ADMINISTRATION)

DESIGN BY: BKS
DRAWN BY:
REVIEWED BY:
PLOT SCALE: 1" = 20'
FILE NAME: CULVERS_BASE
PROJECT NO.: 6027

No.	Description	Date



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 DRAWING IS NOT TO
 BE MEASURED FROM
 THIS BAR

SHEET NO.
C103
 OF
15

**UTILITY PLAN
 CULVER'S**

PREPARED FOR: JERED FLOUZEK
 PROJECT ADDRESS: 620 NORTH 1600 WEST, BOUNTYVIEW, UTAH 84010
 PROJECT LOCATION: SECTIONS 19 & 24, T2S, R1E, S1B&M

DESIGN BY: BKS
 DRAWN BY:
 REVIEWED BY:
 PLOT SCALE: 1" = 20'
 FILE NAME: CULVERS_BASE

PROJECT NO.: 6027



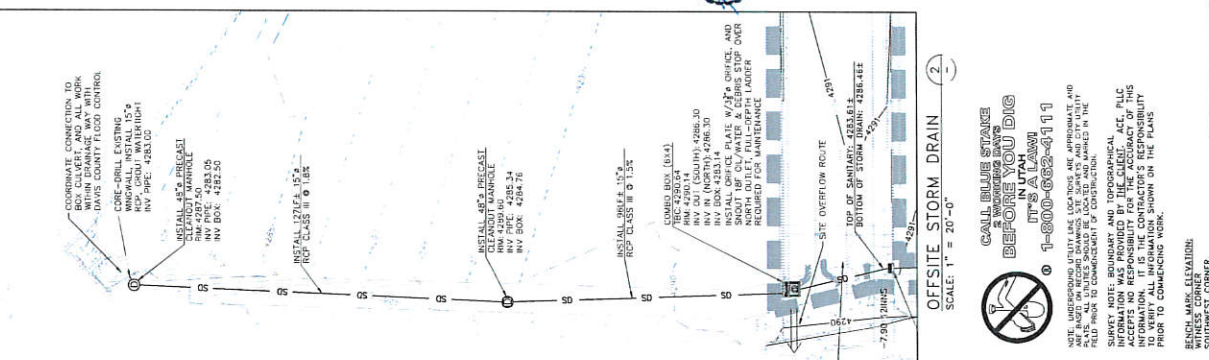

No.	Description	Date

PROJECT NO. 5022
 DATE: 01/20/20
 DRAWN BY: BMS
 CHECKED BY: BMS
 DESIGN BY: BMS



PREPARED FOR: JAMES R. COOPER
 PROJECT ADDRESS: 20 KENNETH BLVD., SUITE 100, LANSING, MI 48203
 PROJECT LOCATION: SECTION 19 & 24, 7TH E.L. 51741 010
CULVERS
DRAINAGE PLAN

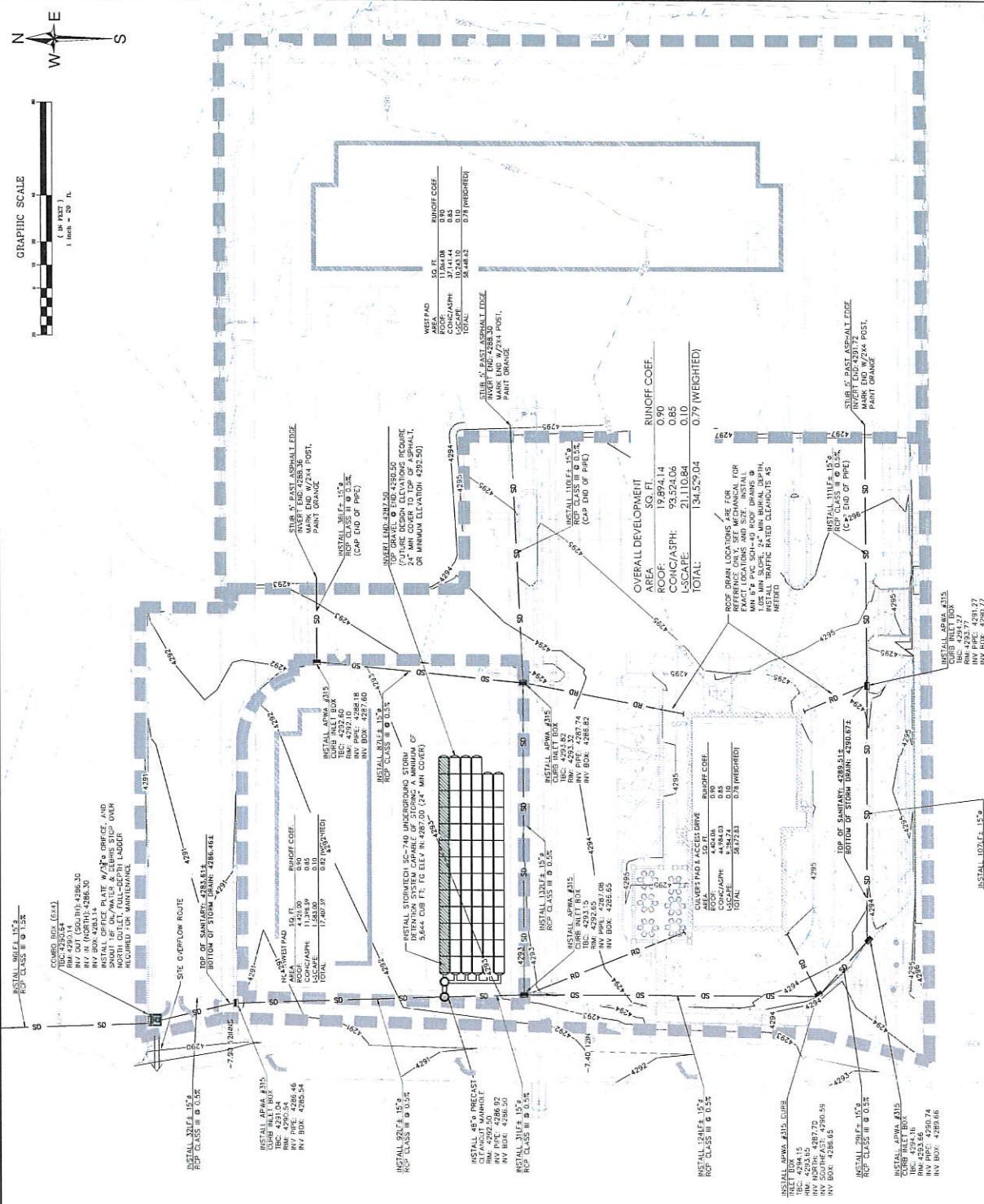
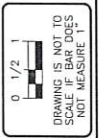
SHEET NO. C105
 OF 15



CALL BLUE STAKE BEFORE YOU DIG IT'S A LAW
 1-800-662-4111

NOTE: UNDESIGNED UTILITY LINES THAT ARE APPROXIMATE AND BASED ON RECORD DRAWINGS, SURVEY DATA AND OTHER FIELD INFORMATION ARE SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO COMMENCING WORK.

BENCH MARK ELEVATION: 439.39
 SOUTHWEST CORNER, SECTION 19, 7TH E.L., SUBM. 19, 17N, 7E, S24E
 PRIOR TO BEGINNING WORK



OVERALL DEVELOPMENT AREA COEFFICIENT

AREA	19,892.14	RUNOFF COEF.	0.80
CONC/ASPH	93,524.06	RUNOFF COEF.	0.85
LANDSCAPE	21,110.84	RUNOFF COEF.	0.10
TOTAL	134,527.04	RUNOFF COEF.	0.79 (WEIGHTED)

NOTE: PIPE LOCATIONS ARE FOR REFERENCE ONLY. SEE MECHANICAL FOR EXACT LOCATIONS AND DEPTHS. PLUS MIN. SLOPE: 24\"/>

SITE DRAINAGE PLAN
 SCALE: 1" = 20'-0"



PLANT SCHEDULE

REF	QTY	RECOMMENDATION	COMMON NAME	HT	SPREAD	REMARKS
TREES						
A48	3	MANCOSA MOUNTAIN	DOWN BRANCH	7' CAL	M33	
Q3	2	GREAT BRANCH	MOUNTAIN BRANCH	7' CAL	M33	
M30	3	FRUIT CULMATA BRANCH	BRANCH	7' CAL	M33	
IC3	1	FRUIT CULMATA BRANCH	BRANCH	7' CAL	M33	
SHRUBS						
CC3	16	CRANFORD	CRANFORD	3' CAL	CM31	
M30	7	MANCOSA MOUNTAIN	DOWN BRANCH	3' CAL	CM31	
M30	8	FRUIT CULMATA BRANCH	BRANCH	3' CAL	CM31	
M30	20	FRUIT CULMATA BRANCH	BRANCH	3' CAL	CM31	
M30	19	FRUIT CULMATA BRANCH	BRANCH	3' CAL	CM31	
M30	24	FRUIT CULMATA BRANCH	BRANCH	3' CAL	CM31	
GRASSES						
CA1	41	CRANFORD	CRANFORD	1' CAL	CO31	
HE1	46	HEALTHY	HEALTHY	1' CAL	CO31	
HE3	5	HEALTHY	HEALTHY	1' CAL	CO31	
HE4	5	HEALTHY	HEALTHY	1' CAL	CO31	

1. QUANTITIES INCLUDE NEW PLANTS AND PLANTING MATERIALS ONLY. ALL PLANTS SHOULD BE PLANTED BY THE END OF THE PROJECT. ALL PLANTS SHOULD BE PLANTED BY THE END OF THE PROJECT. ALL PLANTS SHOULD BE PLANTED BY THE END OF THE PROJECT.

PLANTING NOTES

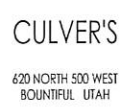
1. CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING ALL PLANTING INFORMATION. ALL PLANTS SHOULD BE PLANTED BY THE END OF THE PROJECT.
2. ALL PLANTS SHOULD BE PLANTED BY THE END OF THE PROJECT.
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KEYED NOTES

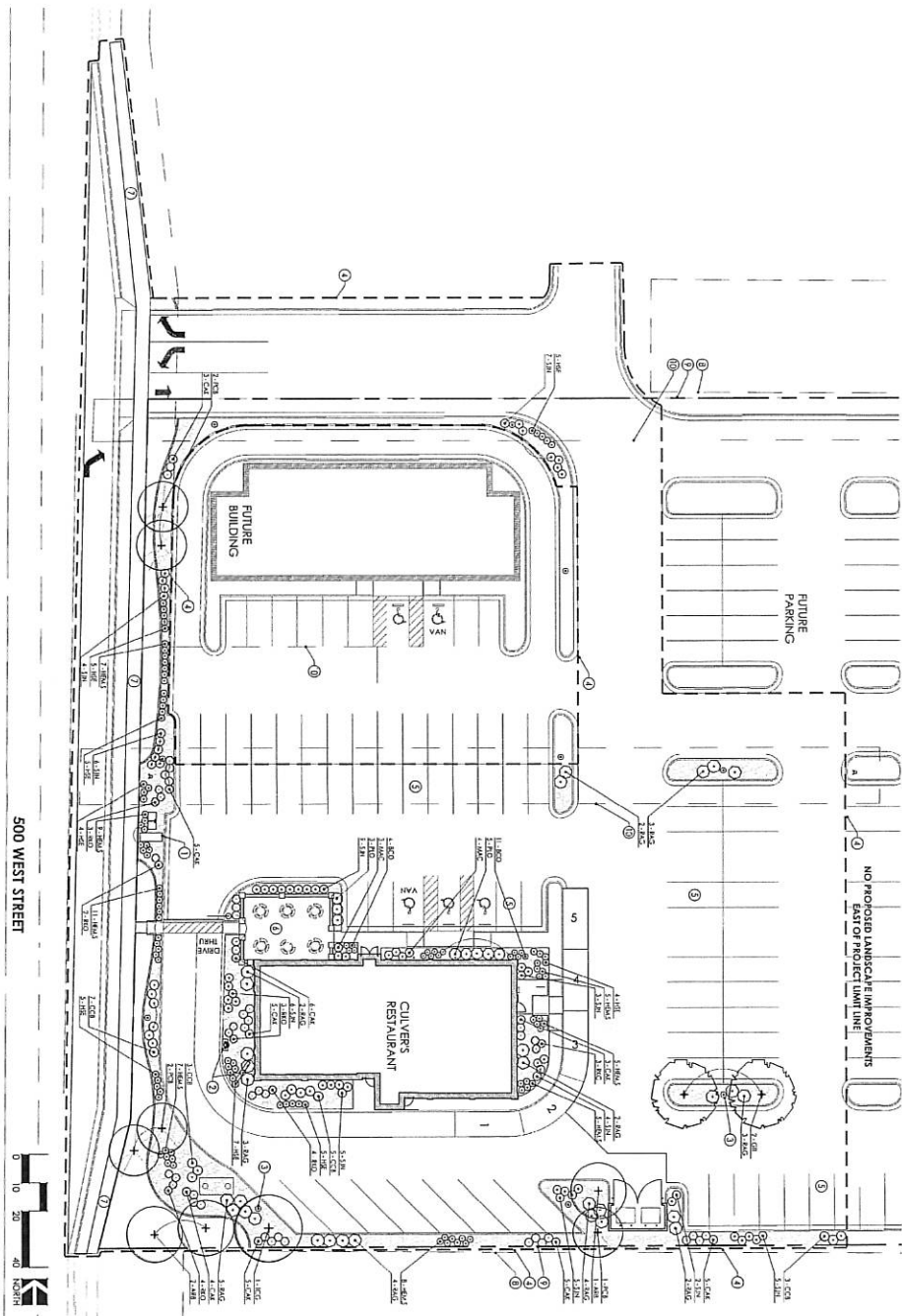
1. SOIL
2. CONCRETE PAD UNDER SIGN
3. 3" GRANITE FINISH
4. PROJECT LAMP LINE
5. FINISH
6. FINISH
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18. FINISH
19. FINISH
20. FINISH

TABULATIONS

CONSTRUCTION AREA	SCHEDULE	QUANTITY
FINISH	4.1.1.1	2885.5
CONCRETE	4.1.1.2	2885.5
TOTAL LAMBS SPACE		4375.0
PERCENT OF CURB LAMBS SPACE		87%
LANDSCAPE	8.89.2	175
PERCENT OF CURB LAMBS SPACE		17%



620 NORTH 500 WEST
BOUNTIFUL, UTAH



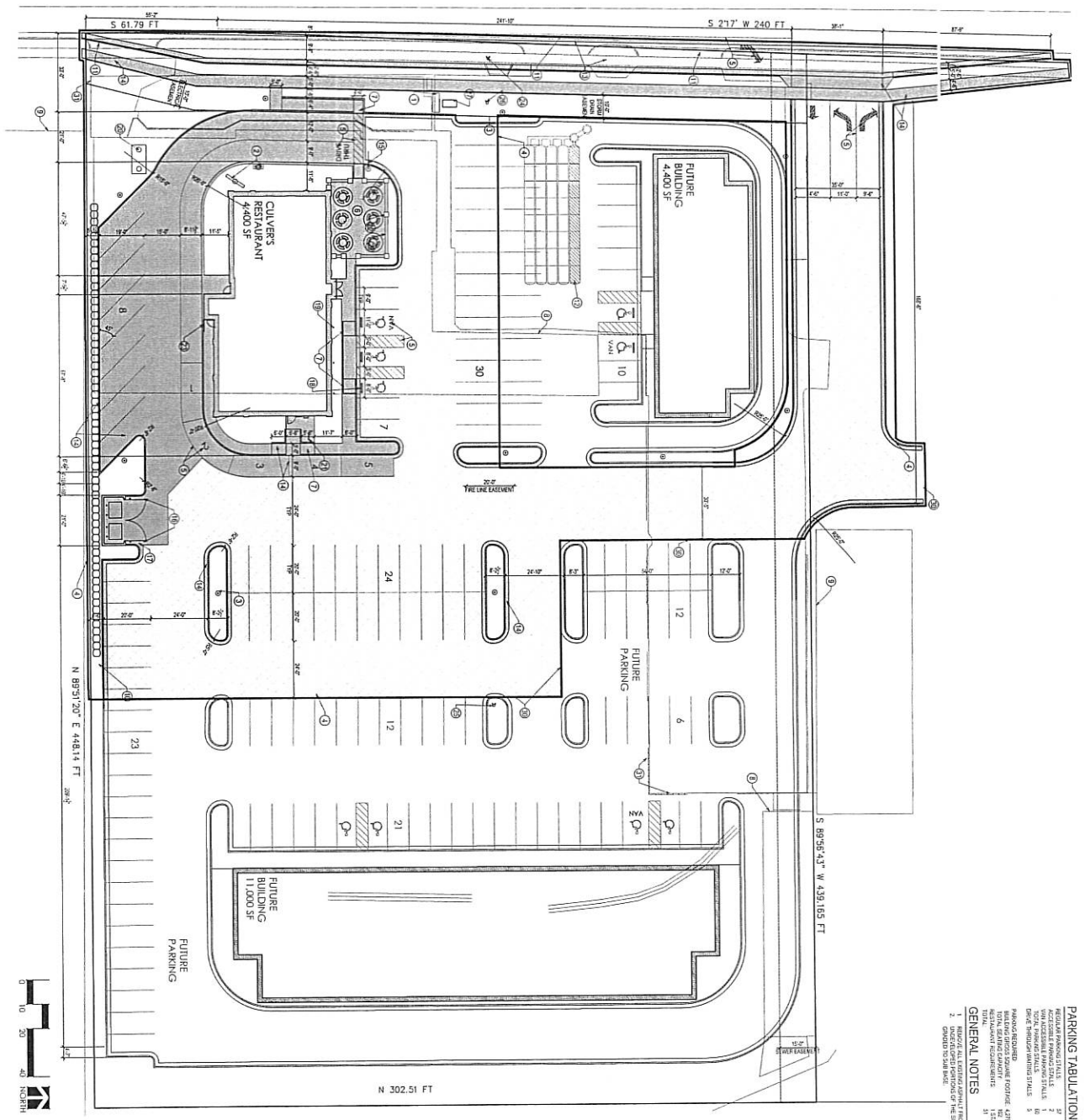
STREET TITLE
PLANNING PLAN
INTER NUMBER
L1111
LANDSCAPE

PROJECT NO. 17115
DATE 12 JANUARY 2018
REVISIONS

ARCHITECTURE
Interior Design
LANDSCAPE ARCHITECTURE
Landscape Management
311 East Valley Dr. Ste 200
Boonville, MO 64608
(417) 242-1111



ARCHITECTURE
LANDSCAPE ARCHITECTURE



PARKING TABULATIONS

ACCESSIBLE PARKING SPACES	2
TOTAL PARKING SPACES	10
DRIVE THROUGH SPACES (MAX 5)	5

GENERAL NOTES

1. REMOVE ALL EXISTING ASPHALT AND REGRADE TO SUBGRADE.
2. REGRADE TO SUBGRADE.
3. INSTALL SIGNAGE AND LIGHTING.
4. PROVIDE IRRIGATION.
5. PROVIDE FENCE AND GATE.
6. PROVIDE UTILITY LINES.
7. PROVIDE EROSION CONTROL.
8. PROVIDE DRAINAGE.
9. PROVIDE ACCESS TO ALL AREAS.
10. PROVIDE SECURITY LIGHTING.
11. PROVIDE SECURITY FENCE.
12. PROVIDE SECURITY GATE.
13. PROVIDE SECURITY CAMERA.
14. PROVIDE SECURITY ALARM.
15. PROVIDE SECURITY LOG.
16. PROVIDE SECURITY REPORT.
17. PROVIDE SECURITY PLAN.
18. PROVIDE SECURITY TRAINING.
19. PROVIDE SECURITY DRILLS.
20. PROVIDE SECURITY EVALUATION.
21. PROVIDE SECURITY IMPROVEMENTS.
22. PROVIDE SECURITY MAINTENANCE.
23. PROVIDE SECURITY AUDIT.
24. PROVIDE SECURITY CERTIFICATION.
25. PROVIDE SECURITY COMPLIANCE.
26. PROVIDE SECURITY RECORDS.
27. PROVIDE SECURITY BACKUP.
28. PROVIDE SECURITY RECOVERY.
29. PROVIDE SECURITY CONTINGENCY.
30. PROVIDE SECURITY COMMUNICATION.
31. PROVIDE SECURITY COORDINATION.
32. PROVIDE SECURITY COOPERATION.
33. PROVIDE SECURITY COLLABORATION.
34. PROVIDE SECURITY COMMUNITY.
35. PROVIDE SECURITY CULTURE.
36. PROVIDE SECURITY CHANGE.
37. PROVIDE SECURITY CLIMATE.
38. PROVIDE SECURITY CIRCULARITY.
39. PROVIDE SECURITY CARE.
40. PROVIDE SECURITY CONSCIOUSNESS.
41. PROVIDE SECURITY COMPASSION.
42. PROVIDE SECURITY COURAGE.
43. PROVIDE SECURITY CREATIVITY.
44. PROVIDE SECURITY CRITICAL THINKING.
45. PROVIDE SECURITY CURIOSITY.
46. PROVIDE SECURITY CYNICISM.
47. PROVIDE SECURITY DETERMINATION.
48. PROVIDE SECURITY DILIGENCE.
49. PROVIDE SECURITY DISCIPLINE.
50. PROVIDE SECURITY DIVERSITY.
51. PROVIDE SECURITY DYNAMICITY.
52. PROVIDE SECURITY EMPATHY.
53. PROVIDE SECURITY ENTHUSIASM.
54. PROVIDE SECURITY ETHICS.
55. PROVIDE SECURITY EXECUTION.
56. PROVIDE SECURITY FLEXIBILITY.
57. PROVIDE SECURITY FOCUS.
58. PROVIDE SECURITY FUNDAMENTALS.
59. PROVIDE SECURITY GROWTH.
60. PROVIDE SECURITY HONESTY.
61. PROVIDE SECURITY HUMILITY.
62. PROVIDE SECURITY INTEGRITY.
63. PROVIDE SECURITY INNOVATION.
64. PROVIDE SECURITY INSPIRATION.
65. PROVIDE SECURITY INTELLIGENCE.
66. PROVIDE SECURITY INTERDISCIPLINARITY.
67. PROVIDE SECURITY INTERPERSONAL SKILLS.
68. PROVIDE SECURITY INTRINSIC MOTIVATION.
69. PROVIDE SECURITY INVESTMENT.
70. PROVIDE SECURITY IMPACT.
71. PROVIDE SECURITY IMPASSIONMENT.
72. PROVIDE SECURITY IMPROVEMENT.
73. PROVIDE SECURITY INFLUENCE.
74. PROVIDE SECURITY INSIGHT.
75. PROVIDE SECURITY INSPIRE.
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100. PROVIDE SECURITY INSPIRATIONALITY.



Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

1111 South Main Street, Suite 300
 Salt Lake City, Utah 84111
 Phone: 801.525.1400
 Website: thinkarchitecture.com



CULVER'S
 630 NORTH 500 WEST
 BOUNTIFUL, UTAH



PROJECT NO. 17115
 DATE: 02 JAN 2018
 REVISIONS:

SHEET NO. 1
 SITE PLAN
 ARCHITECTURAL
 A100

STANDARD AWINGS

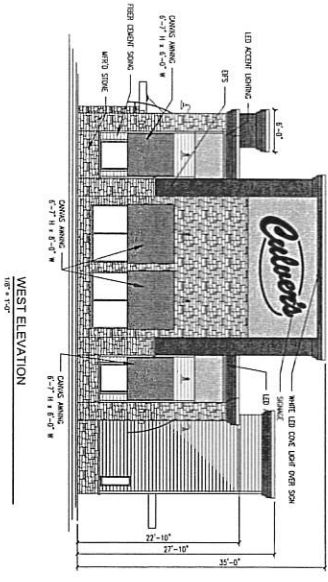
1. QUANTITY AWINGS @ 6'0" H x 6'0" W x 2'-0" D
2. CANVAS AWINGS @ 6'0" H x 6'0" W x 2'-0" D
3. CANVAS AWINGS @ 6'0" H x 6'0" W x 2'-0" D

CHANG AWING COLOR SPECIFICATIONS:
 COLOR: SANDWELL, ROYAL BLUE
 STYLING: 100% POLYESTER
 100% POLYESTER

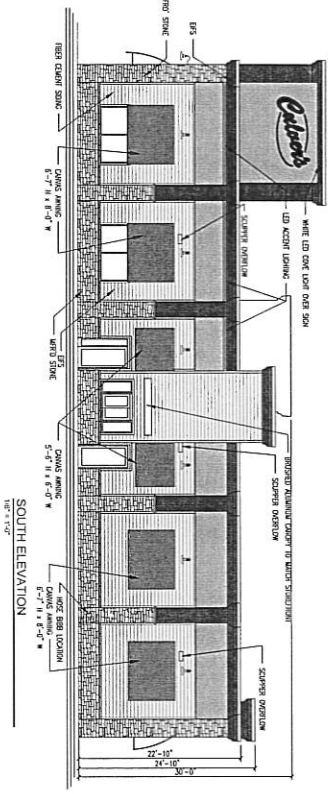
EXTERIOR MATERIALS:

STONE: CONCORD
 STAIR: OLD WORLD STONE
 CROWN: SANDWELL
 FINISH: PEEK
 FINISH: MEDIUM SAND
 FINISH: LIGHT SAND
 FINISH: JAMES HARDIE
 COLOR: ROYAL BLUE

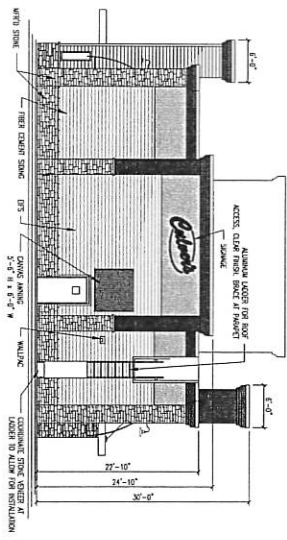
General Notes:
 1. AWING TO BE CAL WITH 1/4" C.I.D. STEEL BEAM
 2. DO NOT FINISH BACK CURVED STONE



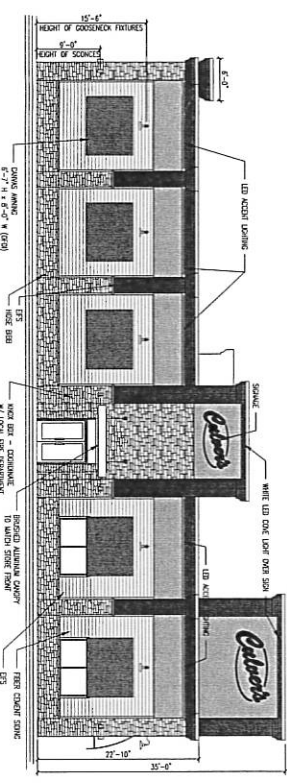
WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



CULVER'S
 620 NORTH 500 WEST
 BOUNTIFUL, UTAH



2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100

Think
 Architecture
 Architecture
 Interior Design
 Landscape Architecture
 Land Planning
 Construction Management

2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100

A301
 ARCHITECTURAL

PROJECT NO. 17115
 DATE: 02 JAN 2018
 REVISED:

SHEET TITLE:
 EXTERIOR
 ELEVATIONS
 SHEET NUMBER:

Commission Staff Report

Item # 6

Subject: Preliminary and Final Site Plan for a Medical Office Building
Author: Chad Wilkinson, City Planner
Address: 65 W 400 North
Date: February 6, 2018



Description of Request:

The applicant, 400 North Partners, LLC, is requesting preliminary and final site plan approval for a new medical office building. The property is located within the DN (Downtown) zone on two properties currently occupied by single family residences. The application includes the construction of an approximately 8,200 square foot medical office building.

Background and Analysis:

The property is zoned DN (Downtown) and is surrounded by commercial development on the east (Fizz), multifamily residential to the south and office and residential to the west. The property is located across 400 North from Bountiful Junior High School.

The proposed development is the first to be reviewed under the new DN standards adopted in October. The proposed development is located on two parcels totaling approximately half an acre. Access to the project will be via a single driveway on 400 North. This section of 400 North is a State Highway and the applicant has received an access permit from UDOT and provided a copy of the permit to the City. The applicant will close three existing driveway approaches and replace them with a single access on the west side of the property. The proposed plan shows adequate parking based on the square footage shown. The parking has been placed to the side and rear of the building consistent with the DN standards.

The proposed building meets the required setbacks and height standards for the DN Zone. Finish materials for the proposed building will consist of brick with a significant percentage of fenestration on the street facing facades. Color renderings of the buildings are attached to this report. The submitted landscape plan meets the requirements of the Code including the minimum number of street trees, ornamental trees and shrubs.

Storm water will be collected on site and conveyed to an onsite detention system which will then flow to existing storm drain facilities in 400 North. Water and sewer will be provided from existing lines in 400 North. Plans have been reviewed by the City Engineer.

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

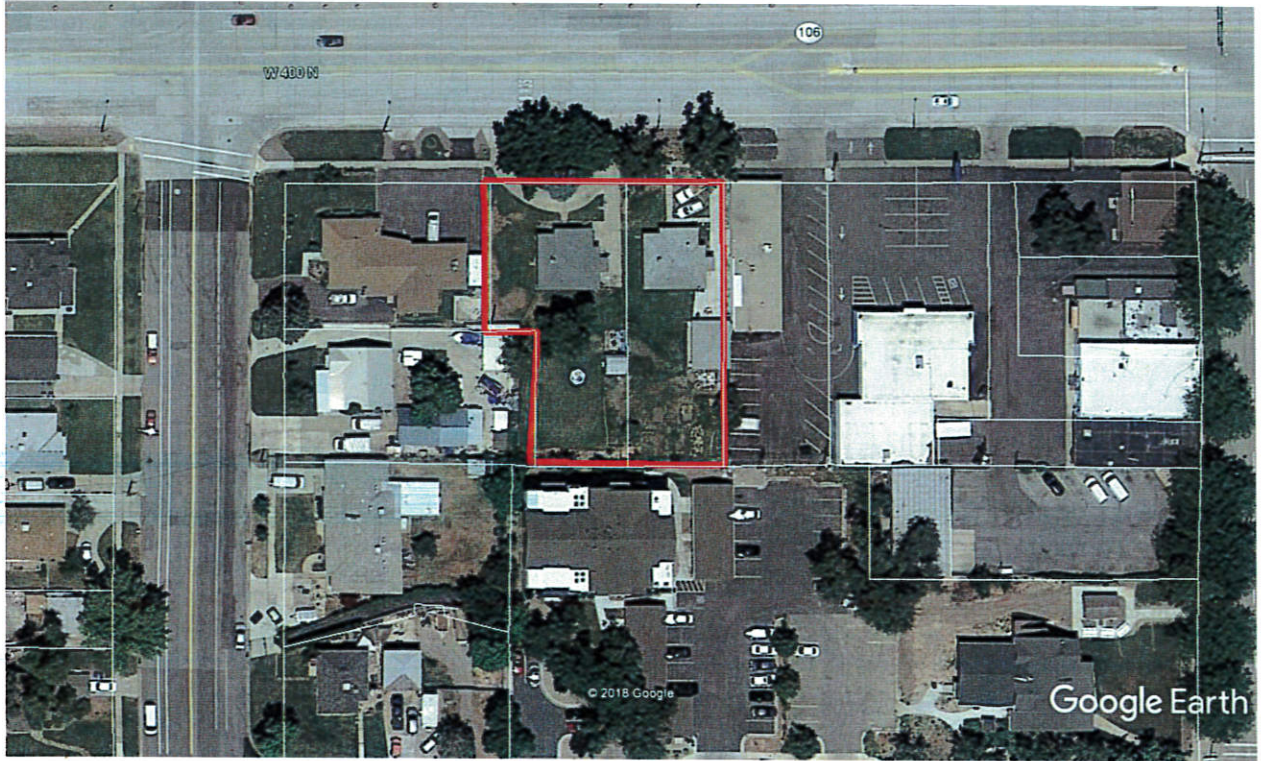
Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary and final site plan review for the proposed medical office subject to the following conditions:

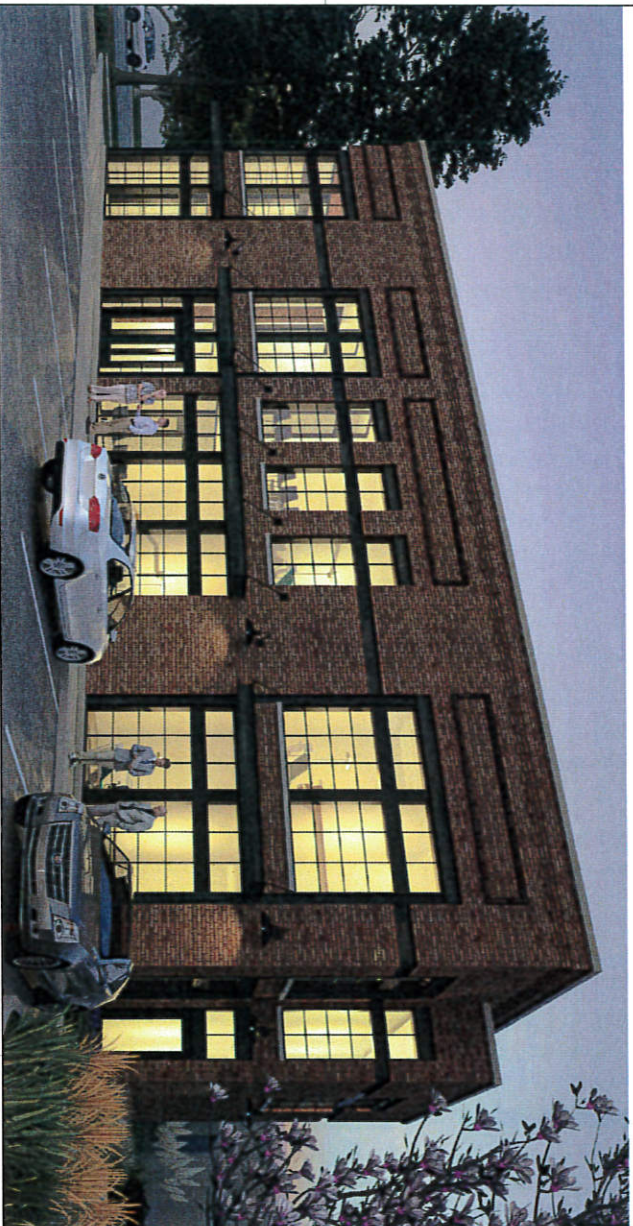
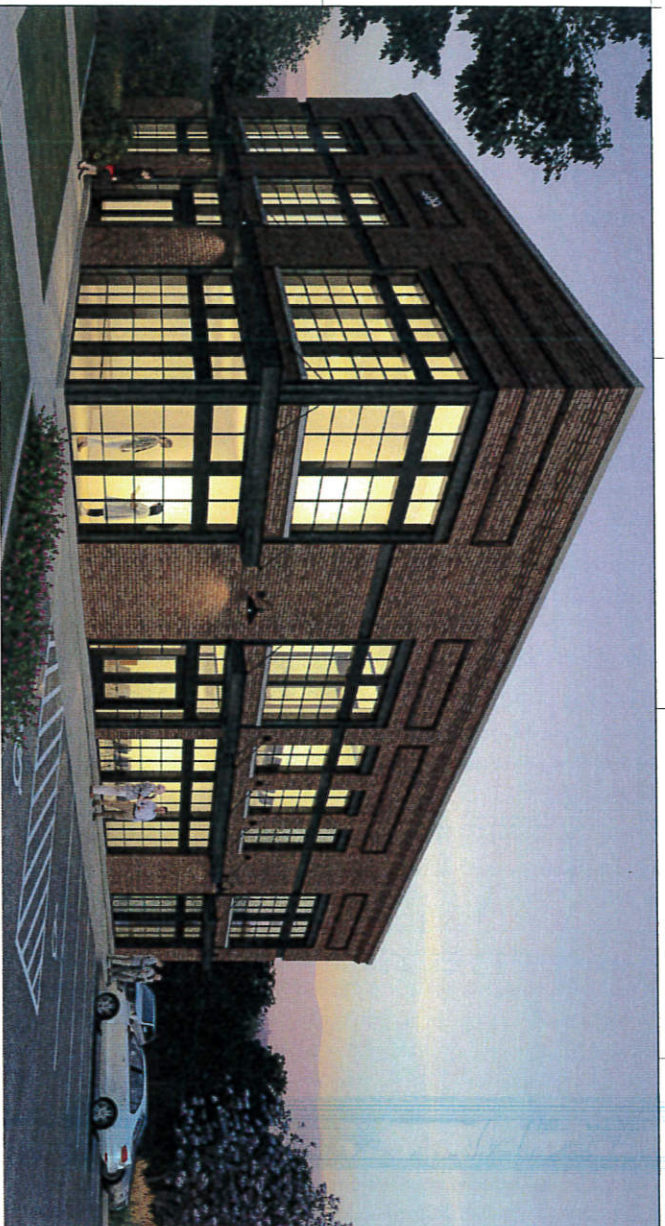
1. Complete any and all redline corrections.
2. All damaged curb and gutter and sidewalk along 400 North shall be replaced.
3. Provide Public Utility Easements as required by Bountiful Power.

Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo





400 North Partners Commercial Office Building

Project Address:
55 West 400 North Bountiful, Utah
Preliminary Site Plan Review
January 16, 2018

Project Design Team

Project Architect
SugarHouse Architects
P. 801.808.6131
E. rob.white@sugarhousearchitects.com

Civil Engineer Landscape Design
Entellus Engineering
P. 801.298.2236
E. imartineau@entellus.com

Sheet Index

- | | |
|----------------------------|---------|
| G001 COVER SHEET | GENERAL |
| C000 COVER SHEET | SCALE |
| C100 NOTES & LEGEND | |
| C200 ALTERNATIVE PLANS | |
| C300 SITE PLAN | |
| C400 GRADING PLAN | |
| C500 SITE DETAILS | |
| C600 UTILITY DETAILS | |
| C700 EROSION CONTROL PLAN | |
| C800 STORMTECH DETAILS | |
| C900 STORMTECH DETAILS | |
| C1000 STORMTECH DETAILS | |
| C1100 STORMTECH DETAILS | |
| C1200 IRRIGATION PLAN | |
| C1300 INSTALLATION DETAILS | |

ARCHITECTURAL

- A100 MAIN LEVEL FLOOR PLAN
- A104 UPPER LEVEL PLAN
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS

Site Data

Gross Site Area: 21,492 sf
Building Footprint: 4,113 sf
Zone: DN
Proposed Parking Stalls: 33
Including (2) Handicap Stalls



SugarHouse Architects, LLC
9087 Jerome Rd
Nash City, UT 84098
P. 801.808.6131
www.sugarhousearchitects.com
info@sugarhousearchitects.com

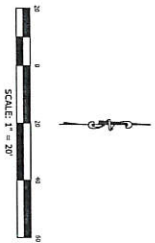
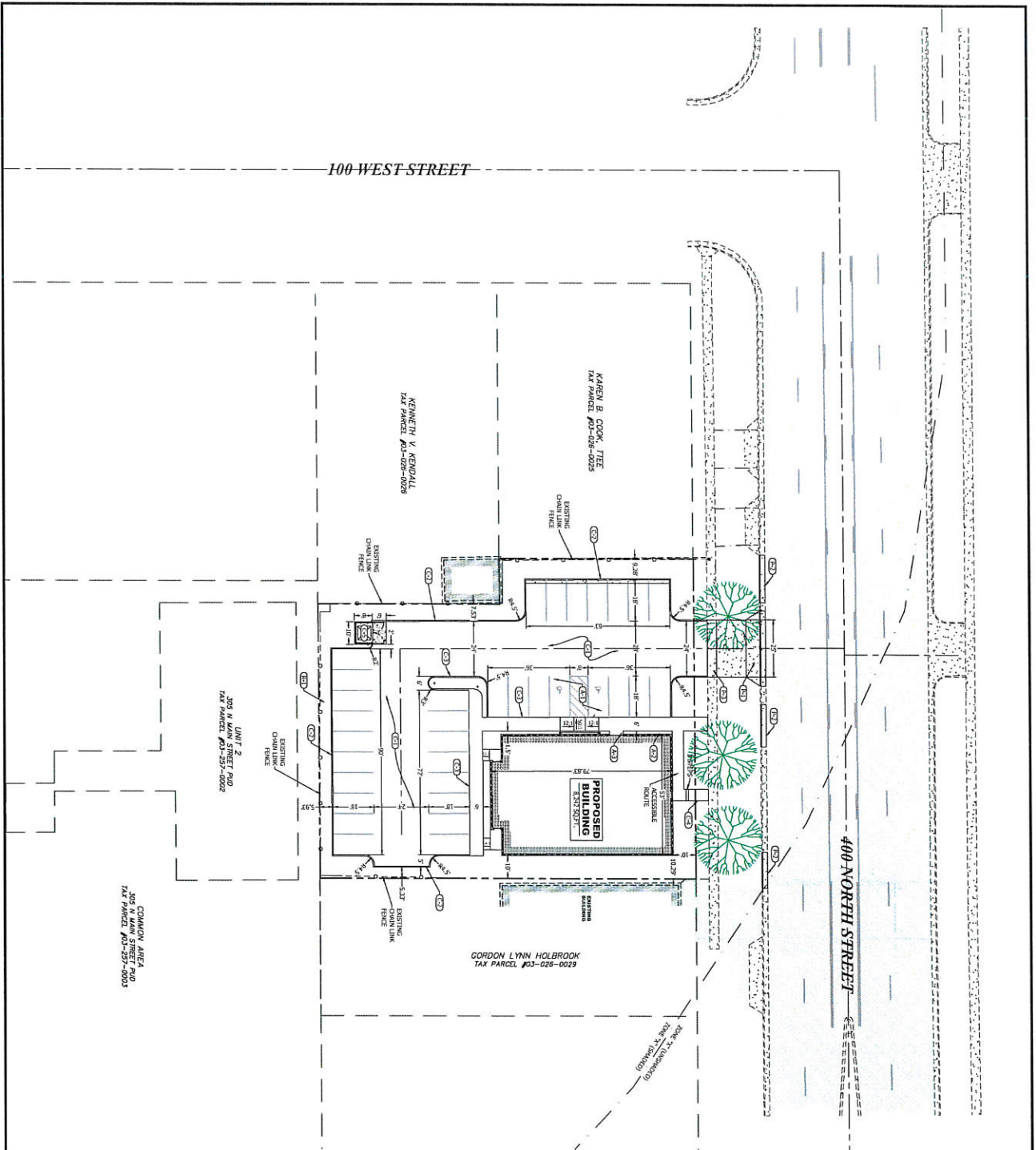
400 North Partners
Commercial Office
Building
55 West 400 North
Bountiful, UT

Revision	Date

Project:
Date: January 16, 2018
Sheet

G001

Preliminary Site Review



AREA TABULATION

REQUIREMENT	FT ²	ACRES	%
FLOOR AREA	14,754	0.34	0.0003
FLOOR SPACE	14,754	0.34	0.0003
PARKING	1,070	0.11	0.0008
LAND	3,070	0.70	0.0025

PARKING CALCULATIONS

TOTAL PERMITTED	6,542 SLOTS
MINIMUM PERMITTED	1,070 SLOTS
MAXIMUM PERMITTED	2,374 SLOTS

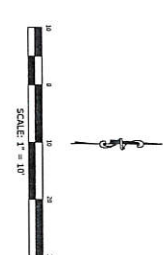
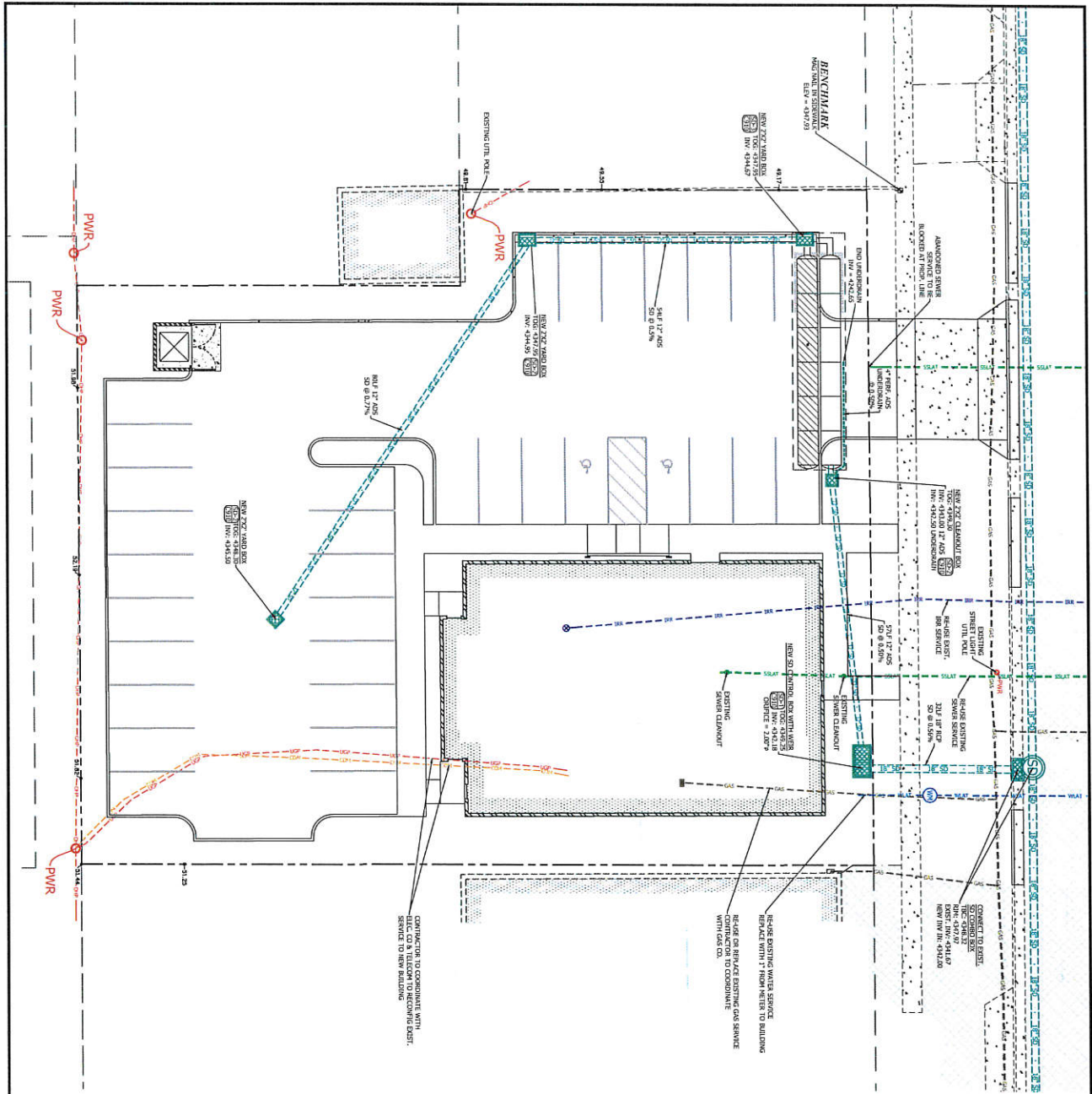
- SYMBOL LEGEND**
- (CD) SYMBOL TABLE
 - (C) PER DETAIL C-1, SHEET C-10
 - (C-1) PER DETAIL C-1, SHEET C-10
 - (C-2) PER DETAIL C-2, SHEET C-10
 - (C-3) PER DETAIL C-3, SHEET C-10
 - (C-4) PER DETAIL C-4, SHEET C-10
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 - (C-9) PER DETAIL C-9, SHEET C-10
 - (C-10) PER DETAIL C-10, SHEET C-10
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 - (C-14) PER DETAIL C-14, SHEET C-10
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 - (C-38) PER DETAIL C-38, SHEET C-10
 - (C-39) PER DETAIL C-39, SHEET C-10
 - (C-40) PER DETAIL C-40, SHEET C-10

400 NORTH PARTNERS, LLC
 55 WEST 400 NORTH
 TAX PARCELS 403-026-0028, 403-026-0133, and 403-026-0134
 PART OF BLOCK 58, PLAT "A" BOUNTIFUL TOWNSITE SURVEY
 LOCATED IN THE NE 1/4 OF SECTION 19, T.33N., R.1E., S.1&2E.M.
 BOUNTIFUL CITY, DAIS COUNTY, UTAH



181 North 200 West, Suite #4
 Bountiful, UT 84010
 Phone 801.298.2236
 www.Entellus.com

DRAWN: [] DATE: []
 CHECKED: [] DATE: []
 DESIGNED: [] DATE: []
 APPROVED: [] DATE: []
 FIELD ENGINEER: []
 LICENSE NO. []
 UTAH STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS
C400
 SITE PLAN



PROPOSED UTILITIES/ACTIVITY
DRAINAGE CALCULATIONS

Area Analysis

Area	SF	Acres	C
Impervious	17,450	0.39	0.90
Permeable	5,800	0.13	0.15
Total	23,250	0.52	

25 Year Duration Analysis

Peak Runoff Frequency Data from NOAA Atlas 2

Area	Runoff	Runoff	Runoff	Storage
1	1.76	1.76	1.76	0
2	3.43	7.78	5.9	42.7
3	4.80	12.86	1.76	1,019
4	6.0	1,948	205	1,143
5	6,912	1,497	1,066	861
6	8,207	2,106	2,121	55
7	9,492	2,716	2,731	0
8	10,777	3,326	3,341	0
9	12,062	3,936	3,951	0
10	13,347	4,546	4,561	0

Office Sheds

Area	Runoff	Runoff	Runoff	Storage
1	1.76	1.76	1.76	0
2	3.43	7.78	5.9	42.7
3	4.80	12.86	1.76	1,019
4	6.0	1,948	205	1,143
5	6,912	1,497	1,066	861
6	8,207	2,106	2,121	55
7	9,492	2,716	2,731	0
8	10,777	3,326	3,341	0
9	12,062	3,936	3,951	0
10	13,347	4,546	4,561	0

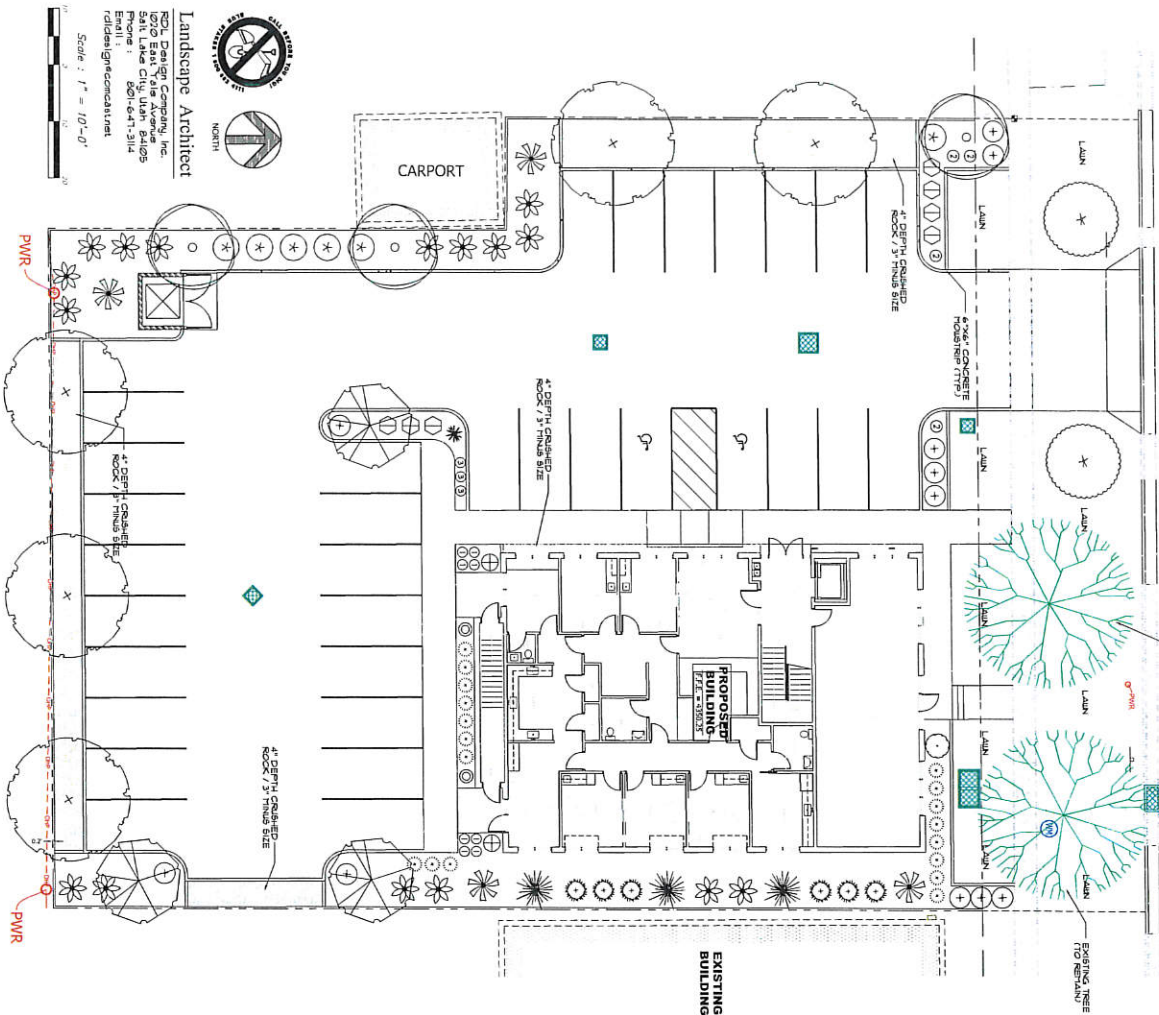
400 NORTH PARTNERS, LLC

55 WEST 400 NORTH
TAX PARCELS #03-026-0028, #03-026-0133, and #03-026-0134
PART OF BLOCK 55, PLAT "A" BOUNTIFUL TOWNSITE SURVEY
LOCATED IN THE NE 1/4 OF SECTION 9, T.22N., R.1E., S.1E.B.4.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

181 North 200 West, Suite #4
Bountiful, UT 84010
Phone 801.298.2236
www.Entellus.com

DATE: 11/17/2021
DRAWN BY: SHERI LARSEN
CHECKED BY: SHERI LARSEN
PROJECT: 177001
1570001 CONVEY 2 LNS
C6100
177001 PLAN

400 NORTH STREET



Landscape Architect
 BDL Design Company, Inc.
 670 East 41st Avenue
 Salt Lake City, Utah 84103
 Phone: 801-481-3118
 bdl@bdldesign.com
 bdl.com

Scale: 1" = 10'-0"



Plant List (TREES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
9	(Symbol)	<i>Calla occidentalis</i>	Common Hackberry	2' Calliper	Planting Hazards
2	(Symbol)	<i>Cercis canadensis</i>	Eastern Redbud	2' Calliper	Planted Hazards
3	(Symbol)	<i>Crataegus pinatifida</i>	Washington Hawthorn	8'-10' Ht.	Straight Trunk
3	(Symbol)	<i>Picea canadensis</i>	Colorado Blue Spruce	2' Calliper	Planting Hazards
3	(Symbol)	<i>Pyrus calleryana</i>	Thorny Flowering Pear	8' Ht.	Planting Hazards

Plant List (SHRUBS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
10	(Symbol)	<i>Quercus macrocarpa</i>	Great Northern Bur oak	5' Container	18'-24" Height
10	(Symbol)	<i>Quercus alba</i>	White Oak	5' Container	18'-24" Height
10	(Symbol)	<i>Physocarpus opulifolius</i>	Diaper Bush	5' Container	18'-24" Height
10	(Symbol)	<i>Physocarpus opulifolius</i>	Summer Wine	5' Container	24'-30" Height
10	(Symbol)	<i>Physocarpus opulifolius</i>	Downy Wood Pecker	5' Container	18'-24" Spread
10	(Symbol)	<i>Physocarpus opulifolius</i>	Downy Wood Pecker	5' Container	18'-24" Spread
10	(Symbol)	<i>Physocarpus opulifolius</i>	Downy Wood Pecker	5' Container	18'-24" Height

Plant List (ORNAMENTAL GRASSES)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1	(Symbol)	<i>Stipa tenuifolia</i>	Stipa	5' Container	24'-30" Height
1	(Symbol)	<i>Stipa tenuifolia</i>	Stipa	5' Container	24'-30" Height
1	(Symbol)	<i>Stipa tenuifolia</i>	Stipa	5' Container	24'-30" Height

Plant List (PERENNIALS)

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
1	(Symbol)	<i>Hebe x exoniifolia</i>	Hebe	5' Container	18'-24" Height
1	(Symbol)	<i>Hebe x exoniifolia</i>	Hebe	5' Container	18'-24" Height
1	(Symbol)	<i>Hebe x exoniifolia</i>	Hebe	5' Container	18'-24" Height

Planting Notes

- All trees shall receive a 4 inch depth of topsoil, all shrub planting areas shall receive an 8 inch depth of topsoil. All trees shall be planted in a hole that is 20% larger than the root ball.
- All trees shall be planted in a hole that is 20% larger than the root ball. The hole shall be excavated to a depth of 4 inches below the grade. The hole shall be backfilled with a 50% topsoil and 50% perlite mix.
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- All trees shall be planted in a hole that is 20% larger than the root ball. The hole shall be excavated to a depth of 4 inches below the grade. The hole shall be backfilled with a 50% topsoil and 50% perlite mix.

General Notes

- The contractor shall verify the exact location of all existing and proposed utilities and all site conditions prior to construction. The contractor shall coordinate with the project manager and all other contractors working on the site.
- The finish grade of all planting areas shall be second, even and consistent, free of any bumps, depressions or other irregularities. The contractor shall verify the finish grade of all planting areas with the project manager.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all planting. The contractor shall provide all materials, labor and equipment required for the proper completion of all planting.
- All plant materials shall be approved prior to planting. The Contractor/Landscape Architect has the right to reject any plant materials that do not meet the specifications. The contractor shall always furnish positive drainage away from the building, walk, etc.

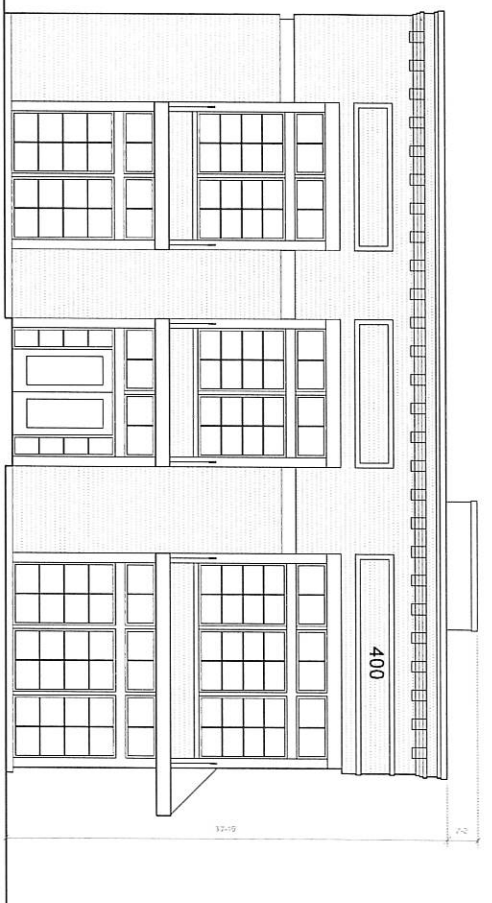
Sub-Grade Requirements

- LANE AREAS: Six (6) inches below finish grade. This will allow for the installation of a 4 inch depth of in-place aggregate with a 2 inch depth of bedding. The bedding shall be compacted to a minimum of 95% relative compaction. The bedding shall be compacted to a minimum of 95% relative compaction.
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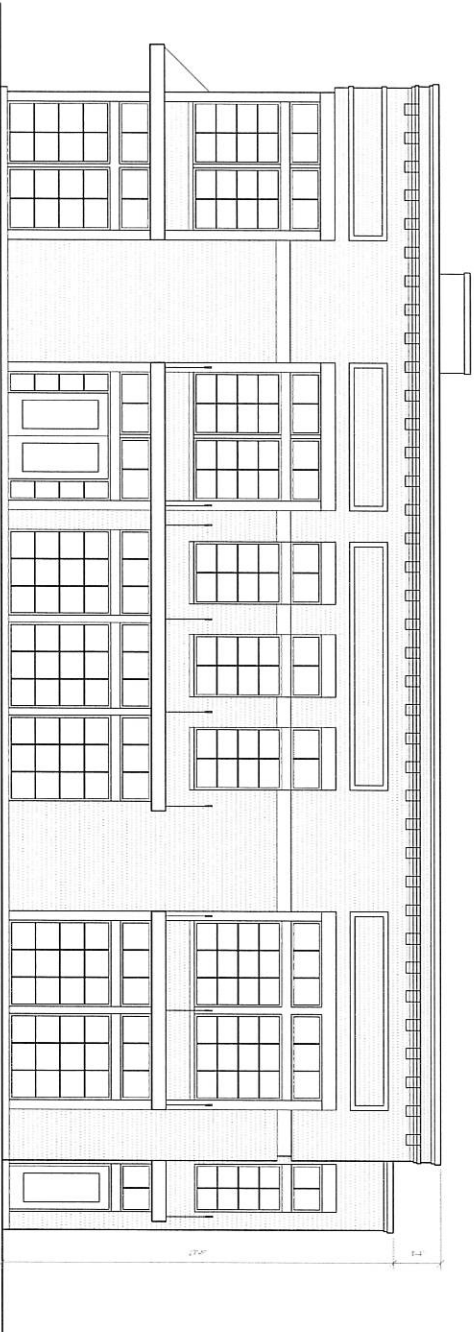
Submittal Requirements

- The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as plants, topsoil, aggregate, bedding, etc. The contractor shall provide to the Owner/Engineer product samples of all landscape materials such as plants, topsoil, aggregate, bedding, etc.
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- EXTERIOR MATERIAL SUMMARY**
- BRICK VENEER
 - CLEAR COATED RAW STEEL
 - ALUMINUM CLAD WINDOWS
 - CONCRETE



B5 North Elevation



A5 West Elevation

SugarHouse
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400 North Partners
Commercial Office
Building
55 West 400 North
Bountiful, UT

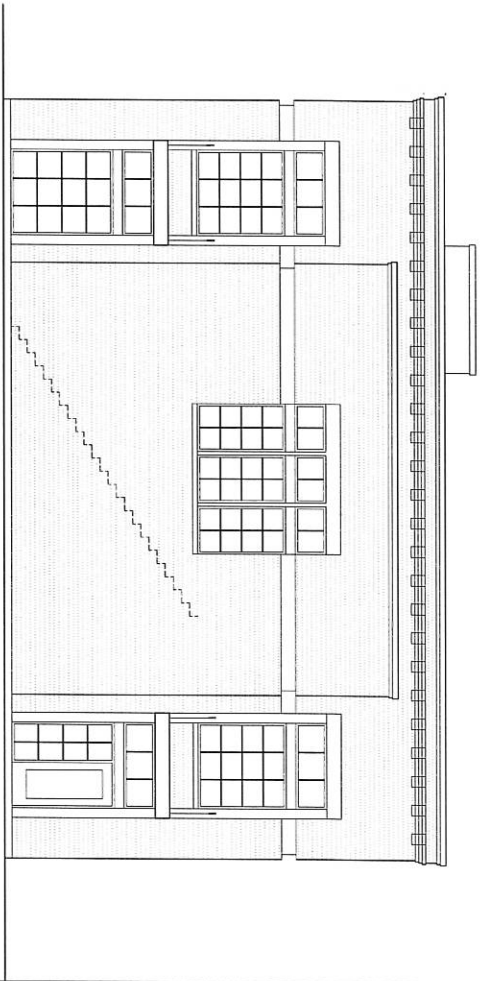
Revision	Date

Project No
Date: January 16, 2018
SHEW

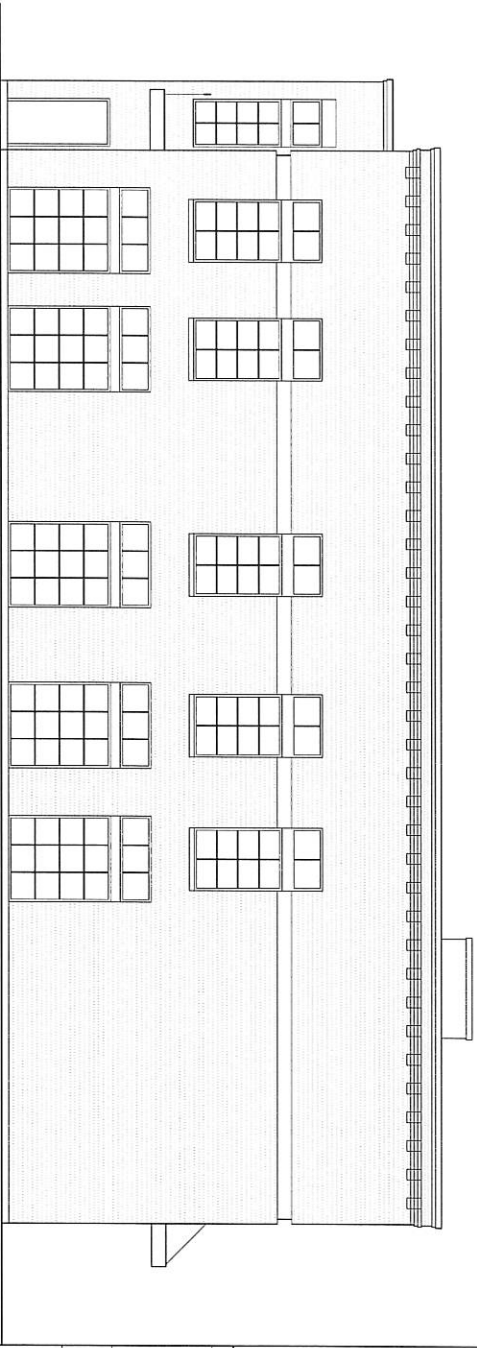
A201

Preliminary Site Review

- EXTERIOR MATERIAL SUMMARY
- BRICK VENEER
 - CLEAR COATED RAW STEEL
 - ALUMINUM CLAD WINDOWS
 - CONCRETE



BS South Elevation



AS East Elevation

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400 North Partners
Commercial Office
Building
55 West 400 North
Bountiful, UT

Revision	Date

Project No
55W
Date
January 16, 2019

A202

Preliminary Site Review

Commission Staff Report

Subject: Public Hearing- Zone Map Amendment from R-3 (Single-Family Residential 3 units per acre), R-F (Residential Foothill), and MWP (Mountain Development And Watershed Protection) to O-S (Open Space)

Property Addresses: Multiple; located roughly between 400 South and 1000 South and between the eastern Bountiful City limits and 1400 East

Author: Bowne Sebright, Assistant Planner

Department: Planning

Date: February 6, 2018



Background

The proposal is to amend the zoning designation of seven (7) parcels owned by Bountiful City with varying zoning designations that total approximately 679.56 acres. The proposed zoning change will be from R-3 (Single-Family Residential 3 units per acre), R-F (Residential Foothill), and MWP (Mountain Development and Watershed Protection) to O-S (Open Space). In late 2015, City Council directed staff to begin the process of creating a new Open Space zoning designation as a result of a proposed land swap between the U.S. Forest Service and a private land owner. This proposal is a continuation of the process to amend the zoning of identified open space areas in the City. The area in this proposal is surrounded with properties zoned R-F to the east, and R-3 to the west. Bountiful Boulevard is the border between the two zone designations. There is one parcel that is zoned MWP that is located bordering the eastern Bountiful City limits, bisected by Holbrook Canyon.

Analysis:

Bountiful is blessed with beautiful open space areas in the mountains and foothills to the east. These areas in and around the City provide opportunities for hiking, biking and other forms of recreation. In addition, Bountiful City maintains a network of parks and recreation areas including the Bountiful Ridge Golf Course that provide facilities for sports, recreation, relaxation, and venues for public gatherings and events. The 2009 Bountiful City General Plan calls for the identification and preservation of open space areas throughout and surrounding the City.

The adopted Open Space Zoning standards restrict development on open space properties to public facilities and recreation facilities. Examples of public facilities which could be allowed would include trail head parking lots and restrooms, utility buildings and facilities, and utility lines and appurtenances. The zoning standards are restrictive in nature and do not allow for residential or commercial development. Because some of the properties along the foothills of

Bountiful are ideal for placement of wireless telecommunications facilities (cell towers) these facilities have also been included as permitted and conditional uses.

The current proposal for a zoning map amendment includes seven (7) Bountiful City properties in the vicinity of Holbrook Canyon and Bountiful Boulevard. As the Planning Commission has discussed the potential Open Space zone, a desire has been expressed to extend the designation not only to undeveloped open space surrounding the City, but also to public parks and public recreation facilities. Therefore, the proposed zone map amendment includes the Eggett Park property.

The subject properties included in the current proposal include areas with steep slopes and/or public works infrastructure located on the parcels. These parcels provide an excellent gateway to connecting with the natural areas of Eastern Bountiful City and a great connection with the Holbrook Trailhead. The location and characteristics of the properties make them excellent candidates for inclusion in the Open Space zone.

As mentioned in a previous Planning Commission meeting, it is anticipated that additional future zone map amendments will be brought forward which will rezone all public park areas and other publicly owned properties (including the golf course), as open space through a series of public hearings rather than one all-encompassing amendment. This will provide focused discussions of individual properties and allow for effective management of public noticing. The current amendment is limited to only the properties in the Holbrook Canyon vicinity.

Standard of Review

As a matter of procedure, whenever the Planning Commission considers a request for a rezone (zone map amendment), it shall review it in accordance with the provisions of 14-2-205 AMENDMENTS TO ORDINANCE AND MAP, which are as follows:

- B. For the purpose of establishing and maintaining sound, stable, and desirable development within the City, it is declared to be the public policy that amendments should not be made to the Bountiful City Land Use Ordinance or Zoning Map except to promote the objectives and purpose of this Title, the Bountiful City General Plan, or to correct manifest errors.

Department Review

This item has been reviewed by the City Planner and City Engineer, and City Attorney.

Significant Impacts

The proposed adoption of the Open Space Zoning District and zone map amendment will have a positive impact on residents of Bountiful by identifying and preserving open space areas for use and enjoyment by the public.

Recommendation:

It is recommended that the Planning Commission forward a recommendation of approval to the City Council for the proposed zoning map amendment of seven (7) parcels totaling 679.56 acres from R-3 (Single-Family Residential 3 units per acre), R-F (Residential Foothill), and MWP (Mountain Development and Watershed Protection) to O-S (Open Space) zoning.

Attachments

1. Aerial Photo of Proposed Zone Change Parcels
2. Current Zoning Map
3. Proposed Zoning Map
4. Legal Descriptions of Affected Parcels
5. Open Space Zoning Standards

Legal Descriptions of Affected Parcels

0. Parcel #04-061-0041

BEG AT A PT WH IS N 0°24'33" E 741.86 FT ALG A 1/4 SEC LINE FR THE CENTER OF SEC 28-T2N-R1E, SLM; TH N 89°44'04" W 647.01 FT; TH N 300.08 FT; TH N 60°00'00" E 146.89 FT; TH S 89°37'46" E 200 FT ALG THE S BNDRY LINE OF THE BOUNTIFUL CITY UPPER BARTON CREEK RESERVOIR PPTY; TH N 0°22'14" E 200 FT ALG THE E BNDRY LINE OF SD BOUNTIFUL CITY PPTY; TH S 89°37'46" E 322.60 FT ALG THE N LINE OF THE SE 1/4-NW 1/4 OF SD SEC 28; TH S 0°24'33" W 573.15 FT ALG THE E LINE OF SD SE 1/4-NW 1/4 TO THE POB. CONT. 6.935 ACRES

1. Parcel #04-061-0049

BEG AT A PT ON THE N BNDRY LINE OF EGGETT ESTATES PLAT C SUB, AT A PT WH IS N 0°24'33" E 741.86 FT ALG THE 1/4 SEC LINE & N 89°44'04" W 647.01 FT FR A SURVEY MONU MARKING THE CENTER OF SEC 28-T2N-R1E, SLM, & RUN TH ALG THE N BNDRY OF SD SUB IN THE FOLLOWING FOUR COURSES: N 89°44'04" W 17.73 FT; S 0°15'56" W 32.99 FT; S 80°58'14" W 271.57 FT; N 89°44'04" W 131.22 FT; TH N 496.73 FT TO THE S BNDRY LINE OF BOUNTIFUL BENCH ESTATES PLAT A; TH S 89°37'45" E 545.03 FT ALG SD BOUNTIFUL BENCH SUB BNDRY; TH ALG THE W BNDRY LINE OF PPTY OWNED BY BOUNTIFUL CITY IN THE FOLLOWING THREE COURSES TO THE POB; S 0°14'29" W 44.75 FT; S 60°00' W 146.89 FT; S 300.08 FT TO THE POB. CONT. 4.827 ACRES.

2. Parcel #04-060-0047

BEG AT A PT WH IS N 0°24'33" E 657.50 FT FR THE CENTER OF SEC 28-T2N-R1E, SLM; & RUN TH S 89°38'32" E 1317.90 FT TO THE E 1/4 1/4 SEC LINE OF THE NE 1/4 OF SD SEC; TH N 0°24'33" E 657.11 FT, M/L, TO THE N LINE OF BOUNTIFUL CITY; TH N 89°38'32" W 795.18 FT; TH S 250.00 FT; TH W 522.72 FT TO THE 1/4 SEC LINE; TH S 0°24'33" W 402.33 FT TO THE POB. CONT. 16.84 ACRES

3. Parcel #04-061-0045

BEG AT THE SE COR OF NE 1/4 OF NW 1/4 OF SEC 28-T2N-R1E, SLM; & RUN TH N 89°37'45" W 264.03 FT TO THE E LINE OF BOUNTIFUL BENCH ESTATES PLAT A; TH ALG SD PLAT ON A 463.00 FT RAD CURVE TO THE LEFT 211.68 FT TO A PT OF TANGENCY WITH A 417 FT RAD CURVE TO THE RIGHT; TH ALG THE ARC OF SD CURVE 84.45 FT; TH STILL ALG SD SUB N 50°42'45" E 115.44 FT; TH N 428.72 FT; TH S 89°34'19" E 363.6 FT, M/L, TO THE SEC LINE; TH S ALG SD SEC LINE 11.00 CHAINS, M/L, TO POB. CONT. 6.04 ACRES

4. Parcel #04-061-0044

BEG AT A PT WH IS S ALG THE 1/4 SEC LINE 323.4 FT FR THE N 1/4 COR OF SEC 28-T2N-R1E, SLM; & RUN TH S 270.6 FT; TH N 89°34'19" W 363.6 FT, M/L, TO THE E LINE OF BOUNTIFUL BENCH ESTATES SUB PLAT C; TH ALG SD SUB N 97.18 FT; TH S 86°07'39" E 110.0 FT; TH N 5°55'34" E 240.19 FT TO THE S LINE OF THE U S GOVT PARCEL; TH S 75°35'04" E 236.97 FT, M/L, TO POB. CONT. 1.93 ACRES

5. Parcel #04-061-0050

BEG AT A PT ON THE N BNDRY LINE OF EGGETT ESTATES PLAT C SUB AT A PT WH IS N 0°24'33" E 741.86 FT ALG THE 1/4 SEC LINE & N 89°44'04" W 647.01 FT & N 89°44'04" W 17.73 FT & S 0°15'56" W 32.99 FT & S 80°58'14" W 271.57 FT & N 89°44'04" W 131.22 FT FR A SURVEY MONU MARKING THE CENTER OF SEC 28-T2N-R1E, SLM; & RUN TH ALG THE N BNDRY OF SD SUB IN THE FOLLOWING THREE COURSES: N 89°44'04" W 108.78 FT; S 0°24'05" W 8.00 FT; N 89°44'04" W 152.00 FT; TH N 0°24'05" E 310.60 FT ALG THE BNDRY OF LAKEVIEW TERRACE SUB TO THE SE COR OF LOT 19 SD LAKEVIEW TERRACE SUB; TH N 0°24'05" E 194.58 FT ALG THE BNDRY OF SD LAKEVIEW TERRACE SUB TO THE S BNDRY LINE OF BOUNTIFUL BENCH ESTATES SUB PLAT A EXTENDED; TH S 89°37'45" E 257.30 FT ALG SD BOUNTIFUL BENCH SUB BNDRY; TH S 496.73 FT TO THE POB. CONT. 2.983 ACRES.

6. Parcel #04-059-0001

ALL OF SEC 27-T2N-R1E, SLM. CONT. 640.00 ACRES

Chapter 14-23
OPEN SPACE DISTRICT O-S

14-23-101 PURPOSE AND OBJECTIVES

To establish areas in open and generally underdeveloped lands where only developments compatible with open space character would be permitted in order to preserve, maintain and protect open space resources; and to encourage development of a comprehensive network of permanent, multifunctional publicly and privately owned open spaces in the city. Regulations of this district are prohibitive and designed to protect these open spaces from encroachment of residential, commercial and industrial uses.

14-23-102 PERMITTED, CONDITIONAL, AND PROHIBITED USES:

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Open Space zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-23-102a

<u>Use</u>	
Municipal Facility	P
Public or Private Cemetery	C
Public or Private Utility Facility	P
Public Recreational Facility (including for example parks, trailheads, trails, golf course, gun range)	P
Telecommunication Facility not on City Property	C
Telecommunication Facility on City property	P
Utility Lines and Rights-of-Way	P

14-23-103 YARD AND SETBACK REQUIREMENTS

- A. Minimum width of any side yard for main or accessory buildings shall be ten feet (10') and the total width of the two (2) required side yards shall be not less than twenty five feet (25'). On corner lots, the side yard facing a street shall be not less than twenty feet (20') for any building.
- B. Minimum depth of the front yard for all buildings shall be twenty five feet (25'). All accessory buildings shall be located at the rear of and at least six feet (6') from the main building.
- C. Minimum rear yard for all main buildings shall be twenty five feet (25'), and for all accessory buildings ten feet (10').

Commission Staff Report

Item #9

Subject: Public Hearing-Potential Changes to
DN Zoning District Standards found in Chapter 7 of the
Bountiful Land Use Ordinance

Applicant: Bountiful City

Author: Chad Wilkinson

Date: February 6, 2018



Background and Analysis

The Planning Commission reviewed the proposed amendments to the Downtown zone at their January 16, 2018 meeting. After holding a public hearing and receiving input, two separate motions were made to send a recommendation of approval to the City Council. The first motion included leaving the height along 100 West and 100 East at 35 feet with additional height allowed consistent with the setback provisions in the current Code. This motion failed with a vote of 2-2. A second motion to adopt changes with a 40 foot maximum height along 100 West was also made and failed with a vote of 2-2. A third motion was made to forward the item onto the City Council with the minutes of the public hearing but without a formal recommendation. This motion passed with a vote of 4-0.

Section 14-2-205 (F) stipulates that failure on the part of the Planning Commission to make recommendation to the City Council within thirty (30) days after hearing the petition shall be deemed to constitute approval of such proposed amendment or change which shall then be passed on to the City Council for appropriate action. The City Council, after holding a public hearing and discussion determined that a recommendation from the Planning Commission was critical in order for the Council to make a decision on the potential changes to the Downtown standards. Since the Code gives the Planning Commission 30 days to make a recommendation, the City Council has remanded the item to the Commission and has requested that the Commission make a recommendation to the Council on the proposed changes. The Council also specifically asked that a public hearing be held at the Planning Commission. A copy of the proposed changes is attached to this report.

As was stated in the original report, the proposed changes deal primarily with building height and architectural standards. The major components of the proposed changes include the following:

- The maximum building height standards for properties along 100 West and 100 East have been increased to 45 feet. Maximum numbers of stories have been removed.

- Minimum landscape standards for multifamily developments have been reduced from 40 percent to 10 percent consistent with the remainder of the zone. The proposed revisions include additional landscaping on a per unit basis for multi-family residential and mixed use developments.
- Architectural standards have been revised. Instead of requiring “architectural feature consistent with single family residential” the proposed standards include required articulation at certain intervals and give minimum standards for depth and height of architectural features. The standards include articulation requirements for all buildings in the zone, as well as specific standards for multi-family development. As directed by the Council and Commission, the standards have been drafted with flexibility in mind. Standards provide a framework without prescribing a specific style or architectural theme.

An additional issue which has surfaced during discussion of the DN standards is the issue of what constitutes a mixed use development. Under the ordinance adopted in October, mixed use developments are subject to different standards than standalone multifamily developments. Notably, the 2:1 building height to width ratio does not apply to mixed use development and mixed use developments are exempted from the maximum density standard of the RM-13 zone, which under current code applies to stand alone multifamily development.

The subject of mixed use development was discussed during the adoption of the current standards in October 2017. As a part of the previous amendment, Section 14-7-104 was changed to specify that the density requirements of the RM-13 ordinance would apply unless a multifamily project was part of a “vertical mixed use” project. Since a different standard exists for mixed use it is important to carefully define what the City considers to be vertical mixed use development. One of the reasons that the code was changed to specify vertical mixed use was the concern related to the development of horizontal mixed use developments which benefited from the higher densities allowed for mixed use projects without providing the integration of uses originally envisioned.

One option for defining mixed use was presented at the last City Council meeting. This option would define a certain percentage of the ground floor of a vertical mixed use development that must be developed as commercial square footage and not used for other uses such as parking or accessory uses for the multifamily residential portion of the development. The following is one possible way to define mixed use:

In order to be considered vertical mixed use at least 75 percent of ground floor square footage shall be developed as commercial use. Areas within the building footprint used for parking, or accessory uses commonly associated with multi family residential uses such as sales and management offices, storage space, laundry facilities, or interior recreational or meeting space intended for use by the residents of the development shall not be counted toward meeting the 75 percent requirement.

Other options include simply removing the density maximums for standalone multifamily development and applying the development standards to all buildings regardless of use.

Again, the attached draft ordinance contains the proposed revisions to the existing DN zoning standards, with changes to the existing ordinance indicated with strikethrough text (showing deletions) and underline text indicating new text. At the public hearing, staff will provide a detailed discussion of each of the changes along with the reasoning behind the proposed change.

Recommendation:

It is recommended that the Planning Commission review the proposed changes to the Downtown Ordinance and hold a public hearing to allow for additional public comment. After receiving public input the Commission may take one of the following actions:

1. Request additional revisions and continue the item to a future meeting for further discussion
2. Forward the item to the City Council with a recommendation to approve the changes to the DN Zoning standards.
3. Forward the item to City Council with a recommendation of denial for the proposed changes.

Attachments

Proposed changes to the DN (Downtown) Zoning Standards

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CHAPTER 7

DN – DOWNTOWN

- 14-7-101 PURPOSE AND OBJECTIVES
- 14-7-102 AREA OF ZONE
- 14-7-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES
- 14-7-104 MINIMUM LOT STANDARDS
- 14-7-105 YARD REQUIREMENTS
- 14-7-106 PROJECTIONS INTO YARDS
- 14-7-107 STRUCTURE HEIGHT
- 14-7-108 DISTANCE BETWEEN STRUCTURES
- 14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE
- 14-7-110 PARKING, LOADING, AND ACCESS
- 14-7-111 SITE PLAN APPROVAL
- 14-7-112 OTHER REQUIREMENTS

14-7-101 PURPOSE AND OBJECTIVES

The Downtown (DN) Mixed Use Zone is established to provide a district primarily for the preservation of the mixed use character of the commercial and residential uses in and adjacent to the Main Street downtown area, consistent with the provisions of the adopted Bountiful Historic Downtown Plan.

14-7-102 AREA OF ZONE

Each area of Downtown zoning shall be at least four (4) acres in size.

14-7-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

The following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Downtown zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited. Properties fronting on 100 West or 100 East shall be limited to the residential uses allowed in the (DN) zone.

Table 14-7-103

Use	DN
Assisted Living Center	C
Bail Bonds	N
Banks, Credit Unions	P

Use	DN
Bar, Tavern, Drinking Establishment	N
Bottling, Canning, Food Production	C
Building/Construction Materials and Supplies w/ outside storage	N
Building/Construction Materials and Supplies w/o outside storage	C
Check Cashing, Title Loans	N
Construction Services w/ outside storage	N
Construction Services w/o outside storage	C
Convenience Stores	C
Dry Cleaner, Laundry Service	P
Fast Food Restaurant w/ drive-thru window	N
Fast Food Restaurant w/ pick-up	C
Fast Food Restaurant w/o drive-thru	P
Feed Lots, Animal Rendering, Animal Raising	N
Fire Arm/Shooting Range – Indoor	N
Fire Arm/Shooting Range – Outdoor	N
Food Preparation, Bakery	C
Funeral Parlor, Cemeteries, and Crematory Services	C
Gasoline Sales	N
General retail w/ outside storage	N
General retail w/o outside storage	P
Grocery Store	P
Hotels (Interior rooms)	P
Industrial Manufacturing	N
Kennels, Animal Boarding	N
Laundromat (Self-operated)	P
Mail Order/Online Distribution office w/ onsite storage	C
Medical/Dental Laboratory	N
Medical/Dental Office	P
Millwork, Cabinetry	P
Motels (Drive-up/exterior rooms)	N
Motorized Recreation	N
Multi-Family Residential – Stand alone, with frontage on Main Street	N
Multi-Family Residential – Stand alone without frontage on Main Street	C
Multi-Family Residential w/ Commercial Use on ground floor	C
Municipal Facility	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P

Use	DN
Pawnshop, Secondhand Merchandise	N
Personal Services	P
Professional Services	P
Public/Private Assembly	C
Restaurant	P
Security Services	C
Self Storage Units or Warehouse w/o Office	N
Sexually Oriented Business, Escort Service	N
Single Family Dwelling,	P
Single Family Dwelling- property fronting on Main Street	N
Two Family Dwelling – New	C
Small engine/appliance repair	C
Tailor, Seamstress, Shoe repair	P
Tattoo Parlor	N
Tutoring, Dance, Preschool, Daycare	P
Vehicle Part Sales	N
Vehicle Repair	N
Vehicle Sales	N
Vehicle Salvage/Wrecking	N
Vehicle Service and Wash	N
Vehicle Storage – Indoor	C
Warehouse w/ office	N
Welding, Autobody, Machine Shop, Fiberglass, Painting	N

Accessory uses and structures shall be permitted in the Downtown Zone provided that they are incidental to and do not substantially alter the character of the permitted principal use of a main structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- A. Accessory structures such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the (DN) Zone.
- B. Storage of materials used for the construction of a building, including a contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.

14-7-104 MINIMUM LOT STANDARDS

The minimum area and street frontage for any lot or parcel in the Downtown Zone shall be as follows:

Table 14-7-104

<u>Use</u>	<u>Min. Lot Size</u>	<u>Min. Frontage and Width</u>
Commercial	8,000	50
Mixed-Use	8,000	50
Single Family	8,000	70
Two-Family and Multi-Family	10,000	50

- A. Lots with more than one (1) street frontage shall meet the minimum requirements along all frontages.
- B. An existing lot or parcel that does not meet the minimum requirements shall be considered a non-complying lot, and all proposed development on such lot or parcel requiring site plan review shall follow the process for non-complying sites and structures.
- C. A multi-family residential development that is not part of a vertical mixed use development shall meet the density requirements and development standards of the RM-13 subzone, except as set forth in this Chapter.

14-7-105 YARD REQUIREMENTS

A lot or parcel with a single family shall conform to the minimum setbacks of the R-4 subzone. Two-family dwellings and multi-family dwellings shall meet the setback criteria of the RM-13 subzone. All other uses, including mixed uses, shall meet the following requirements:

- A. Front and Street Setbacks.
 - 1. Along 100 West and 100 East any building shall have a minimum building setback of 20 feet and a maximum setback of twenty-five (25) feet from any front property line and/or any property line abutting a public street
 - 1.2. _____
 - 2.3. _____ Along Main Street any building shall be located within ten (10) feet of the street property line. Plazas, outdoor eating areas, and other pedestrian oriented site amenities shall be considered part of the building for setback purposes.
 - 3.4. _____ Along 500 South, 400 South, 300 South, 200 South, 100 South, 100 North, 200 North, or 300 North and 400 North any building shall be setback at

least ten (10) feet and not more than twenty (20) feet from the street property line.

5. Along Center Street, any building shall be setback at least five (5) feet and not more than ten (10) feet from the street property line.

- B. Side Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from an interior side property line. Any lot or parcel that fronts onto Main Street shall have no interior side yard setback except as required by the International Building Code.
- C. Rear Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from a rear property line.
- D. Yard Abutting Residential Lots. Where property abuts an existing single family residential zone, the minimum building setback shall be ten (10) feet on the abutting side.
- E. Accessory Structures. An accessory structure shall meet all of the setback requirements of a principal structure. An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:
 - 1. The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.
 - 2. The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.
 - 3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.
- F. Residential Uses.

It is the requirement of Bountiful City that multiple family developments reflect a sense of proportion. Proportion requires that the development be designed in such a manner that each unit receives a reasonable and approximately proportionate share of the open space, landscaping, and other benefits of the site. Locating units in such a way that benefits of the site fall primarily to one unit or a few units, and not to others, is prohibited. Depending upon topography,

property dimensions and site configuration, it is possible that this requirement may affect the number of units that can be physically located on a lot or parcel. The Planning Commission and City Council are granted reasonable discretion in administering the proportionality requirement, and may modify yard setback requirements by up to twenty (20) percent subject to a finding that such modification will benefit all units more equally than would be possible if the standard requirement was applied.

14-7-106 PROJECTIONS INTO YARDS

- A. The following structures may be erected on or project into any required yard, except that they shall not obstruct a required driveway or pedestrian access:
 - 1. A fence or wall in conformance with this Ordinance.
 - 2. Landscape elements, including: trees, shrubs, and other plants.
 - 3. Necessary appurtenances for utility service as long as they are attached to a permitted structure and do not protrude more than two (2) feet into a required setback.

- B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet, except that they may not obstruct a required driveway or pedestrian access:
 - 1. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
 - 2. Stairways, balconies, door stoops, fire escapes, awnings
 - 3. Planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
 - 4. A covered entry or porch used for the protection of pedestrians entering or leaving a building, provided said structure is not more than one story in height and is entirely open on at least three (3) sides.

- C. Buildings that front onto Main Street and that are built within ten (10) feet of the front property line may have canopies with business identification sign area if the following criteria is met:
 - 1. The canopy may protrude a maximum of six feet (6') into the Main Street right-of-way, over areas of sidewalk.
 - 2. The canopy shall not come within seven feet (7') of any parking stall, drive lane, or other portion of the right-of-way used for vehicle access.
 - 3. The total combined length of the canopy or canopies shall not exceed two thirds (2/3) of the building width.
 - 4. The maximum height of the canopy shall not exceed five feet (5').
 - 5. Off-premise signs are expressly prohibited.

6. Canopy sign copy area shall be a maximum of thirty-two (32) sq ft per property.

14-7-107 STRUCTURE HEIGHT

Any lot or parcel with a single family dwelling shall conform to the maximum height requirements of the R-4 subzone. All other uses, , shall comply with the following height standards:

- ~~A.~~ For buildings located within ~~100-200~~ feet of the street property line on 100 West and 100 East: Building height shall not exceed ~~35-45~~ feet ~~or 2 stories in height measured at the average grade. Buildings may be constructed one (1) additional foot in height for each additional ten (10) feet t of setback from 100 East and 100 West measured at the average grade, as measured from the street property line.~~
- ~~B.~~ Buildings located at least 100 feet from the street property line of 100 West and 100 East shall not exceed three (3) stories or 45 feet in height measured at the average grade . Buildings may be constructed one (1) additional foot in height for each additional ten (10) feet of setback from 100 East and 100 West as measured from the right of way.
- C.A. Buildings located at least 200 feet from 100 West and 100 East shall not exceed 55 feet ~~or 4 stories~~ in height measured at the average grade.
- D.B. Maximum height for public and quasi-public buildings shall be approved through the site plan approval process by the land use authority.
- E.C. Chimneys, flagpoles, towers, steeples, and similar accessory and architectural elements not used for human occupancy are excluded in determining height, however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.
- F.D. In no case shall the area covered by roof mounted equipment exceed twenty percent (20%) of the roof area. Roof mounted equipment shall be setback from the edge of the roof a minimum of 1 foot for every foot of height. If mechanical equipment is located within roofed and enclosed structures, these structures shall not exceed the maximum height for the zone whether or not these areas are designed for human occupancy.

14-7-108 DISTANCE BETWEEN STRUCTURES

A lot or parcel with a single family dwelling shall conform to the minimum building separation requirements of the R-4 subzone. A two-family dwelling or multi-family dwelling shall meet the minimum building separation criteria of the RM-13 subzone. For all other uses, the minimum separation between structures shall be as required by the International Building Code.

14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

A. A lot or parcel with a single family dwelling shall follow the lot coverage requirements of the R-4 subzone. A lot or parcel with a two-family ~~or multi-family~~ dwelling shall conform to the lot coverage criteria of the RM-13 subzone. All others, including mixed-use developments, shall conform to the following criteria, in addition to any other requirements of this Title:

1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
2. With the exception of properties fronting on Main Street a minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to a residential property.
4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except for landscape buffering required between residential uses.
5. Parking areas shall be landscaped as set forth in this Ordinance.
6. Approved landscaping must cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in a public right-of-way. In addition to the minimum 10 percent required for all development, mixed use and multifamily uses shall provide an additional 50 square feet of landscaping per residential unit.
7. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel, and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.

B. During the site plan approval process, the City may require more or less landscaping consistent with the provisions of the adopted Historic Downtown Plan.

14-7-110 PARKING, LOADING, AND ACCESS

A. Each lot or parcel in the (DN) Zone shall have vehicle parking, loading, and access designed to meet the requirements of this Ordinance. In addition to the

standards of Chapter 18 of the Land Use Ordinance, the following shall apply to properties in the DN Zoning district.

- a. Off street parking is not permitted in the front setback area and/or between the street and building. Parking shall be located to the side or rear of the building.
- b. Parking for buildings fronting on Main Street shall be located completely behind the principal structure.
- c. Required guest parking stalls shall be located in dedicated off-street parking spaces. Driveways and areas located in front of garage doors (for example in townhome style developments) shall not be used to satisfy minimum guest parking requirements.

14-7-111 SITE PLAN APPROVAL

Except for single family dwellings, site plan approval shall be required for any development in the (DN) Zone as set forth in this Title.

14-7-112 OTHER REQUIREMENTS

- A. Signs. Any sign erected in the (DN) Zone shall conform to the sign provisions of this Title. Single family and two family dwellings shall conform to the criteria for the R-4 subzone, and multi-family uses shall conform to the criteria for the RM-13 subzone. All others shall conform to the criteria for the DN zone. Pole signs shall not be permitted.
- B. Uses Within Buildings. Any commercial use permitted in the (DN) Zone shall be conducted entirely within a fully enclosed building, except as provided in subsections 1 and 2 below.
 1. Outdoor Display of merchandise for sale in the downtown area. Businesses located in buildings in the (DN) Zone that have setbacks less than three (3) feet from the public right-of-way may display in the public right-of-way, subject to the following terms and conditions:
 - a. Any display of merchandise on the sidewalk may not exceed three (3) feet into the public right-of-way from the property line of the business, except during the annual "Sidewalk Days" celebration. There may be no display of merchandise in the planter boxes in the public right-of-way.

- b. During the winter months, a display may not impede snow removal from the sidewalk.
 - c. The display shall not exceed twenty-five percent (25%) of the width of the lot, parcel, or business. However, businesses with less than forty (40) feet of width may have a display not to exceed ten (10) feet in width.
 - d. Only merchandise sold inside the business may be displayed outside.
 - e. No outdoor display shall exceed six (6) feet in height.
 - f. Each display shall be taken down at the end of each business day. The merchant shall be solely responsible for items displayed.
 - g. Each display shall not create a hazard, sight distance, or other problem to pedestrians on the sidewalk or to drivers on the street.
 - h. Displayed merchandise shall not obscure or interfere with any official notice, public safety sign, or device.
2. Any business not listed in subsection 1 may include the outdoor display of merchandise for sale only if all of the following conditions are met:
- a. The outdoor display of merchandise shall not be located upon any sidewalk, walkway, driveway, or within any public right-of-way nor shall it interfere with pedestrian or vehicular movement or with safe and proper ingress and egress of pedestrian traffic.
 - b. The outdoor display of merchandise shall not reduce the amount of off-street parking below that which is required for the associated commercial uses on the premises.
 - c. No item shall be displayed outdoors except for those lawfully displayed and sold inside the business or businesses located on the property. No hazardous and/or flammable materials (such as antifreeze, kerosene, poisons, pesticides and other similar items) may be displayed outdoors.
 - d. The aggregate outdoor display area shall not exceed twenty-five (25) percent of the linear frontage of the store front or 10 linear feet, whichever is greater. A business located on a corner shall be considered as having two (2) store fronts.

- e. No outdoor display shall exceed six (6) feet in height.
- f. A maximum of fifty (50) percent of the aggregate outdoor display area may be located in any required landscaping.
- g. Items shall be displayed outdoors only during the hours that the business conducting the display is open to the public. Live plant material shall be exempt from this requirement.
- h. Additional signs, beyond those allowed by this Title, shall not be allowed as part of the outdoor display and sales area.
- i. Outdoor displays for special sales or for one of a kind items which would exceed any of these requirements may be granted a special permit by the Planning Director for a period not to exceed fourteen (14) days provided such special displays do not create parking, access, or traffic hazards.

C. Structure Design and Materials.

Any structure, except for single and two family dwellings, shall meet the minimum design criteria as set forth in this Title. In addition, the following shall apply.

1. Exteriors shall be maintenance free wall material such as high quality brick, natural stone, weather resistance stucco or masonite type material, or non-wood siding. Stucco, masonite or siding may not exceed fifty (50) percent of the exterior.
2. Each residential units shall have some private outdoor space in the form of a balcony or patio.
3. The primary entrance of a building must be oriented to face a street, public plaza or approved pedestrian-way. Ground floor residential units shall have the primary entrance oriented toward the street.
4. All buildings must meet the ground with some form of base element or detailing to visually connect the building to the landscape. The base element may be smooth concrete (architectural grade), masonry, or stone.
5. Blank walls shall be prohibited on street-facing facades. At least 50 percent of the width of a new or reconstructed first story building wall facing a street shall be devoted to pedestrian entrances, display windows or windows affording views into retail, office, restaurant, or lobby space.

All development shall provide ground floor windows on the building facade and adjacent to a public or private street. Darkly tinted windows and mirrored windows are prohibited as ground floor windows.

6. To preclude large expanses of uninterrupted building surfaces, exterior elevations shall incorporate design features such as offsets, balconies, projections, or similar elements along each face of the building facing a public right-of-way or public plaza. Along the vertical face of the structure, offsets shall occur at a minimum of every 20 feet by providing any two of the following:

(1) Recesses (elevated decks, patios, entrances, etc.) with a minimum depth of four (4) feet, or

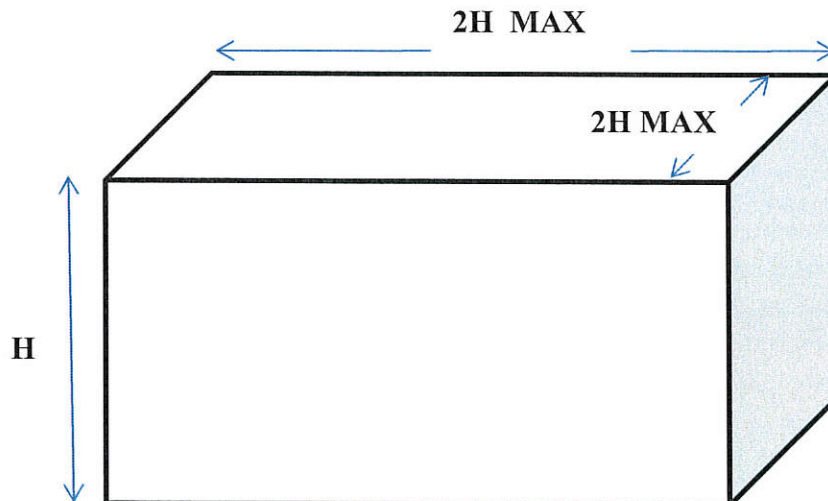
(2) Extensions (elevated decks, patios, entrances, floor area, etc.) with a minimum depth of four (4) feet, or

(3) Offsets or breaks in roof elevations of three (3) or more feet in height.

3. 6. Buildings with parking located on the ground floor within the footprint of the structure shall incorporate design features into street facing facades that are consistent with the remainder of the building design and that are pedestrian oriented. Features shall include elements typical of a front façade, including doors, false windows, planters, and/or architectural details providing articulation. False windows shall be integrated into the framing of the building and shall not consist of surface mounted features such as tacked on display cases. Required venting for parking areas, including louvered openings, shall not be located along a street facing façade.

4.7. The overall width or depth of a multi-family residential building shall not exceed twice the building height. See Figure 14-7-112-C.

Figure 14-7-112-C



~~5. Multifamily residential buildings located along 100 East and 100 West shall incorporate architectural features consistent with single family residential design such as pitched roofs, gable roofs, dormers, overhanging eaves, etc., into the design of the structures.~~

D. Neighborhood Compatibility.

Each structure, except for existing single and two family dwellings, shall be designed consistent with the adopted Historic Downtown Bountiful Master Plan, particularly with regard to building height, architecture, landscaping, and building mass.

E. Trash Storage. No trash, used materials, wrecked or abandoned vehicles, or equipment shall be stored in an open area. With the exception of single family and two family dwellings, each development in the (DN) Zone shall be required to have adequate, on-site, screened refuse containers maintained in a location approved as part of the site plan.

F. Walls and Fences.

Any wall or fence erected around a commercial development or mixed use development shall comply with the requirements of the (C-G) zone. Any multi-family development shall comply with the requirements for the RM-13 subzone. Any single family and two family developments shall comply with the provisions of the R-4 subzone.

14-7-120 PERMITTED ADJUSTMENTS TO REQUIRED PARKING

A. Downtown Parking District Defined. The Downtown Parking District consists of those properties located within the (DN) Zone.

B. Proximity of Parking to Use. Required parking spaces for residential uses must be located on site. Required parking spaces for nonresidential uses must be located on site or in parking areas within five hundred feet (500') of the development site property boundary. Off-site nonresidential parking is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
2. The location and number of parking spaces that are being shared;

3. An analysis showing that the parking area will be large enough for the anticipated demands of both uses; and
 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.
- C. Joint Use Parking. Joint use of required parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:
1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
 2. The location and number of parking spaces that are being shared;
 3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
 4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.
- D. No parking calculation which includes the parking areas owned by the Bountiful Redevelopment Agency gives any right of possession, any real estate interest, or contract right or right of way on any Redevelopment Agency property.