



Bountiful City
Planning Commission Agenda
Tuesday, September 17, 2024
6:30 p.m.

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

1. Welcome
2. Meeting minutes from August 20, 2024
 - Review
 - Action
3. Land Use Code Text Amendment regarding PUDs/Condominiums
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Action: Recommendation to City Council
4. Preliminary/Final Culvers Commercial Subdivision Amendment at 638 North 500 West
Senior Planner Corbridge
 - Review
 - Action: Recommendation to City Council
5. Planning Director's report, update, and miscellaneous items
6. Adjourn

1 **Draft Minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, August 20, 2024 – 5:00 p.m.**
4

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

8 **Planning Department Conference Room**
9 795 South Main Street, Bountiful, Utah 84010
10

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

23 **1. Welcome**
24

25 Chair Jacobs called the meeting to order at 5:09 p.m. and welcomed everyone. Commissioner
26 Gilmore was sworn in by the City Recorder as the reappointed.
27

28 **2. Consideration to approve meeting minutes from August 06, 2024**
29

30 Commissioner Ward had two edits: a repeated word and a typo. Commissioner Ward motioned to
31 approve the minutes from August 06, 2024, with the changes mentioned, and Commissioner
32 Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Clark,
33 Ward, and Higginson voting “aye.” Commissioner Gilmore abstained.
34

35 **3. Final Architectural and Site Plan Review for Bountiful Flex Garages at 260 North 500**
36 **West**
37

38 Senior Planner Corbridge presented the item as outlined in the packet.
39

40 Brian Knowlton and Randy Beyer, the co-applicants, explained the delay in the application.
41 They also requested that their architect render the landscape plan instead of a landscape architect
42 due to cost, unless it is a requirement for a landscape architect to do the landscape plan.
43

44 Commissioner Jacobs asked Staff if the conditions are a zoning code requirement to have a
45 landscape architect approved stamp. Planning Director Astorga clarified that it is a zoning code

46 requirement and reminded the Commission that as an administrative item the Commission's
47 responsibility was to apply the code.

48
49 Commission Higginson questioned the cost in obtaining the landscape plan stamped by a
50 landscape architect. Randy Beyer stated that the cost is typically between \$2,000 and \$3,500.

51
52 Commissioner Higginson motioned to forward a positive recommendation to the City Council
53 subject to the following conditions.

- 54
- 55 1. All units will only be used for indoor vehicle storage. Traditional storage units are
56 prohibited.
 - 57 2. A signed/stamped landscape plan shall be provided during the building permit review
58 consistent with the landscaping provided on the overall Site Plan, and applicable
59 landscaping requirements.

60
61 Commissioner Gilmore seconded the motion. The motion was approved with Commissioners
62 Jacobs, Clark, Ward, Gilmore, and Higginson voting "aye".

63
64 **4. Planning Director's Report/Update**

65
66 Planning Director Astorga gave an update on the General Plan stating that a Work Session with
67 the City Council is coming up next week on August 27, 2024, the City Council is going to be
68 reviewing the Existing Conditions Report. He also gave an update about the possibility of only
69 holding one Planning Commission Meeting in September.

70
71 **5. Adjourn**

72
73 Chair Jacobs adjourned the meeting at 5:21 p.m.

Planning Commission Staff Report



Subject: Land Use Code Text Amendment to the
Condominium/Private Unit Development
(PUD) Subdivision Code
Author: Amber Corbridge, Senior Planner
Date: September 17, 2024

Background

Private Unit Developments (PUD)/Condominiums are types of subdivisions where homeowners individually own their own lots/units and belong to an association which owns and maintains significant common areas like open space and access. The Bountiful City Subdivision Ordinance currently allows (at the minimum) a fourplex on a lot to be divided into four (4) separately owned lots/units. The applicant, Robert Dean, is proposing to amend the ordinance language to allow a lot with either a duplex or triplex to be divided into two (2) or three (3) separately owned lots/units, respectively.

The applicant is requesting a Land Use Code Text Amendment to the Bountiful Condominium and PUD Subdivision Ordinance 14-20-601, as shown below:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of ~~four (4)~~ two (2) legal units or lots.

Analysis

The Planning Commission will need to find that the proposed Land Use Code Text Amendment as stated above is necessary, in the interest of the public, and meets the goals and objectives of the Bountiful General Plan.

The applicant states the proposed amendment would promote homeownership, which leads to better care of the facility. Duplexes (Two-family dwellings) and triplexes (considered multi-family dwellings) include units that limit owner-occupancy because the owner can only live in no more than one (1) of the units. As stated in the attached Narrative, the proposal would allow for more ownership and enable effective property use in a free market in Bountiful City.

Due to statewide housing affordability trends, there is a growing need for residents moving into the City. The proposed ordinance would support this need and meet the goals and objectives of the General Plan. The proposed ordinance would allow an increase of housing units that currently cannot be owned separately. It should be noted that if the proposed ordinance is approved, not all duplexes and triplexes within the City would automatically be eligible to be platted as a PUD or Condominium plats as there are physical requirements that would need to be met, including but not limited to, compliance with applicable building codes, separate utility connections/meters, land use code requirements, etc.

Department Review

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

Significant Impacts

There are no negative impacts to amending the Land Use Code for PUD/Condominium Subdivisions.

Recommendation

Staff recommends the Planning Commission review the proposed Land Use Code Text Amendment, hold a Public Hearing, and forward a positive recommendation to City Council approving Ordinance No. 2024-02.

Attachments

1. Applicant's Narrative
2. Draft Ordinance

To: Bountiful City
From: Robert Dean
Date: 4 August 2024
Re: Land Use Code Change

Is:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of four (4) legal units or lots.

Proposed:

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of two (2) legal units or lots.

To: Bountiful City
From: Robert Dean
Date: 4 August 2024
Re: Reason

Homeownership

This change will increase homeownership. Duplexes and triplexes include units that cannot be owner occupied because the owner can only live in no more than one of the units. A planned unit development (PUD) could have owners in all the units. Allowing PUDs of two or three units would increase homeownership.

Free Market

This change would enable the market to find the most effective use of each property. Different properties have different best uses based on factors such as location, size, architecture etc. Over-regulation restricts the ability of the market to find the best use for each property. This change enables the market to find the most effective use.

To: Bountiful City

From: Robert Dean

Date: 4 August 2024

Re: How Does This Code Text Amendment Further Promote the Objectives and Purposes of the Ordinance

This Code Text Amendment promotes homeownership, which leads to better care of the facility.



BOUNTIFUL

MAYOR
Kendalyn Harris

CITY COUNCIL
Jesse Bell
Kate Bradshaw
Richard Higginson
Matt Murri
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

Bountiful City
DRAFT Ordinance No. 2024-02

Amending Chapter 20 Subdivisions, Part 5 Commercial, Condominium, and PUD Plats, 14-20-601 of the Land Use Code of Bountiful City

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on **September 17, 2024**, the Bountiful City Planning Commission forwarded a **positive** recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on **September 24, 2024**, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Chapter 20 Subdivisions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-20-601), related to minimum number of units for a condominium or PUD subdivision is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 24th day of September 2024.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

PART 5 COMMERCIAL, CONDOMINIUM, AND PUD PLATS

14-20-601 MINIMUM NUMBER OF UNITS

14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION

14-20-603 CONDOMINIUM SUBDIVISION PLAT

14-20-604 PUD SUBDIVISION PLAT

14-20-605 COMMERCIAL SUBDIVISION PLAT

14-20-601 MINIMUM NUMBER OF UNITS

Any condominium or planned unit development (PUD) subdivision shall have a minimum of ~~four (4)~~ two (2) legal units or lots.

14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION

It is the duty of the owners who sign a commercial, condominium, or PUD subdivision plat to establish a property owners association responsible for the maintenance and ownership of any common area and any shared easement area, and to record all necessary documents to effectuate such property owners association with the Davis County Recorder.

14-20-603 CONDOMINIUM SUBDIVISION PLAT

Any legally existing multi-family development that meets the minimum requirements of this Chapter may be platted as a condominium development. One (1) or more single-family detached dwellings shall not be platted as a condominium development.

14-20-604 PUD SUBDIVISION PLAT

- A. Any legally existing multi-family development that meets the minimum requirements of this Chapter and that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone.
- B. Any legally existing development, except for multi-family developments, located within a single-family, commercial, professional office, hospital, mixed-use, or downtown zone may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum size requirements of the current iteration of the Planned Development Overlay Zone.

14-20-605 COMMERCIAL SUBDIVISION PLAT

Any legally existing, non-residential development may be subdivided in conformance with the requirements of the zone in which it is located. A lot within a development in a Commercial Zone (C), or within a Professional Office Zone (PO), may meet the minimum public street frontage requirement through a cross-access easement or dedicated common area, if all of the following criteria are met:

Exhibit A

- A. Any proposed lot, and any cross-access easement or dedicated common area providing the minimum required frontage for said lot, shall be located within the same plat or within an existing, recorded plat from another phase of the same development. Furthermore, the proposed easement or access shall be recorded on the plat, shall specifically state that it is for the benefit of said lot, and shall be acknowledged by all signatories.
- B. The cross-access easement or dedicated common area shall be at least twenty-four feet wide, free of obstructions, and shall meet all the requirements of this Title regarding vehicle and pedestrian access.
- C. No cross-access agreement over or with a property outside of a development or subdivision can satisfy the minimum frontage requirements of this Title.
- D. Each lot within a meets and bounds subdivision shall be required to have the minimum frontage along a public street.

Planning Commission Staff Report



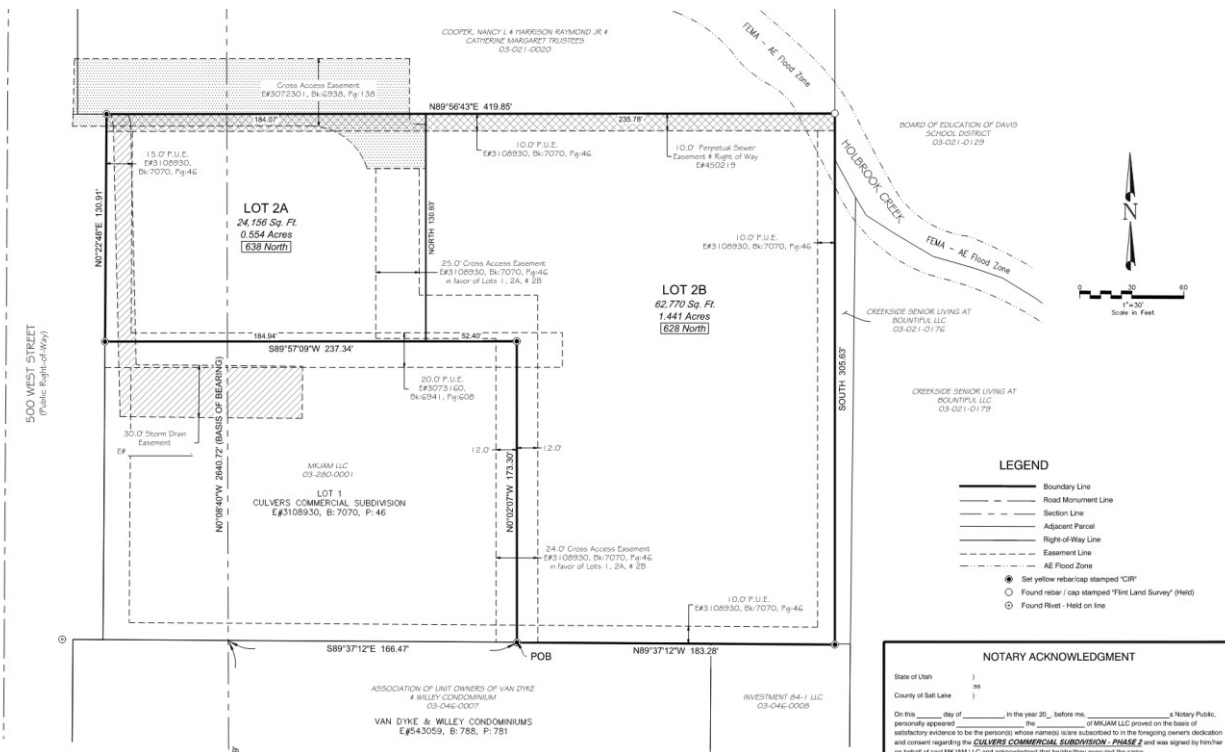
Subject: Preliminary/Final Culvers Commercial Subdivision
Amendment at 638 North 500 West

Author: Amber Corbridge, Senior Planner

Date: September 17, 2024

Background

The applicant, Claire Stanley with Ballard Spahr LLP representing the owner, is requesting Preliminary and Final Approval of the Culvers Commercial Subdivision Amendment at 638 North 500 West, located in the Heavy Commercial Zone (C-H). This request is to subdivide Lot 2 of the current subdivision plat (see attached) into two (2) lots, Lot 2A with 24,156 SF and Lot 2B with 62, 770 SF as shown below (also attached):



Analysis

The Planning Commission will need to find that the proposed Preliminary and Final Subdivision Amendment meets the following:

1. *Meets the best interest of the public*
2. *Is in harmony with good neighborhood development of area concerned and Citywide*
3. *Meets city codes and ordinances*

The property is currently undeveloped and vacant (as shown in Figure 1 below), and the applicant states the owner intends to subdivide the property to allow for future development. This would allow for new commercial development along 500 West and potentially bring in more options for commercial business, such as retail, restaurants, and services.



Figure 1. Aerial Imagery of 638 North 500 West, Bountiful, UT, Nearmap August 2024

Staff reviewed the plat for compliance with city codes and the Subdivision ordinances. The plat includes an existing cross access easement north of the property and continues between Lot 2A and 2B, which allows for both lots to have access to 500 West. The location of the access to the property was previously required by UDOT for the original subdivision.

There are minor typical comments from staff noted on the attached Proposed Plat Amendment with redlines, such as showing dimensions and various labels. The original plat included an easement area in Lot 2A to accommodate the underground storm drain detention system for the project. This location did not reflect the actual location where the

system was built, and so it is necessary to release the former easement as it creates a new easement in the correct location.

Department Review

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

Significant Impacts

There are no anticipated impacts of the proposed plat amendment, as the changes to the existing plat are minimal and do not affect the approved location of the cross-access easement and would also correct the location of the storm drain easement.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary and Final Subdivision Plat Amendment and forward a positive recommendation to City Council, subject to meeting all staff review comments.

Attachments

1. Culvers Commercial Subdivision Recorded Plat Map
2. Proposed Plat Amendment with Staff Review Comments

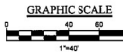
5944

2d-11

2d-11

CULVERS COMMERCIAL SUBDIVISION

SITUATE IN THE N.W. 1/4 OF SECTION 19, T. 2 N., R. 1 E. & THE N.E. 1/4 OF SECTION 24, T. 2 N. R. 1 W. SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY, STATE OF UTAH.
Bountiful NMC Block 2



SURVEYOR CERTIFICATE

I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND I HOLD LICENSE NO. 728888. IN ACCORDANCE WITH TITLE 84, CHAPTER 2 OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS THAT THE REFERENCE MONUMENTS SHOWN ON THIS PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS PLAT; AND THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREBY DESCRIBED TRACT OF REAL PROPERTY AND THAT THIS PLAT OF

CULVERS COMMERCIAL SUBDIVISION

IN BOUNTIFUL CITY, DAVIS COUNTY, UTAH HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREBY DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS OF THE DAVIS COUNTY RECORDING OFFICE. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF DAVIS COUNTY AND BOUNTIFUL CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 26th DAY OF July, A.D. 20 18



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF A HIGHWAY NORTH 0°54'00" WEST 1028.89 FEET AND NORTH 89°17'12" WEST 89.81 FEET FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, THENCE NORTH 62.40 FEET, THENCE NORTH 71°00'00" EAST, 240.00 FEET TO A POINT DESCRIBED IN THAT CERTAIN BOUNDARY LINE FORECLOSURE RECORDED AS ENTRY NUMBER 455072 IN BOOK 624 AT PAGE 687, THENCE NORTH 89°54'00" EAST 428.17 FEET, THENCE SOUTH 308.63 FEET TO THE NORTH LINE OF THE VAN DYKE & WILLEY CONDOMINIUMS PLAT, RECORDED AS ENTRY NUMBER 54209 IN BOOK 788 AT PAGE 781; THENCE ALONG SAID NORTH LINE OF THE CONDO PLAT, NORTH 89°37'12" WEST 448.74 FEET TO THE POINT OF BEGINNING, CONTAINS 135,232 SQUARE FEET OR 3.14 ACRES MORE OR LESS.

OWNERS DEDICATION

I, THE UNDERSIGNED OWNER OF THE HEREBY DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN HEREON AND NAME SAID TRACT:

CULVERS COMMERCIAL SUBDIVISION

AND DO HEREBY DEDICATE, GRANT AND CONVEY TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER AND HEREBY GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS EASEMENTS INTENDED FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENT OR OTHER ENCUMBRANCE THAT WILL INTERFERE WITH THE USE, MAINTENANCE, AND OPERATION OF THE STREETS AND EASEMENTS.

SIGNED THIS 27 DAY OF July, A.D. 20 18

AUTHORIZED AGENT
NAME: MATTHEW A. YOUNG
TITLE: DIRECTOR
FOR: ES 177001 LC

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Davis

On the 27 day of July, 2018, personally appeared before me Matthew A. Young, who being by me duly sworn did say that he/she/they is/are the Director of ES 177001 LC, by authority of its members or its officers of organization, and he/she/they is/are in the said limited liability company executed the same.

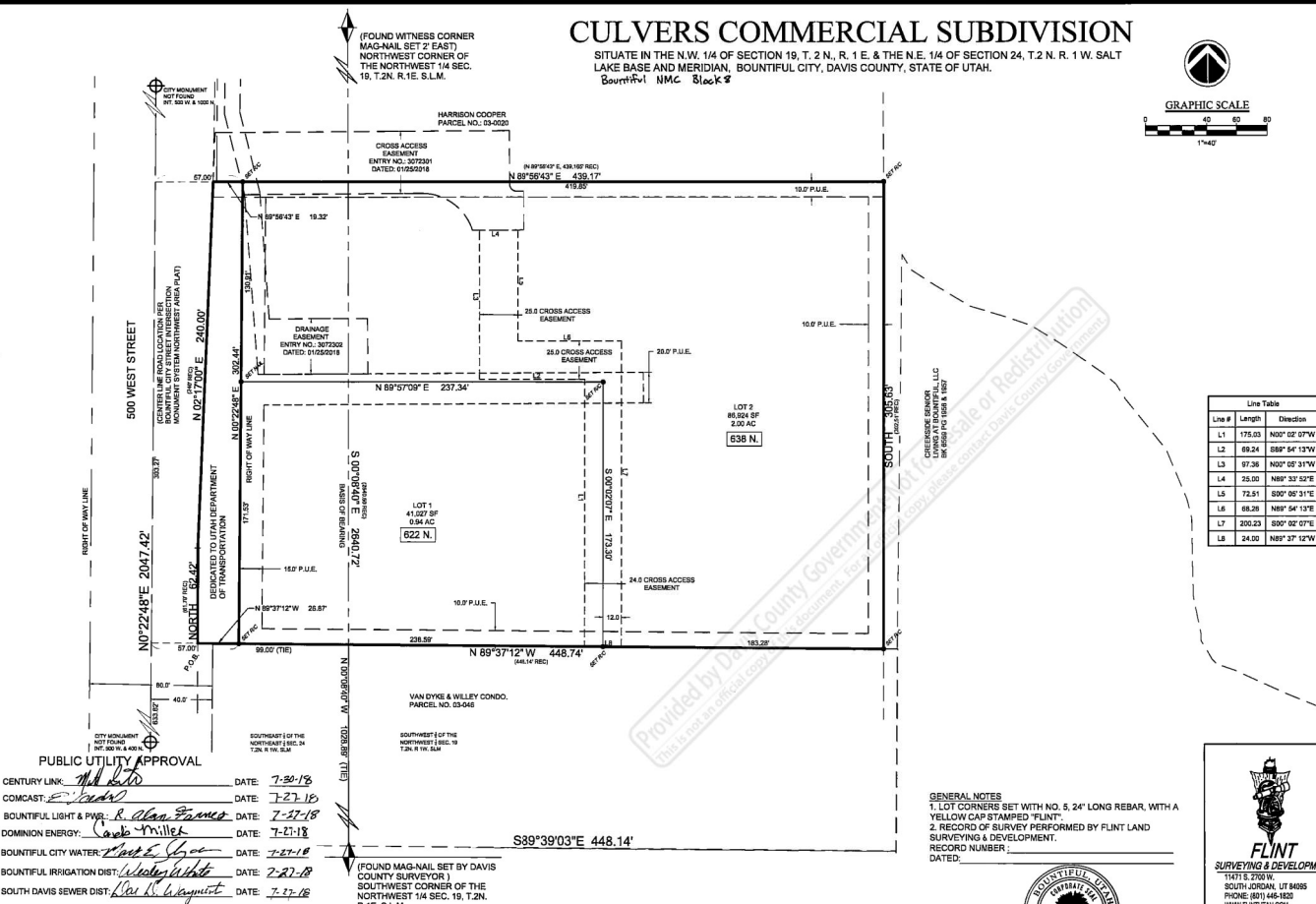
NOTARY PUBLIC

My Commission Expires: 10-7-20
Residing in Lehi County, Davis



Line #	Length	Direction
L1	175.00	N00°02'37"W
L2	89.84	S89°54'13"W
L3	87.36	N00°02'31"W
L4	25.00	N89°37'12"E
L5	72.81	S89°54'13"E
L6	68.28	N89°54'13"E
L7	200.23	S89°02'07"E
L8	24.00	N89°37'12"W

GENERAL NOTES
1. LOT CORNERS SET WITH NO. 5, 24" LONG REBAR, WITH A YELLOW CAP STAMPED "FLINT".
2. RECORD OF SURVEY PERFORMED BY FLINT LAND SURVEYING & DEVELOPMENT.
RECORD NUMBER: _____
DATED: _____



PUBLIC UTILITY APPROVAL
CENTURY LINK DATE: 7-30-18
COMCAST DATE: 7-27-18
BOUNTIFUL LIGHT & POWER: R. Alan Farned DATE: 7-27-18
DOMINION ENERGY: Carol Miller DATE: 7-27-18
BOUNTIFUL CITY WATER: Mark E. Goon DATE: 7-27-18
BOUNTIFUL IRRIGATION DIST: Wally White DATE: 7-27-18
SOUTH DAVIS SEWER DIST: Ken W. Argemont DATE: 7-27-18

PLANNING COMMISSION
APPROVED THIS 1st DAY OF May, A.D. 20 18, BY THE CITY PLANNING COMMISSION.
CITY PLANNING DIRECTOR DATE: 7-30-18

CITY ENGINEER
APPROVED THIS 30th DAY OF July, A.D. 20 18, BY THE CITY ENGINEERING DEPARTMENT.
CITY ENGINEER DATE: 7-30-18

CITY ATTORNEY
APPROVAL AS TO FORM THIS 1st DAY OF August, A.D. 20 18.
CITY ATTORNEY

CITY COUNCIL
PRESENTED TO THE CITY COUNCIL THIS 26th DAY OF July, A.D. 20 18, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.
MAYOR: _____
ATTORNEY: _____

DAVIS COUNTY RECORDER
RECORDED # 3102930
STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF Matthew A. Young
DATE RECORDED: 7/30/18
FEE \$ _____
DEPUTY DAVIS COUNTY RECORDER

44P2

44P2

Dominion Energy Utah - Note with NO existing natural gas easement

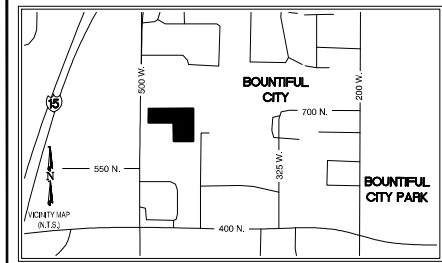
Quaster Gas Company, dba Dominion Energy Utah, hereby approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute a waiver of any other existing rights, obligations or liabilities including prescriptive rights and other rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set forth in the Owner Dedication or in the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service. For further information please contact Dominion Energy Utah's Right-of-Way Department at 800-366-6633.

QUASTER GAS COMPANY
dba DOMINION ENERGY UTAH
Approved this ___ day of _____, 20__
By: _____
Title: _____

CULVERS COMMERCIAL SUBDIVISION - PHASE 2

AMENDING LOT 2 - CULVERS COMMERCIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST & THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
AUGUST 2024



SURVEYOR'S CERTIFICATE
I, BRAN F. MITCHELL, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 2078781 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on the plat in accordance with 17C-2-17, and have subdivided said property into lots and streets, together with easements, hereafter to be known as **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.
Signed this ___ day of _____, 20__



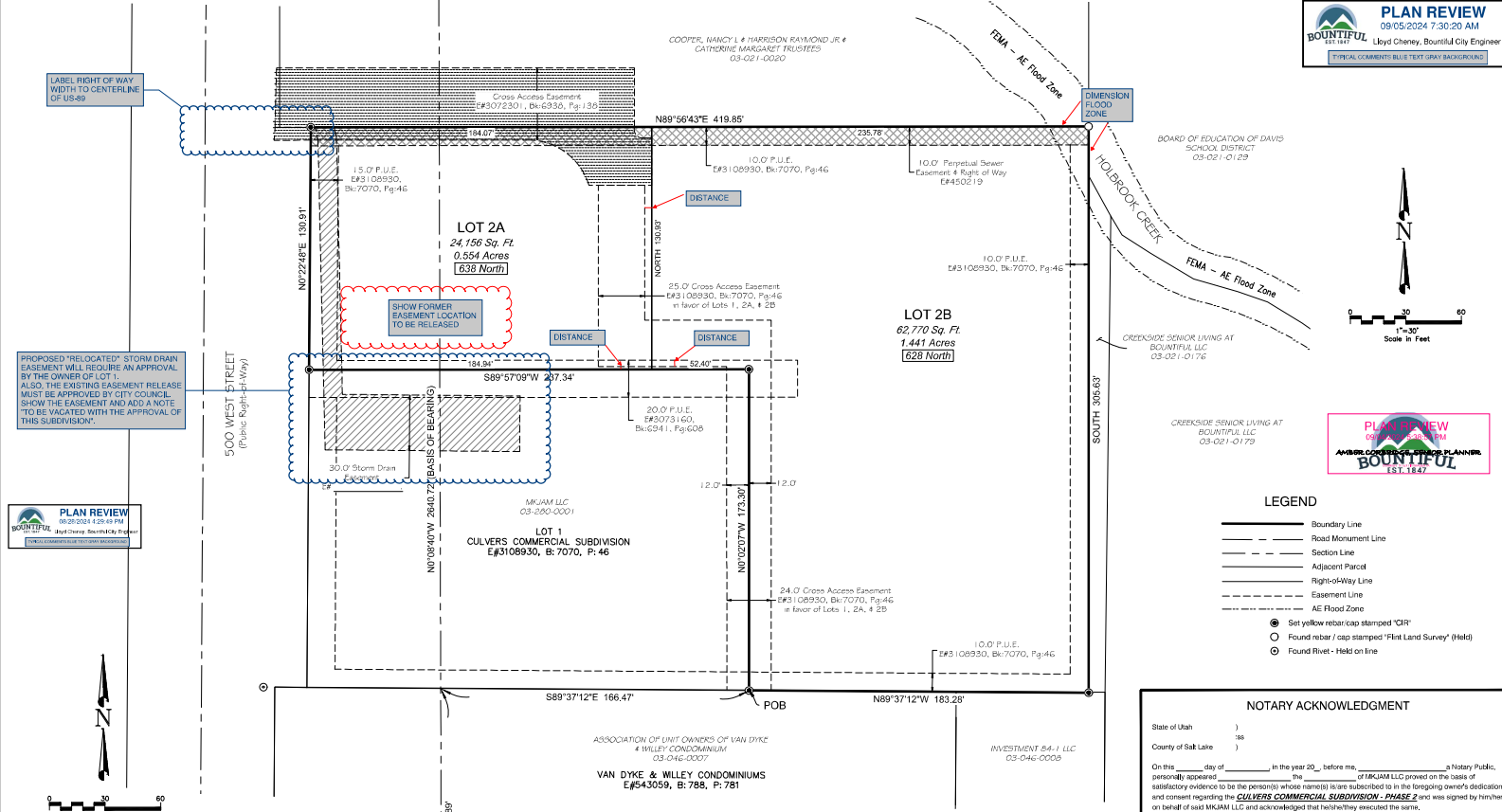
BOUNDARY DESCRIPTION
All of Lot 2, Culvers Commercial Subdivision recorded August 3, 2018 as Entry No. 3108930, Book 7070, at Page 48 in the Office of the Davis County Recorder, Salt Lake is located in the Northwest Quarter of Section 19, Township 2 North, Range 1 East, Salt Lake Base and Meridian and is described as follows:
Beginning at a southwestern corner of said Lot 2, which is 1028.89 feet N, 00°09'42" W, along the Section Line and 186.47 feet S, 89°37'02" E, from the West Quarter Corner of said Section 19, thence along said Lot 2 the following six (6) courses: 1) N, 00°02'07" W, 173.30 feet; 2) S, 89°57'09" W, 237.34 feet; 3) N, 00°22'48" E, 130.91 feet; 4) N, 89°50'43" E, 418.85 feet; 5) South 305.63 feet; 6) N, 89°37'12" W, 183.28 feet to the Point of Beginning.
The above-described Lot 2 contains 86,924 sq. ft. or 200 acres, more or less.
The Rotation of this Description to NAD83 State Plane Bearing (Utah North Zone) is 01°19'04" clockwise.
Tax ID No. 03-00-0002

OWNER'S DEDICATION
Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Lots, Parcels and Streets, together with easements as set forth to be hereinafter known as:
CULVERS COMMERCIAL SUBDIVISION - PHASE 2
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to Bountiful City a perpetual, non-revocable easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and location of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on the plat to the parties indicated and for the purposes shown hereon.
ES 177601 LC MKGAM LLC
By: _____
Print Name: _____
Title: _____

NOTARY ACKNOWLEDGMENT
State of Utah)
County of Salt Lake) ss
On this ___ day of _____, in the year 20__, before me, _____, a Notary Public, personally appeared _____, the _____ of ES 177601 LC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and was signed by her/him on behalf of said ES 177601 LC and acknowledged that he/she/they executed the same.
Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

CULVERS COMMERCIAL SUBDIVISION - PHASE 2
AMENDING LOT 2 - CULVERS COMMERCIAL SUBDIVISION
LOCATED IN THE NW QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, & THE NE QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST
SALT LAKE BASE & MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy Davis County Recorder



PLAN REVIEW
09/05/2024 7:30:20 AM
Lloyd Cheney, Bountiful City Engineer

PLAN REVIEW
09/05/2024 7:30:20 AM
AMBER COOPER, BOUNTIFUL CITY PLANNER

LEGEND
- - - - - Boundary Line
- - - - - Road Monument Line
- - - - - Section Line
- - - - - Adjacent Parcel
- - - - - Right-of-Way Line
- - - - - Easement Line
- - - - - AE Flood Zone
● Set yellow rebar/cap stamped "CR"
○ Found rebar / cap stamped "First Land Survey" (held)
○ Found River - Held on line

NOTARY ACKNOWLEDGMENT
State of Utah)
County of Salt Lake) ss
On this ___ day of _____, in the year 20__, before me, _____, a Notary Public, personally appeared _____, the _____ of MKGAM LLC, proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **CULVERS COMMERCIAL SUBDIVISION - PHASE 2** and was signed by her/him on behalf of said MKGAM LLC and acknowledged that he/she/they executed the same.
Commission Number _____
My Commission Expires _____
Signature: _____
Print Name: _____
A Notary Public Commissioned in Utah

PLAT NOTES:
1. Offset pins to be set in top back of curb and 58"x24" rebar and cap stamped "CR" to be set at all other lot and boundary corners.
2. Subject to that Future Recreational Cross Access Agreement recorded October 27, 2017 as Entry No. 3054549 in Book 6880, at Page 1293 in the Office of the Davis County Recorder.

PREPARED BY
GIR CIVIL ENGINEERING + SURVEYING
10719 South Redwood Lane, Suite 102, South Jordan, Utah 84095
Phone: (435) 503-7841

SHEET 1

UTILITIES

Lumen	Date: _____
Bountiful Light & Power	Date: _____
COMCAST	Date: _____
Bountiful City Water	Date: _____
Bountiful Irrigation Dist	Date: _____
South Davis Sewer Dist	Date: _____

West Quarter Corner
Section 19, T.2N., R.1E., SL&M

OWNER / DEVELOPER:
ES 177601 LC
320 East Oak Lane
Salt Lake City, Utah
84124

PLANNING COMMISSION
Approved this ___ day of _____, A.D. 20__.
By the City Planning Commission.
City Planning Director _____ Date _____

CITY ENGINEER
Approved this ___ day of _____, A.D. 20__.
By the City Engineering Department.
City Engineer _____ Date _____

CITY ATTORNEY
Approved as to form this ___ day of _____, A.D. 20__.
City Attorney _____

CITY COUNCIL
Presented to the City Council this ___ day of _____, A.D. 20__.
At which time this subdivision was approved and accepted.
Attest: City Recorder _____ Mayor _____

DAVIS COUNTY RECORDER
Recorded # _____
State of Utah, County of Davis, Recorded and filed at the request of _____
Date: _____ Time: _____ Book: _____ Page: _____
Fee \$ _____ Deputy Davis County Recorder