


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, July 17, 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 June 19, 2018.
3. Consider preliminary and final plat approval for 5<sup>th</sup> West Flex Offices located at 1051 S 500 West, Jeff Beck, applicant.
4. Consider preliminary and final subdivision approval for Hayward Subdivision located at 153 S 300 East, Robert Zesiger, applicant.
5. **PUBLIC HEARING** – Consider approval for a sideyard setback and lot width variance in conjunction with an application for subdivision located at 306 W 400 North, Rafael Chavez Jr, applicant.
6. **PUBLIC HEARING** – Consider a Zoning Text Amendment to allow for private schools in the DN (Downtown) zoning district, Jill Thompson representing Liberty Hills Academy, applicant.
7. Planning Director's report, review of pending applications and miscellaneous business.

  
\_\_\_\_\_  
Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**June 19, 2018**  
**6:30 P.M.**

Present: Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; Asst City Engineer – Lloyd Cheney; and Recording Secretary – Julie Holmgren

Excused: Chair – Sean Monson; Planning Commission Member – Tom Smith; City Engineer – Paul Rowland;

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for June 5, 2018.**

Jim Clark made a motion to approve the minutes for June 5, 2018 as written.

Richard Higginson seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

**3. Consider approval of Findings of Fact for denial of a variance to allow for fence height in the front yard setback. The property is located at 99 S 400 East, Heather Mercer, applicant.**

Sharon Spratley made a motion to approve the Findings of Fact for denial of a variance to allow for fence height in the front yard setback located at 99 S 400 East as written.

Richard Higginson seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

Mr. Wilkinson explained that the Findings of Fact would accompany an explanation of the appeal rights for this item.

**4. Consider approval of Findings of Fact for approval of a variance to allow for paving in a corner lot side yard not providing direct access to a garage or carport. The property is located at 1091 S Main St, Oscar and Farrah Valdez, applicants.**

Mr. Wilkinson explained that this item was not considered as a direct access to the garage because the applicants had not agreed to close the north driveway. The variance process was needed to be consistent with other inquiries from Bountiful residents.

Jim Clark made a motion to approve the Findings of Fact for approval of a Variance to allow for paving in a corner lot side yard not providing direct access to a garage or carport located at 1091 S Main St as written.

Jesse Bell seconded the motion. Voting passed 5-0 with Commission members Bell, Clark, Higginson, Hill, and Spratley voting aye.

- 5. Consider an amendment to the approved site plan for Mike & Sterling’s Flooring America, located at 540 N 500 West, Michael Watkins, applicant. The proposed amendment includes replacement of a masonry trash enclosure with a larger fence enclosure and elimination of 3 parking spaces.**

Michael Watkins was present. Chad Wilkinson presented the staff report.

The applicant, Mike and Sterling’s Flooring America, is requesting an amended site plan approval for their building at 540 N 500 West. The property is located within the C-H (Heavy Commercial) zone. The proposed amendment is to construct a new larger trash enclosure on the rear of the building that would eliminate three (3) of the existing parking spaces on site. The proposed trash enclosure would consist of chain link with slats as shown in the photo submitted with the applicant’s submittal.

The site plan for the property was approved as part of the Silver Creek Business Park in 2008 with subsequent modifications in 2010. The Silver Creek Business Park encompasses several parcels which share parking and circulation area. The subject property serves as one of the vehicle access points to the State Liquor Store which occupies the property to the east (rear) of the building. When the plan was originally approved a masonry trash enclosure was included and constructed. A photo of that trash enclosure is included with this report. This trash enclosure has proven to be too small and the applicant has removed the enclosure and brought in two large dumpsters to meet the waste disposal needs of the carpet store. Since these dumpsters exceed the original size for the trash enclosure, a new enclosure needs to be constructed. The applicant has indicated that an additional reason to enclose the dumpsters is a desire to keep others from putting garbage into the dumpsters.

Section 14-14-111 requires that outdoor refuse containers be completely encompassed by a solid enclosure that is “architecturally compatible with the main structure(s), equipped with a solid barrier access gate and located on a paved surface.” While the Code does not specify a certain material for trash enclosures it does call for a finding that the enclosure is architecturally compatible with the main structure. The original approved trash enclosure consisted of solid masonry walls which was compatible in color and materials to the main building. The proposed enclosure consisting of chain link and slats is not consistent with that original approval or the other trash enclosures on site. In addition, because of the design of the business park, the trash enclosure is highly visible and faces the front entrance of the liquor store building. Therefore a more architecturally compatible enclosure consisting of masonry materials of a consistent type and color to those on the main building is more appropriate. The recommended conditions of approval include a requirement that the enclosure be constructed of masonry material architecturally compatible with the main structure. It should be noted that an enclosure is required for these dumpsters and that continuing to maintain the dumpsters on site without an enclosure is not an option.

The proposal will remove three parking spaces originally approved as a part of the site plan review. Based on the current uses and building square footages, the site has sufficient parking to eliminate the 3 spaces without falling below minimum parking requirements. Parking for the development was originally calculated using the entire Silver Creek Business Park. The last time parking was calculated for the entire development with the construction of the Integrated Wellness building, a total of 137 spaces were required for the development. With the reduction of the 3 spaces the development would

still have 142 spaces which still exceeds the minimum required spaces for the site.

The proposal appears to partially encroach on an existing waterway on the east of the building. This waterway serves as a component of the on-site storm drain system and must not be blocked by the enclosure. Any approved plan must ensure that the enclosure is not located within the waterway.

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for proposed amendment to the site plan for the revised trash enclosure subject to the following conditions:

1. The trash enclosure shall be constructed of a solid masonry material compatible in color and materials with the existing building.
2. The applicant shall obtain a building permit for the proposed enclosure.
3. The proposed trash enclosure shall not encroach on the existing waterway on the east of the building.

Mr. Watkins stated that the current problem of other people using and filling the dumpster. His business started with one dumpster but has at to then is unable to use the filled dumpster. The business has been working with dumpster companies for possible resolutions and would like to have one dumpster in the trash enclosure.

There was discussion between Commission members, staff and the applicant about the waterway and the best possible materials that could be used for this project, whether it be masonry, chain link, steel or wood walls for the enclosure.

Mr. Clark discussed the possibility for a small business owner to have the flexibility to choose the materials that they would like to use.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of approval for an amendment to the approved site plan for Mike & Sterling's Flooring America, located at 540 N 500 West with the three conditions outlined by staff.

Sharon Spratley seconded the motion. Voting passed 5-0 with Bell, Clark, Higginson, Hill, and Spratley voting aye.

**6. Consider preliminary and final subdivision approval for Slagwood Subdivision located at 371 N 800 East, Bountiful City, applicant.**

Lloyd Cheney presented the staff report.

Bountiful City is requesting preliminary and final approval of the Slagwood Subdivision. This one lot subdivision is for the property previously occupied by the Eckman Reservoir at 371 N. 800 East. The reservoir has been removed and filled with an engineered fill and the parcel is ready for the construction of a single family home.

The property, located at 371 No. 800 East contains 0.362 acres including the west half of 800 East Street. This subdivision plat is needed so that the portion of the street included in the property deed can be dedicated to the city, and to create the easements necessary to cover existing utilities. In

addition to the regular utility easements, the plat also provides an easement for Stone Creek, which runs just slightly off the property along the south property line. After the road dedication, the remaining Lot 1 contains 12,355 sq. ft. with just under 115 ft. of frontage. Both of these dimensions exceed the minimum requirements for lots in the R-4 Zone.

The water and sewer services for the lot will be connected to the main lines in 800 East Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot.

New sidewalk and curb & gutter is being installed by the City as a result of the damage that occurred during the demolition of the tank.

Richard Higginson made a motion that the Planning Commission forward to the City Council a recommendation of approval for a preliminary and final subdivision approval for Slagwood Subdivision located at 371 N 800 East.

Sharon Spratley seconded the motion. Voting passed 5-0 with Bell, Clark, Higginson, Hill, and Spratley voting aye.

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

1. Next Planning Commission meeting – July, 17, 2018.
2. Available training for League of Cities and Towns.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:17 p.m.

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Chad Wilkinson, Bountiful City Planner

# Commission Staff Report

Item #3

**Subject:** Preliminary and Final Plat approval for the 5<sup>th</sup>  
West Flex Office Condominiums  
**Author:** Chad Wilkinson, City Planner  
Paul Rowland, City Engineer  
**Address:** 1051 South 500 West  
**Date:** July 17, 2018



## Background and Analysis

Mr. Jeff Beck, applicant, requests preliminary and final plat approval for the 5<sup>th</sup> West Flex Office Condominiums, which encompasses the recently constructed commercial building at 1051 S. 500 West. The building is located on Lot 1 of the 5<sup>th</sup> West Office Park Commercial Subdivision and already exists as a commercial structure. The building meets all of the requirements that were in place at the time of the original commercial subdivision approval and this change is solely for the purpose of producing a condominium plat of this lot so that the individual units can be sold independently.

The Engineering and Planning Department have reviewed the proposed condominium plat and recommend that it be approved with some minor redline corrections.

## Department Review

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

## Recommendation

Recommend preliminary and final plat approval for the 5<sup>th</sup> West Flex Office Condominiums, with the following conditions:

1. Submit the signed, final mylar ready for utility signatures.
2. Submit a current title report.
3. Payment of fees

## Significant Impacts

This subdivision amendment has no significant impacts.

## Attachments

1. Aerial photo

2. Proposed Condominium Plat

5<sup>th</sup> West Flex Office Condominiums

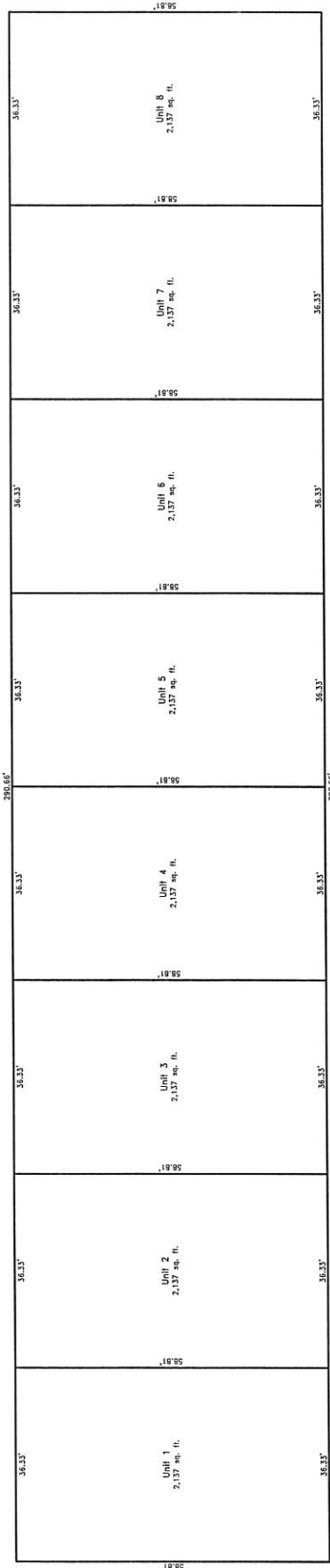




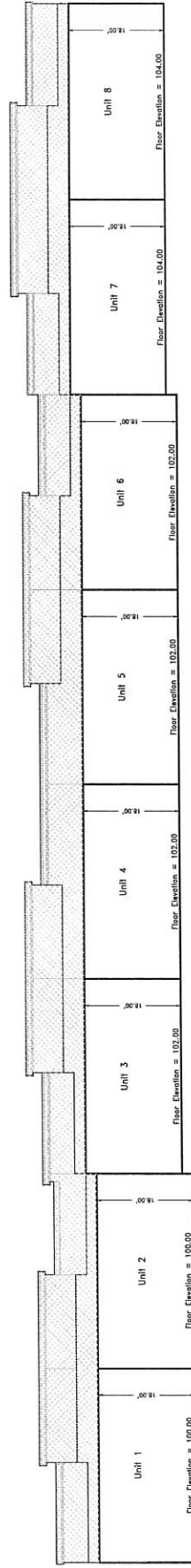


**5th WEST FLEX OFFICE CONDOMINIUMS**

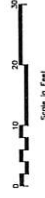
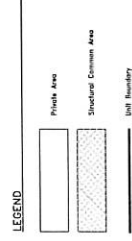
Including all of Lot 5th West Flex Office Condominium Subdivision  
 Located in the in the Northwest Quarter of Section 30, Township 2 North, Range 1 West, Soil Lake Base and Meridian  
 and the Northwest Quarter of Section 30, Township 2 North, Range 1 East & Soil Lake Base and Meridian,  
 Bannock County, Utah



Floor Plan



South Elevation Plan



SHEET 2 of 2

DAVIS COUNTY RECORDER  
 State of Utah - County of Davis,  
 recorded and filed at the request  
 of \_\_\_\_\_  
 Entry No. \_\_\_\_\_  
 Date \_\_\_\_\_ Time \_\_\_\_\_  
 Book \_\_\_\_\_ Page \_\_\_\_\_  
 Fees \$ \_\_\_\_\_

Davis County Recorder

PREPARED BY:



# Commission Staff Report

Item 4

**Subject:** Preliminary and Final Subdivision Approval for the Hayward Subdivision  
**Address:** 153 South 300 East St.  
**Author:** City Engineer, City Planner  
**Department:** Engineering, Planning  
**Date:** July 17, 2018



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## Background

Mr. Robert Zesiger is requesting preliminary and final approval of the Hayward Subdivision. This two lot subdivision proposes to split the existing residential property at 153 South 300 East Street. The property is currently occupied by a single home with an attached garage which will end up on one of the two proposed lots.

## Analysis

The property at 111 and 153 So. 300 East contains 0.524 acres and is located in Plat A of the original Bountiful Townnsite Survey. This division creates two lots, one containing 13,982 sf. and the other containing 8,842 sf., both of which are larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 300 East Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

## Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department.

## Recommendation

Recommend preliminary and final approval of the Hayward Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees, including the Storm Water Impact Fee.

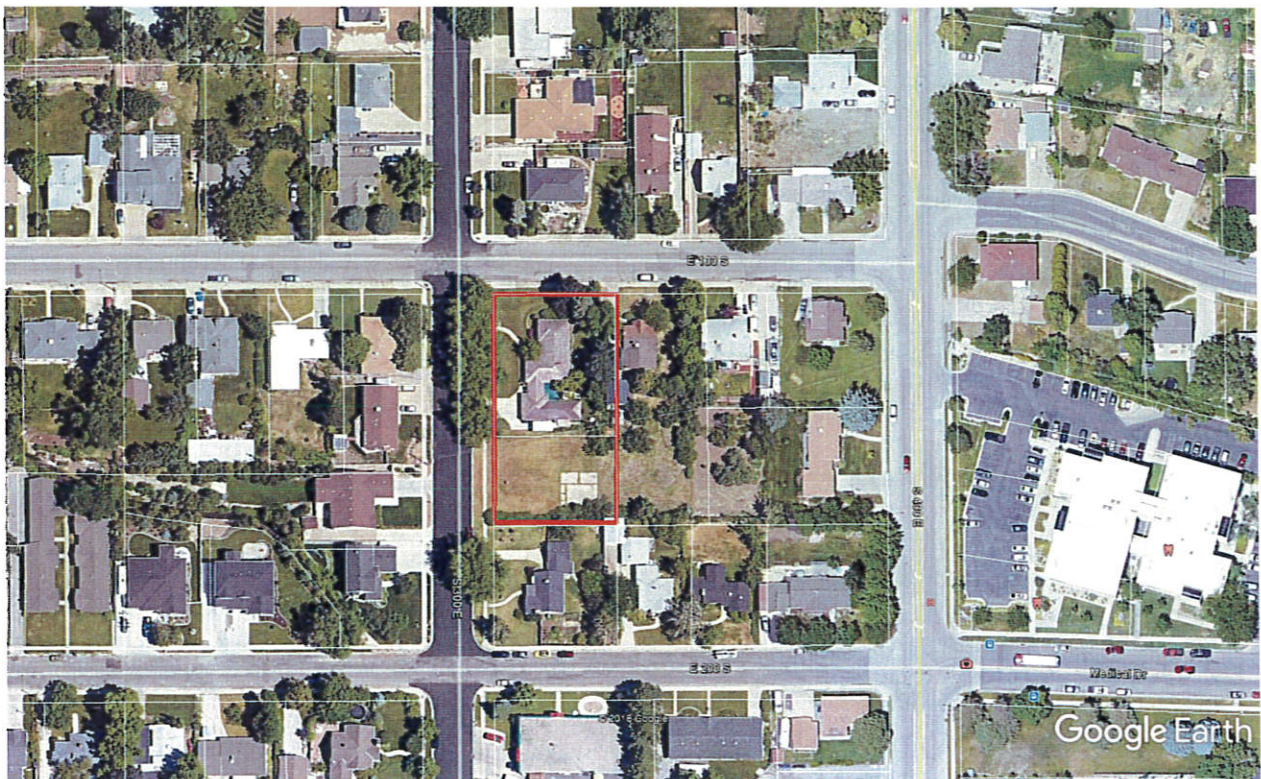
## Significant Impacts

None

## Attachments

1. Lovely Color Aerial photo showing the existing condition and proposed plats location;
2. A copy of the preliminary plat and final plat.

### Aerial Photo of the Proposed Hayward Subdivision





**SURVEYOR'S CERTIFICATE**

I, VON R. HILL, A PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY HAS BEEN CONDUCTED AS REQUIRED BY THE PROFESSIONAL LAND SURVEYING ACT, CHAP. 36A, U.T.C. AND THE SURVEYING AND MAPPING BOARD HAS REVIEWED THE SURVEY AND HAS DETERMINED THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE ACT AND BOARD RULES. I HAVE MADE A SEARCH OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN, AND I HAVE DETERMINED THAT THE TRACT IS NOT SUBJECT TO ANY INTEREST KNOWN AS HAYWARD SUBDIVISION AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN.

VON R. HILL, P.L.S. LICENSE # 1786338  
DATE: 10.20.18



**BOUNDARY DESCRIPTION**

COMMENCE AT A POINT NAMED "SOUTH PROPERTY CORNER" 168.16 FEET ALONG THE MONROVIA LINE AND S09°04'42"W 136.67 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 200 SOUTH STREETS. SAID POINT IS S07°49'32"W 85.37 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREETS. SAID POINT IS S07°49'32"W 85.37 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREETS. SAID POINT IS S07°49'32"W 85.37 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREETS. SAID POINT IS S07°49'32"W 85.37 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREETS. SAID POINT IS S07°49'32"W 85.37 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREETS.

**OWNER'S DEDICATION**

WHEREAS THE SURVEYOR HAS DEDICATED THE UNDEVELOPED PORTION OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE LOTS, HEREFTER TO BE KNOWN AS HAYWARD SUBDIVISION, AND HEREBY DEDICATES FOR PUBLIC USE THE STREETS AND EASEMENTS, AND AS WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY CLAIM OF INDEMNITY OR LIABILITY ARISING FROM THE DEDICATION OF SAID STREETS AND EASEMENTS, AND AS WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY CLAIM OF INDEMNITY OR LIABILITY ARISING FROM THE DEDICATION OF SAID STREETS AND EASEMENTS.

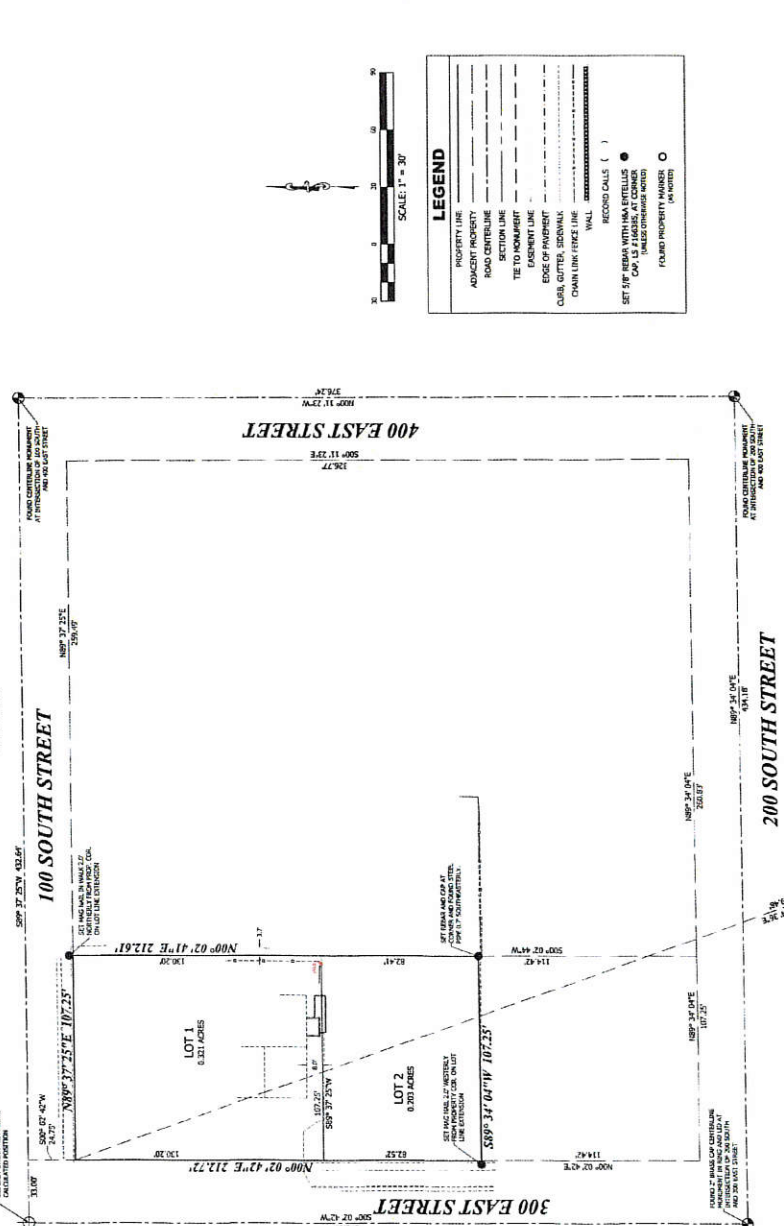
**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THESE PARTIES BEING AS THE PARTIES TO THE ABOVE DEDICATION, HAVE READ THE FOREGOING AND VOLUNTARILY AND KNOWINGLY AGREE TO THE TERMS SET FORTH HEREIN.

**UTILITY APPROVAL**

SO, DAVIS SEWER INC. DISTRICT, \_\_\_\_\_ DATE: \_\_\_\_\_  
BOUNTIFUL CITY AND POWERS, \_\_\_\_\_ DATE: \_\_\_\_\_  
BOUNTIFUL CITY WATER, \_\_\_\_\_ DATE: \_\_\_\_\_  
BOUNTIFUL CITY UTILITY, \_\_\_\_\_ DATE: \_\_\_\_\_  
BOUNTIFUL GAS, \_\_\_\_\_ DATE: \_\_\_\_\_

**HAYWARD SUBDIVISION**  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
JUNE 2018



**LEGEND**

- PROPERTY LINE: \_\_\_\_\_
- ADJACENT PROPERTY: \_\_\_\_\_
- ROAD CENTERLINE: \_\_\_\_\_
- SECTION LINE: \_\_\_\_\_
- TIE TO MONUMENT: \_\_\_\_\_
- EASEMENT LINE: \_\_\_\_\_
- EASEMENT: \_\_\_\_\_
- CORNERS, SETBACKS, EASEMENTS: \_\_\_\_\_
- CORNERS, SETBACKS, EASEMENTS: \_\_\_\_\_
- CHAIN LINK FENCE LINE: \_\_\_\_\_
- WALL: \_\_\_\_\_
- RECORD CALLS: ( )
- SETBACKS WITH H&B LITERATURE: (•)
- CORNERS: (•)
- FOUND PROPERTY MARKERS: (o)
- FOUND PROPERTY MARKERS: (o)

**P.L.S. APPROVAL**  
APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY ENGINEER'S APPROVAL**  
APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOUNTIFUL CITY ATTORNEY

BOUNTIFUL CITY ATTORNEY

BOUNTIFUL CITY ATTORNEY



1875 North 700 West, Suite 304  
Bountiful, UT 84010  
Phone: 801-298-2236  
www.Entellus.com  
PROJECT #20000  
REV 02/18

# Commission Staff Report

Item #5



**Item:** PUBLIC HEARING – Request for a variance in order to allow the property to be subdivided without meeting the minimum corner lot setback and width requirements.

**Address:** 306 West 400 North

**Author:** Curtis Poole, Assistant Planner

**Date:** July 17, 2018

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## Description of Request

The applicants, Rafael Chavez Jr. and Nathan Polatis, have requested a variance to allow the property to be subdivided without meeting the minimum corner lot setback and width requirements. The property is located in the R-4 zoning district. The applicants would like to subdivide the properties of 306 West and 292 West to create a third property to the north.

## Authority

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to driveways.

## Appeal Procedure

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

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

## Background and Analysis:

The applicants have requested a variance to allow for subdivision of the property without meeting the current corner lot set back requirements in the R-4 zone. The existing home is 17 feet from 325 West. The home was constructed in 1902. In 1984 Meadow Brook Acres Plat B was approved to the north of the property. In addition to the plat approval 325 West was expanded which explains the current setback of 17 feet of the home. The need for the variance arises from the location of the existing home. Section 14-4-105 C states that a corner lot side yard setback "shall not be less than twenty (20) feet..." Because of the expansion of 325 West which caused the home to become non-compliant a variance is needed. In addition to the issues related to the required setback, the lot does not meet the

minimum width standard of the R-4 ordinance. The property is currently approximately 58 feet wide and the resulting Lot 1 of the proposed subdivision would maintain that lot width. The minimum lot width for a corner lot in the R-4 zone is 80 feet (ten feet wider than an interior lot). The resulting lot will be approximately 22 feet narrower than the minimum lot size. Section 14-2-404 A stated that a nonconformity shall not be changed except in conformance with the provision of the land use ordinance. Therefore in order to modify the property a variance must be obtained for the lot width standard.

### **Variance Findings**

Utah Code 10-9a-702 establishes the criteria for review of a variance request. In order to grant a variance each of the following criteria must be met:

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

**Staff Response:** The existing home was constructed in 1902 prior to the expansion of 325 West. In order for the home to become compliant with the setback three feet of the home along 325 west would need to be removed which would cause an unreasonable hardship for the property owner. The construction of 325 West also impacted the lot width. Therefore, the applicants' request for a variance to the lot standards is a reasonable request.

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

**Staff Response:** Based on the Meadow Brook Acres Plat B approval and subsequent expansion of 325 West the property became nonconforming in the current R-4 zone. Other properties in the R-4 zone usually are constructed after the road improvements have been made which would cause them to follow the zoning setback and lot width requirements. Based upon the fact that the home was constructed prior to the expansion of 325 West results in a circumstance that generally does not apply to other properties in the R-4 zone.

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

**Staff Response:** Approval of a variance will allow the property owner the ability to continue to enjoy access to a legal nonconforming home and property in the R-4 zone. The need from the variance arises from a condition that was not created by the applicants or a previous property owner but instead was created by the construction of 325 West.

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

**Staff Response:** Allowing the home to continue in its current location will not affect either the

general plan or create a public safety issue. The proposed Lot 1 will meet the minimum lot area requirement of 8,800 square feet and will continue to function as it has for years which is not contrary to the public interest.

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

**Staff Response:** The spirit of the land use ordinance is observed. The applicants will continue to enjoy the use of the home that became nonconforming through no fault of the property owner.

### **Department Review**

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

### **Recommended Action**

Staff recommends approval of the requested variance in order to allow the property to be subdivided without meeting the minimum corner lot setback and lot width requirements of the R-4 zone.

### **Attachments**

1. Aerial Photo
2. Applicant's Narrative

### **Aerial Photo**





This application pertains to the legally existing non-conforming lot located at 306 W 400 N Bountiful, Utah 84010. The existing structure on this lot was built in 1902 and as such has been "Grandfathered" into current zoning laws. The home on 306 W has a side yard setback, adjacent to 400 N, less than the required minimum side yard setback for a corner lot and the frontage of the property along 400 N is also less than the required frontage for a lot in the R-4 zone.

The applicant is requesting a variance for the two non-conformities listed above.

If granted, the variance will allow the applicant to proceed with a subdivision application taking small portions from the northern most part of 306 W and 292 W and form a single-family residence lot with frontage along 325 W (conceptual plan also included in pdf form).

1. *What City Ordinance(s) do you want a variance from?*

14-4-104 (C)

"Each corner lot shall meet the minimum width and frontage requirements along both street frontages."

In accordance to

14-4-104 (E)

"It is unlawful to subdivide, modify, or otherwise create a residential lot that does not have the minimum required width, except for legally existing non-conforming lots.

**Current lot width on 400 N = 57.75'**

14-4-105 (C)

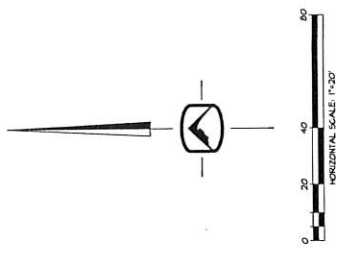
"On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than twenty (20) feet"

**Current side yard adjacent to 325 W = 17.1'**

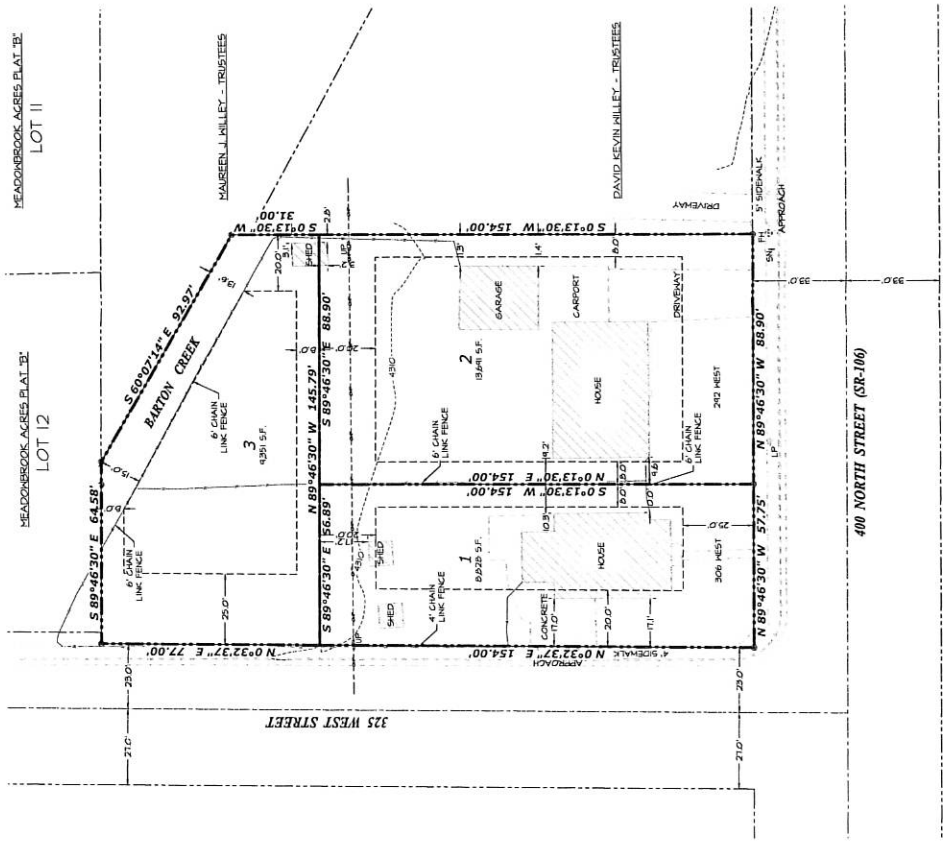
2. *By Law, any government body granting a variance must find that the proposal meets ALL of the requirements of Utah Code 10-9a-702 (below).*

*How does the proposed variance request meet all of these criteria?*

- (i) The enforcement of the ordinance currently causes a hardship for the property owner's at 306 W and 292 W wherein the excess amount of land on both lots cannot be subdivided or modified for other uses allowed under the zoning ordinances.
- (ii) The home on this lot was constructed in 1902 and has since existed through many land use ordinances and setback requirements. In 1984 "Meadow Brook Acres Plat B" was recorded (included in pdf file) and included the extension of 325 W to 400 N. The encroachment of 325 W to the west property line of the property has forced the property into a "legal non-conforming" state. The applicant believes that the existence of the structures on the property significantly before the addition of a public road is a special circumstance relevant to this application.
- (iii) The ability to develop and beautify the remaining vacant land for other uses being enjoyed by property owners in the same zone is being restricted by the non-conforming state of the property.
- (iv) Allowing this variance is in line with the general plan and public interest as it will allow for a use to be exercised under the R-4 zoning ordinance. The variance will not affect the physical appearance of the property but allow for the boundary lot lines to be adjusted to a traditionally square lot complying with the minimum square footage for a corner lot in the R-4 Zone. It is believed that this will serve the public interest by alternatively creating a new buildable lot for investment into an aged community.
- (v) All efforts are being taken by the applicant to follow the spirit of the land use ordinance by creating a new lot that conforms to all city ordinances without variance and by only requesting a continuance of the current legal non-conformance state of the structure given that no new construction nor variances are being created in the process of subdividing.



NOTE:  
PER TITLE COMMITMENT ORDER NUMBER 6-07844 FOR PROPERTY LOCATED AT 292 WEST 400 NORTH AND 306 WEST 400 NORTH IN BOUNTIFUL UTAH, ISSUED BY THE OFFICE OF BACKLASH TITLE SERVICES, LTD., NO SPECIFIC WARRANTIES ARE MADE BY THIS SURVEYOR AS TO THE ACCURACY OF THE INFORMATION SUBJECT PARCELS OR ON RECORDS PRESENTLY IN LINE CROSSING THE NORTHERLY PORTION OF SUBJECT PARCELS.



**LEGEND**

- BOUNDARY LINE
- SECTION LINE
- ADJACENT BOUNDARY LINE
- CENTER LINE
- BUILDING SETBACK LINE
- FENCE LINE
- OVERHEAD UTILITY LINE
- EG CONDOUR HOOK
- EG CENTER HOOK
- STREET MONUMENT AS DESCRIBED
- SET REBAR & CAP OR UNSTAMPED SILVER PEAK SIGN
- FOUND PROPERTY CORNER MARKER
- UTILITY POLE
- PH
- FI
- SI

received  
6-24-16  
JTE

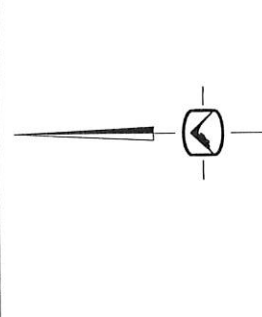
NOT TO SCALE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE CONSTRUCTION AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND OTHER AGENCIES AS REQUIRED BY ALL OF THE PERMITTING AGENCIES.

DOTSON / PLUMMER PROPERTY  
292 & 306 WEST 400 NORTH  
BOUNTIFUL CITY, UTAH

DATE: 08-25-2018  
PROJECT: 18121L  
DRAWN BY: JLL  
REVISIONS:  
RECORD OF SURVEY  
SHEET NUMBER: 1

SILVER PEAK ENGINEERING  
177 E. ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
WWW.SILVERPEAKENG.COM  
CIVIL STRUCTURAL SURVEY

SEAL



**DESCRIPTIONS**

PARCEL 03-021-0206  
TOWNSHIP SURVEY BEING A PART OF THE NORTHERN QUARTER OF SECTION 20, TOWNSHIP 33N, RANGE 12E AND FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH.

BEGINNING AT A POINT ON THE NORTH LINE OF 400 NORTH STREET, BEING THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8, NORTH HILL CREEK PLAT, BEING A PART OF FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, AND PROCEEDING SOUTHWEST ALONG SAID NORTH LINE, THENCE SOUTH 89°46'30\"/>

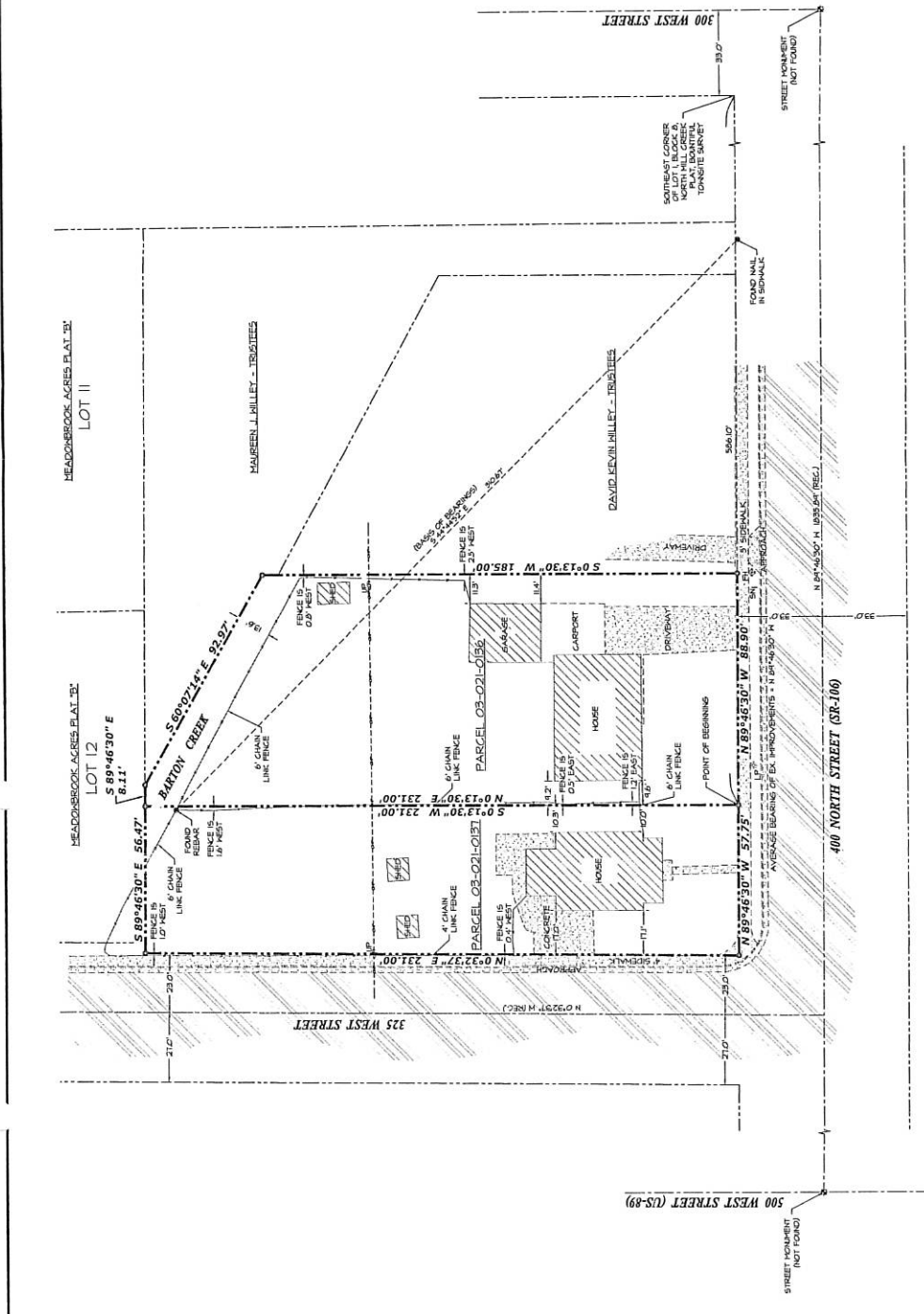
**SURVEYOR'S NARRATIVE**

THIS SURVEY WAS REQUESTED BY MARIAN PELLI AND BARBARA GAVAZZ, JR. FOR THE PURPOSE OF REESTABLISHING THE BOUNDARIES OF THE EXTENSIVE SEARCH AND 200 WEST STREET AS DEPICTED IN FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH. THE SEARCH AND 200 WEST STREET CORNER MARKINGS SET AS PART OF FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, WERE FOUND TO BE IN DISCREPANCY WITH THE SHOWN LINE BETWEEN THE SUBJECT PROPERTIES. HIGHLY RELIABLE MEASUREMENTS WERE TAKEN AND ALSO FOUND THAT THE ORIGINAL APPROXIMATELY 200 WEST STREET CORNER MARKINGS FOR THE SEARCH AND 200 WEST STREET CORNER MARKINGS ALONG THE NORTH LINE OF 400 NORTH STREET, BEING A PART OF FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, WERE FOUND TO BE IN DISCREPANCY WITH THE SHOWN LINE BETWEEN THE SUBJECT PROPERTIES. THE SEARCH AND 200 WEST STREET CORNER MARKINGS SET AS PART OF FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, WERE FOUND TO BE IN DISCREPANCY WITH THE SHOWN LINE BETWEEN THE SUBJECT PROPERTIES. THE SEARCH AND 200 WEST STREET CORNER MARKINGS SET AS PART OF FEDERAL PLAT 103, BOUNTIFUL CITY, DAVIS COUNTY, UTAH, WERE FOUND TO BE IN DISCREPANCY WITH THE SHOWN LINE BETWEEN THE SUBJECT PROPERTIES.

**SURVEYOR'S CERTIFICATE**

I, JASON T. PELLI DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF UTAH AND THAT I HAVE MADE A SURVEY OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT AND THAT I HAVE FOUND THE TRUE BOUNDARIES OF THE PROPERTY SURVEYED.

received  
8-26-18  
DATE



**LEGEND**

—	BOUNDARY LINE
---	SECTION LINE
- - -	ADJACENT BOUNDARY LINE
---	CENTER LINE
---	FENCE LINE
⊕	STREET MONUMENT AS DESCRIBED
⊙	WALL & MARKERS STAMPED
⊙	SILVER PEAK B.M.
⊙	FOUND PROPERTY CORNER MARKER
UP	UTILITY POLE
PH	PIPE HYDRANT
SM	SPRINKLER

NOTE: IN THE EVENT OF A DISCREPANCY BETWEEN THE SURVEY AND THE RECORD OF SURVEY, THE SURVEY SHALL CONTROL. THE SURVEYOR SHALL BE RESPONSIBLE FOR MARKING THE SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE SURVEY AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.



<b>For Office Use Only</b>	
Date Rec'd	<u>6-26-18</u>
Application \$	<u>250<sup>00</sup></u>
Zone	_____

### VARIANCE APPLICATION

Date of Submittal: June 26, 2018

Property Address: 306 W 400 N, Bountiful, UT 84010

Applicant Name: Rafael Chavez Jr

Applicant Address: 267 E Eagle Ridge Dr, North Salt Lake, UT 84054

Applicant Phone #: 385-377-2020

Applicant E-Mail: RESolutionsUtah@gmail.com

Authorization (Owner Signature): *Rafael Chavez Jr*  
*(If applicant is not owner, applicant must submit notarized authorization from all property owners)*

*Nathan Polatis  
 208-844-0148  
 nathan.polatis@gmail.com*

Project Name and Description: \_\_\_\_\_  
 The project name is "Subdivision at 306 West 400 North".  
 The project entails subdividing two parcels with single-family residences to create a legally conforming third SFR parcel.

#### Committee

- Administrative Committee \$50.00 (application fee)
- Planning Commission \$250.00 (application fee)

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

Bountiful City  
 Miscellaneous - 6060 - 2018  
 009434-0003 Darlene ... 06/26/2018 02:59PM  
 Department of Planning and Economic Development  
 790 South 100 East • Bountiful, Utah 84010  
 Phone 801.298.6190  
 Payment Amounts  
 Transaction Amounts  
 CHECK# 01001  
 250.00  
 250.00



***Plans need to include:***

- Bountiful City** will prepare labels and mail out the notice to all property owners within three hundred feet (300') of the subject property boundaries based on the most recent Davis County Tax Assessment records.

**\*\*The fee for the preparation and mailing of notices has been added to the application fee. Do not get labels from Davis County Recorders office, if you do, you will be charged from Davis County Recorders office and Bountiful City will still charge the entire fee on page 1.**

*\*Items heard by the Administrative Committee do not require mailing labels.*

- Plans needed for a site plan review , two (2) full sized, and one (1) 11x17 copy and one (1) .PDF file, of the proposed site plan drawn at 1:10 scale or as required by the City Engineer and City Planner. A site plan shall include:

- A north arrow, the scale of the drawing, and the date of the drawing.
- Street names and addresses.
- Property lines with dimensions.
- All sidewalks, driveways, curbs and gutter, and parking areas.
- All existing easements, rights-of-way, and any other restrictions on the use of the property.
- Existing buildings, proposed buildings, and other significant features on the site.
- Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries
- When required by the City Planner or City Engineer, and for all new construction, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.

- Typed responses to the following questions:

- What City Ordinance(s) do you want a variance from?
- By Law, any government body granting a variance must find that the proposal meets ALL of the requirements of Utah Code 10-9a-702 (below).  
How does the proposed variance request meet all of these criteria?

**Excerpt - Utah Code 10-9a-702 Variances.**

- (1) Any person or entity desiring a waiver or modification of the requirements of a land use ordinance as applied to a parcel of property that he owns, leases, or in which he holds some other beneficial interest may apply to the applicable appeal authority for a variance from the terms of the ordinance.
- (2)
  - (a) The appeal authority may grant a variance only if:
    - (i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;
    - (ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone;
    - (iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone;
    - (iv) the variance will not substantially affect the general plan and will not be contrary to the public interest; and
    - (v) the spirit of the land use ordinance is observed and substantial justice done.
  - (b)
    - (i) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship unless the alleged hardship:
      - (A) is located on or associated with the property for which the variance is sought; and
      - (B) comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.
    - (ii) In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection (2)(a), the appeal authority may not find an unreasonable hardship if the hardship is self-imposed or economic.
  - (c) In determining whether or not there are special circumstances attached to the property under Subsection (2)(a), the appeal authority may find that special circumstances exist only if the special circumstances:
    - (i) relate to the hardship complained of; and
    - (ii) deprive the property of privileges granted to other properties in the same zone.
- (3) The applicant shall bear the burden of proving that all of the conditions justifying a variance have been met.
- (4) Variances run with the land.
- (5) The appeal authority may not grant a use variance.
- (6) In granting a variance, the appeal authority may impose additional requirements on the applicant that will:
  - (a) mitigate any harmful affects of the variance; or
  - (b) serve the purpose of the standard or requirement that is waived or modified.

The application must be signed and notarized by each property owner or authorized agent(s).

### Property Owners Affidavit

I (we) Lisa & Nathan Plummer, being first duly sworn, depose and say that I (we) am (are) the current owner(s) of the property involved in this application: that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my (our) personal knowledge.

[Signature]  
Owner's Signature

[Signature]  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

Subscribed and sworn to before me this 29 day of May, 2018.

Notary Public: [Signature]



### Agent Authorization

I (we), Lisa & Nathan Plummer, the owner(s) of the real property located at 306 W 400 N, in Bountiful City, Utah, do hereby appoint Rafael Chavez Jr, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize the aforementioned agent to appear on my (our) behalf before any City board or commission considering this application.

[Signature]  
Owner's Signature

[Signature]  
Owner's Signature (co-owner if any)

State of Utah )  
                                  §  
County of Davis )

On the 29 day of May, 2018, personally appeared before me Lisa and Nathan Plummer the signer(s) of the above Agent Authorization who duly acknowledge to me that they executed the same.

Notary Public: [Signature]



# Commission Staff Report

Item #6

**Subject:** Public Hearing-Proposed Amendment to Section 14-7-103 to add private schools as an allowed use in the DN Zone.

**Applicant:** Liberty Hills Academy

**Author:** Chad Wilkinson, Planning Director

**Date:** July 17, 2018



## Description of Request

The applicant, Liberty Hills Academy, requests a zoning ordinance text amendment in order to add Private Schools as an allowed use in the Downtown (DN) zoning district.

## Background and Analysis

The Downtown zone has been the focus of a great deal of discussion over the past year, mostly related to architectural and design standards and the appropriate mix of uses in the area. The Downtown Zoning district was originally adopted in 2006 as a mixed use commercial and residential zone. The purpose and objectives section for the district states that the zone was “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.” As with each of the zones in the City, a table listing permitted, conditional, and prohibited uses was adopted with the zoning district. The table of allowed uses does not currently include public or private schools as an allowed use in the Downtown zone. The proposed amendment would include private schools as an allowed use in order to develop a private school use in the Wight House building. While it is impossible to know all the potential reasons schools were excluded from the list of allowed uses when the Downtown zone was adopted over a decade ago, there are some significant policy issues that should be considered when deliberating a possible change to the ordinance.

## Main Street

Main Street remains the most viable location for businesses and restaurants in Downtown. While the proposed amendment would allow school uses throughout the downtown zone, the pending application would locate a school along Main Street in the core area of downtown. This core area, starting at 200 South and extending to 100 North, was the first portion of the downtown targeted for redevelopment by the City and has seen a significant investment in infrastructure by the Redevelopment Agency of Bountiful. This area has also seen a tremendous amount of private reinvestment with recent redevelopments of Zion’s Bank, the Hepworth mixed use buildings at 100 South and Main, the Creative Arts Academy, and others. Recent discussions and direction from the Council over the past year have included a desire to continue to focus commercial use and higher densities to areas near Main Street. Because frontage on Main Street is a limited commodity, the uses allowed on Main Street should be carefully considered. During the recent policy discussions regarding Main Street, it was acknowledged in Code adopted by the Council that ground floor Main Street frontage should not be taken up by residential use, but should be preserved for commercial use. Similarly, it is appropriate to discuss whether a school use is a good fit within this core commercial area in downtown.

This is not a reflection on the use itself, but a question as to whether this is the highest and best use for the Main Street area. The Zoning Ordinance includes private schools as an allowed use on most lands within the City. Approximately 79 percent of the land area in the City is currently zoned for private school use. All residentially zoned properties, including those zoned single family and multifamily, include private schools as an allowed use. The areas where private schools are not allowed are limited to those zones where there is a higher potential for commercial use. These areas include commercial corridors such as 500 West, 500 South and the historic Downtown area. Main Street is specifically the portion of the downtown area most likely to support commercial use. While individual non-commercial uses have been allowed in the past on Main Street, it is critical that the Council preserve as much Main Street frontage for commercial and restaurant use, particularly in the core area of downtown.

### **Alcohol license issues**

In recent policy discussions, the Council has expressed a desire to attract additional restaurants to the downtown area. This direction is consistent with the 2009 Downtown Master Plan which identifies insufficient dining, entertainment and shopping opportunities as an issue of concern and establishes goals and policies to attract additional dining opportunities. One of the challenges in establishing restaurants in the City is finding locations that allow for alcohol licenses. State law requires minimum separations from community locations, such as churches, parks, libraries, and schools. This limits the number of locations where a restaurant serving alcohol can locate.

Although there are uses such as the existing dance school and educational uses associated with The Joy Foundation and the BDAC, these types of educational facilities are included in a separate category in State Law and are not subject to the same distance restrictions as a school use. The school use would limit issuance of restaurant alcohol licenses within 200 feet of the school as measured in a straight line or within 300 feet as measured by the shortest pedestrian route.

The Downtown zone already contains a large area where restaurants could not gain approval for alcohol licenses based on the location of the Tabernacle and the soon-to-be constructed public plaza. Allowing schools in the Downtown zone could potentially further limit opportunities for the City to attract restaurant uses to the downtown or to allow for existing restaurants to add alcohol service.

### **Operational considerations**

Although the current application is a legislative decision impacting the entire Downtown zone, some discussion of the characteristics of the Wight House property is appropriate. One of the main concerns in establishing a school use in the Wight House location is the lack of nearby outdoor recreation space for students attending the school. Although the applicant has indicated that students will use the interior of the building for recreation, this does not seem ideal and it is anticipated that there will be a desire for some outdoor recreation space in the future for the school. Parking areas to the rear of the building are shared by all businesses on the block and include a large parking lot owned by the Redevelopment Agency. In addition to serving the adjacent businesses, these areas are currently used to support downtown events and must remain

open to the public. Another operational concern is the potential impact of drop-off and pick-up of students on adjacent businesses.

### **Department Review**

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

### **Significant Impacts**

There would be several major impacts associated with adding private schools as an allowed use in the Downtown (DN) zone. As mentioned above, the inclusion of private schools could impact the City Council's goals to attract additional restaurant uses to the downtown area because of distance restrictions for alcohol licenses placed on restaurants by State Code. Although specific to the proposed location on Main Street, the inclusion of a school in the Wight House property will also occupy a portion of the frontage on Main Street in the core area of downtown. This area is critical for maintaining adequate property to attract commercial and restaurant use to the downtown. While the City supports the establishment of private schools (as evidenced by zoning almost 80 percent of the City to allow the use) this location is not conducive to the goals and policies the Council has set for the Downtown zone.

### **Recommendation**

Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed amendment to the Downtown (DN) Zone.

### **Attachments**

1. Application Materials

**The Wight House Property**  
**95 North Main**  
**Bountiful, Utah 84010**

**Legal Description:**

BEG NE COR OF LOT 4, BLK 32, PLAT A, BOUNTIFUL TS  
SURVEY; TH S 40 FT; TH W 127 FT; TH N 40 FT; TH E 127 FT TO  
BEG. CONT. 0.115 ACRES.

**What is intended to be done on or with the property?**

Liberty Hills Academy (LHA) is an accredited, LDS Faith-based, 501(c)(3) non-profit, private school serving pre-k through 12<sup>th</sup> grade students since 2014. Our all-volunteer administration operates a razor-thin budget and purposefully strives to keep tuition low in order to provide quality, affordable education to children from socioeconomic backgrounds that typically would be shut out of the private school market. Many students come from low and moderate-income families making a tremendous sacrifice to send their children to LHA. LHA attracts families from Brigham City to Lehi and from Park City to West Valley City.

Our classes consist of 12 or fewer students grouped according to ability in math and language arts rather than according to age. Most importantly, our talented teachers create a safe and nurturing environment where children excel academically and socially. In addition to rigorous academics, we emphasize developing strong moral character, personal responsibility, and love of God.

Our curriculum is thorough and competitive, and includes instruction in English, mathematics, science, history, theater, music, choir, dance, art, computer technology, etc. We also offer classes in karate, engineering, orchestra, sewing, and leadership. Our students perform above grade level on national standardized tests. We offer several levels of enrollment including tutoring for individual subjects and pre-school. LHA provides an unsurpassed individualized educational opportunity in Davis County.

Parallel with our daytime program, LHA hosts a wide variety of community events:

Concerts  
Lectures on Science, History, Constitution, Mental Health, Education  
Community Holiday Bazaar, Photos with Santa  
Adult Education Classes  
Eagle Projects  
Meet-the-Candidates, County and State Nights (all political parties included)  
Community Choir  
Music Recitals  
Summer Camps  
Band Camp  
Events for the Homeschool Community  
Constitution Bowl  
Women's Organization Meetings

## Business Meetings

Mission Statement: "Liberty Hills Academy seeks to prepare students to fulfill their own divinely appointed potential by creating an atmosphere where the Spirit of the Lord enlightens minds and hearts. We strive to empower students to master self-governance, achieve personal academic excellence, foster a love of God and country, and develop their own Christ-like character. We believe a strong collaboration with parents, teachers, and students promotes optimal student development."

Since 2014, we have occupied the old Sand Castle building in Woods Cross which was on the market for six years prior to our occupancy. As a result of our efforts to beautify and improve the property, the building was recently sold for \$1.1 million.

We are seeking a permanent location in the center of Davis County in which to continue and expand our mission to provide exceptional education serving individuals and future generations.

### **Why is the intended zone change necessary at this particular location to provide a service to the community?**

The Wight House has long been a center of many family and community memories. However, the building has had a bit of a rough go recently. LHA can bring the Wight House back to its former standard and again make it a center of community life. We are seeking to amend the Land Use Ordinance to clarify language/policy so that a small, faith-based, private school is permitted.

### **Explain how the intended zone change will not be detrimental to the health, general welfare, or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity.**

The Wight House building will be used for a small private school and community events. This will include no hazardous materials, no light or heavy industrial activity, and minimal traffic and parking impact.

Our school's current enrollment is 50 students. We hope to grow to between 100-125 at this location. School begins at 9 a.m. and ends at 2:30 p.m. Our drop-off would begin before most Main Street businesses open for the day and pick-up would end before any local traffic associated with Bountiful Junior High. We employ 12 teachers, all of whom are only there part-time. The school will not be a burden on day-time parking.

### **Explain fully the timetable for development as well as financing available.**

The purchase of the Wight House is seller financed. Changes to the interior will be largely cosmetic. We anticipate starting school on September 4<sup>th</sup>, 2018.