

Bountiful City Planning Commission Agenda Tuesday, November 7, 2023 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. Consideration to Approve the Planning Commission meeting minutes from October 3, 2023
 - Review
 - Approval
- 3. Land Use Code Text Amendment- Subdivisions; & Administration and Procedures Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation to the City Council
- 4. Architectural and Site Plan Review-2071 Orchard Drive-Arctic Circle Senior Planner Corbridge
 - Review
 - Recommendation to the City Council
- 5. Planning Director's report, update, and miscellaneous items *Planning Director Astorga*
- 6. Adjourn



1 2	BOOM IF OL EST. 1847						
2 3 4 5 6 7 8	Bountiful City Draft Planning Commission Meeting Minutes Council Chambers City Hall 795 South Main Street, Bountiful UT 84010 Tuesday October 3, 2023						
8 9 0 1	Commissioners in attendance:	Vice-Chair Alan Bott, James Clark, Sean Monson, Krissy Gillmore, and Beverly Ward.					
	Absent:	Chair Lynn Jacobs and Cecilee Price-Huish					
3 4 5 6 7	Ex Officio:	Planning Director Francisco Astorga, Senior Planner Amber Corbridge, City Engineer Lloyd Cheney, and City Attorney Clinton Drake.					
8 9 0 1 2	 Welcome Vice-Chair Bott called the meeting t 	o order and welcomed everyone at approximately 6:30 p.m.					
	2. Consideration to Approve the 5, 2023	Planning Commission meeting minutes from September					
		otioned to approve the Planning Commission meeting commission Clark seconded the motion.					
	Vote: The motion passed unanimous	sly (5-0).					
	3. Neighborhood Commercial (C	-N) Subzone – Land Use Code Text Amendment					
	Senior Planner Corbridge presented the item where she pointed out permitted, conditional, and prohibited uses. She reviewed cities that were researched regarding similar uses. Staff made minor changes to the former proposal based on Planning Commission comments recently made. Senior Planner Corbridge asked if the Commission had questions and provided Staff's recommendation as shown on the published staff report. Vice-Chair Bott thanked Staff for the work provided. The Commission did not have any questions at that time.						
	Vice-Chair Bott opened the public h Bott closed the public hearing.	earing. No comments were made by the public. Vice-Chair					

- 1 The Commission took a minute to review the proposal. Commissioner Gilmore indicated that 2 she felt good with what was being proposed by Staff as she indicated that in the past she had 3 concerns with the vehicular traffic impacts of fast food restaurants. Commissioner Ward and 4 Clark agreed with her comments. Commissioner Monson also agreed with these comments and 5 thanked the Planning Staff for the provided research. Mr. Dave Larsen asked for clarification 6 from Staff. Vice-Chair Bott allowed the staff clarification. Senior Planner Corbridge clarified 7 that dental labs and offices would be permitted uses with the proposed amendment. 8 9 Motion: Commissioner Monson motioned to forward a positive recommendation to the City 10 Council. Commissioner Gillmore seconded the motion. 11 12 Vote: The motion passed unanimously (5-0). 13 14 4. 515 E. / 551 E. 3550 South – Lot Line Adjustment 15 City Engineer Cheney presented the item and explained that structure on Lot 19 had a four-foot 16 17 (4') side yard setback due to a survey error that took place when the houses were built. The coapplicant, Osmond Seangsuwan has been working with the neighboring property owner, co-18 19 applicant Ercanbrack, as they are working together to remediate a portion of the lack of 20 compliance. City Engineer Cheney indicated that the proposed lot line adjustment would provide Lot 19 with a seven-foot (7') side yard setback instead of the current four-foot (4') 21 22 setback, which is closer towards the required eight-foot (8') setback. 23 24 Commissioner Monson asked City Attorney Drake if the code allowed for such. City Attorney Drake indicated that the code allows these types of scenarios if the level or degree of 25
- 26 noncompliance is reduced.
- 27

Motion: Commissioner Gillmore motioned to forward a positive recommendation to the City
 Council. Commissioner Clark seconded the motion.

- 30
- 31 Vote: The motion passed unanimously (5-0).32

[City Engineer Cheney and Planning Director Astorga left the meeting at approximately 6:45 p.m.]

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36 5. Planning Commission Training

Vice-Chair Bott turned the time to City Attorney Drake for annual training regarding the Open
and Public Meetings Act (OPMA). City Attorney Drake utilized a slide show presentation.

41 6. Planning Director's report, update, and miscellaneous items

4243 None provided.

- 44
- 45 **7. Adjourn**

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2 Vice-Chair Bott adjourned the meeting at 7:03 pm

Planning Commission Staff Report

Subject:Land Use Code Text Amendment to the
Subdivision Review and Approval CodeAuthor:Amber Corbridge, Senior PlannerDepartment:PlanningDate:November 7, 2023



Background

The Utah State Senate Bill 174 requires municipalities to update their subdivision ordinances to comply with a new review and approval process (<u>10-9a-604.1 Process for</u> <u>subdivision review and approval</u>). Subdivision application review must meet the following requirements:

- A. Subdivision provisions apply only to one (1) and two (2) family dwellings and townhomes/townhouses.
- B. City Council may not approve subdivision applications, for the above subdivision types.
- C. Planning Commission may not approve FINAL subdivision plats, for the above subdivision types.

Additionally, State Code requires the following (<u>10-9a-604.2 Review of subdivision land</u> <u>use applications and subdivision</u>):

Step 1: Preliminary Subdivision Application Review

- 1. The administrative land use authority (Staff or Commission) must review the subdivision application within fifteen (15) business days of receiving a complete application.
- 2. The administrative land use authority may receive public comment and conduct one (1) public hearing.
- 3. If the application complies with applicable local regulations, it shall be approved and proceed to the next step (Final Subdivision Review).

Step 2: Final Subdivision Application Review

- 1. Municipalities shall complete reviews at this stage within twenty (20) days (up to four (4) review cycles)
- 2. A review cycle is not complete until the applicant has adequately addressed all the identified redlines made by the municipality.

3. Municipalities may only add new redlines after the first review cycle in response to changes made by the applicant or if a correction is necessary to protect public health or safety, or to enforce state or federal law.

Staff reviewed the existing Bountiful Land Use Code for Subdivisions and Administration and Procedures for compliance with the above requirements. There are necessary changes which need to be made to the Land Use Code to meet both the State requirements, as well as the City's goals and objectives.

<u>Analysis</u>

The Planning Commission will need to find that the proposed Land Use Code Text Amendment (see attached Exhibit A and B) is necessary, in the interest of the public, and meets the goals and objectives of the Bountiful General Plan.

The City will need to comply with the above requirements, where the proposed text (Exhibit A) meets A-C as listed above. Staff recommends the Planning Commission be the land use authority for preliminary subdivision approval, and City Staff be the land use authority for approval of the Final Subdivision Plat. The other requirements for <u>10-9a-604.2 Review of subdivision land use applications and subdivision</u> will not need to be in the City code; however, Staff will still be required to follow these procedures for subdivision review.

Additionally, the State Code requires the subdivision process for review and approval be applied only to one (1) and two (2) family dwellings, and townhomes. Staff recommends all subdivisions be treated with the same review and approval process; therefore, language was amended to include ALL subdivisions, including one (1) and two (2) family dwellings, and townhomes/townhouses. This satisfies State Code and simplifies the overall City's subdivision review process. The goal is to create a consistent and equal subdivision review and approval process.

Staff recommends other sections of the Subdivisions and Administrative and Procedures Code be amended to meet the best interest of the public and meet City goals and objectives. The following are proposed changes to the text:

- 1. The Planning Department shall accept the preliminary subdivision application if shown to be complete, as this is considered a land use application (14-20-202(A)).
- The Planning Department will also be responsible for routing plans to other departments and place on the next available Planning Commission Agenda (14-20-203(B) and 14-20-203(C)).

- 3. City Staff will review subdivision plans and the City Engineer and Planner will present the preliminary plat and recommendations to the Planning Commission (14-20-203(C)).
- 4. The city will require geotechnical reports for developments where the average slope exceeds fifteen percent (15%) (14-20-202(D)).
- 5. The Final mylar plat size will need to meet the County Recorder's requirements (14-20-204(B)(1)).
- 6. Subdivision Amendment applications will need to follow the new subdivision review and approval process (14-20-501(C)).
- The final decision made will expire one (1) year from approval date unless a building permit is issued within that timeframe, unless an extension is granted (14-2-305 (B)).

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 Subdivisions and Administration and Procedures. The changes will meet the State Codes, as well as improve the City's review process for 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 to approve the modifications made to the Subdivisions (See Exhibit A) and Administration and Procedures (See Exhibit B) Codes.

Attachments

- 1. Exhibit A
- 2. Exhibit B

CHAPTER 20

SUBDIVISIONS

PART 1 GENERAL PROVISIONS

- PART 2 SUBDIVISION APPROVAL PROCEDURE
- PART 3 SUBDIVISION IMPROVEMENT REQUIREMENTS
- PART 4 AMENDING OR VACATING A SUBDIVISION PLAT
- PART 5 COMMERCIAL, CONDOMINIUM, AND PUD PLATS
- PART 1 GENERAL PROVISIONS
- 14-20-101 GENERAL PROVISIONS
- 14-20-102 APPLICABILITY OF THIS TITLE
- 14-20-103 DEFINITIONS

14-20-101 GENERAL PROVISIONS

- A. The underlying purpose and intent of this Subdivision Ordinance is to promote the health, safety, convenience, good order, aesthetics and general welfare of the present and future inhabitants of the City. Any proposed subdivision and its ultimate use shall be in the best interest of the public and shall be in harmony with good neighborhood development of the area concerned and of the City as a whole.
- B. In cases where unusual topographical or other exceptional conditions exist, variations from this Subdivision Ordinance may be made by the City Council, after recommendation from the City Planning Commission.
- C. The most recent copy of the Bountiful Street Master Plan, as approved by the Bountiful City Council, is hereby adopted by reference as a part of this ordinance. No subdivision that conflicts with the Bountiful Street Master Plan shall be approved by the City unless the subdivision or the Plan is amended in such a manner that they are brought into harmony.
- D. It is unlawful to:
 - 1. Record in the office of the Davis County Recorder a subdivision plat which includes land wholly or partially located within the city limits of Bountiful prior to its having obtained final approval from the City Council and being fully executed as required herein;
 - 2. Record a deed or other instrument dividing or subdividing, or purporting to divide or subdivide, land within Bountiful City when the division or subdivision of land has not been approved by Bountiful City in accordance with the Bountiful Land Use Ordinance.
 - 3. Sell lots contained within a subdivision prior to the time it is recorded in the office of the Davis County Recorder; or

- 4. Represent to another that a subdivision is either recorded with the Davis County Recorder or approved by the Bountiful City Council when it is not recorded or approved; or
- 5. Violate any of the provisions of this Subdivision Ordinance.

14-20-102 APPLICABILITY OF THIS TITLE

- A. Unless exempted from subdivision requirements by State law, this Subdivision Ordinance applies to any property that is divided or proposed to be divided into two or more lots which are located wholly or partially within the city limits of Bountiful, Utah.
- B. No person shall subdivide property except in compliance with this chapter, Bountiful City zoning ordinances, and any other applicable law.

14-20-103 DEFINITIONS

- A. The definitions of terms set forth in the Utah Municipal Land Use Development and Management Act (<u>§10-9a-101</u>, et seq, of the Utah Code) are hereby adopted.
- B. See Chapter 3 of this Title for the following definitions:

SUBDIVIDER PROPERTY MASTER STREET PLAN MAJOR STREET COLLECTOR STREET MINOR STREET UTILITIES PUBLIC UTILITY EASEMENT TOWN-HOUSE AVERAGE SLOPE

PART 2 SUBDIVISION APPROVAL PROCEDURE

- 14-20-201 APPROVAL WITHIN THE RESIDENTIAL FOOTHILL SUBZONE
- 14-20-202 SUBMISSION OF A PRELIMINARY PLAT
- 14-20-203 SUBDIVISION PLAN APPROVAL PROCEDURE
- 14-20-204 SUBMISSION OF FINAL SUBDIVISION PLAT

14-20-201 APPROVAL WITHIN THE RESIDENTIAL FOOTHILL ZONE

Subdivisions which are proposed within the Residential Foothill Subzone of the City must comply with the approval requirements of the Bountiful Land Use Ordinance. Such subdivisions must also comply with other requirements stated therein for preliminary and final approval, in addition to the requirements set forth in this Subdivision Ordinance.

14-20-202 SUBMISSION OF A PRELIMINARY PLAT

- A. The subdivider of a proposed subdivision shall submit to the Bountiful City Engineer Planning Department a preliminary subdivision plan containing the following information:
 - 1. The name and address of the subdivider and the engineer or surveyor preparing the plat.
 - 2. The proposed name of the subdivision.
 - 3. The legal description of the proposed subdivision.
 - 4. A scaled drawing (not smaller than one hundred (100) feet to one (1) inch) of the subdivision, illustrating the boundaries, lot lines, streets, easements, all areas to be dedicated to the public, and other important features to be contained within the subdivision, with sufficient information to locate accurately the property shown in the plan.
 - 5. The location, width, and other dimensions of all existing or platted streets, and other important features actually existing within the subdivision, such as water courses, buildings, power lines, storm drains, water and sewer lines, exceptional topography and any other notable features.
 - 6. Existing sanitary sewers, storm drains, water supply mains and culverts within the subdivision, if any, shall be shown on the plat.
 - 7. A north point and date.
 - The plat shall show existing and proposed contours of the entire proposed development at two (2)-foot intervals for average slopes less than ten percent (10%) grade, and five (5)-foot intervals for averages slopes over ten percent (10%) grade.
 - 9. For developments in the Residential Foothill Subzone, the subdivider shall submit a plat or detail drawings of each lot, drawn at a scale no greater than

1"=10', with contours at two (2) foot intervals, showing precisely for each lot the following:

- (i) The "usable land" as defined in this Title, and
- (ii) The "minimum building pad" as defined in this Title.
- 10. All information required by §10-9a-603 of the Utah State Code.
- B. The subdivision plat shall be furnished to the City-Engineer by the subdivider in such a number of copies as the City Engineer shall reasonably require.
- C. If the subdivision being submitted is only one phase of a larger development, then the entire intended subdivision shall be submitted to the City Engineer. It shall illustrate the total subdivision intended, including the street system envisioned for the entire area.
- D. For subdivisions, where the average slope of the existing predeveloped topography exceeds fifteen percent (15%) the applicant shall submit a geotechnical report which identifies any known, mapped, or potential natural hazards including, but not limited to: surface fault rupture, slope stability, liquefaction, debris flow, or rock fall.

14-20-203 SUBDIVISION PLAN APPROVAL PROCEDURE

- A. The approval process for all subdivisions, including proposed developments for singlefamily dwellings, two-family dwellings, townhomes/townhouses, and all other developments, shall consist of preliminary review by the City Staff Engineer, preliminary review by the and the Planning Commission. and preliminary approval by the City Council, and final Final review and approval shall be made by the Planning Commission City Staff. and final approval by the City Council.
- B. Upon receipt of a preliminary subdivision application plan, the City Engineer Staff shall review it for compliance with this ordinance. City review process shall be subject to limitations outlined in State code. When all requirements have been met, the City Engineer Planning Department shall schedule place the proposed subdivision for consideration of preliminary approval by the Planning Commission. The City Engineer and City Planner shall make a recommendation to the Planning Commission for preliminary approval, for approval with stated conditions, or for disapproval for stated reasons.
- C. The City-Engineer Planner shall distribute copies of the preliminary plan of the proposed subdivision to the Planning, Fire, Power and Water Departments of the City, and other entities as required by State law for their review and recommendations.
- D. The Planning Commission shall review the preliminary subdivision and approve it, approve it with stated conditions, or disapprove it with stated reasons. make a recommendation to the City Council for preliminary approval, approval with stated conditions, or for disapproval for stated reasons.
- E. The City Council shall review the subdivision for preliminary approval and shall approve it, approve it with stated conditions, or disapprove it with stated reasons.

14-20-204 SUBMISSION OF FINAL SUBDIVISION PLAT

- A. After receiving preliminary approval, the subdivider shall prepare and submit to the City Engineer a final subdivision plat, and in such a number of copies or document types (printed or electronic) as the City Engineer shall reasonably require.
- B. A final subdivision plat shall meet the following requirements:
 - It shall consist of a sheet of approved tracing linen or Mylar, to the outside or trim line dimension of twenty-four (24) nineteen (19) by thirty-six (36) (30) inches, or such dimensions as required by Davis County Recorder's Office.
 - 2. The borderline of the plan shall be drawn in heavy lines, leaving a space of at least one-half inch margin on all four sides.
 - 3. The top of the drawing must face either north or west, whichever best accommodates the drawing.
 - 4. All lines, dimensions and markings shall be made on the tracing linen with approved waterproof black India drawing ink.
 - 5. The plat shall be made to a scale large enough to clearly show all detail, and in any case not smaller than one hundred feet to the inch.
 - 6. Workmanship on the drawings shall be neat, clean-cut and readable.
 - 7. The plat shall contain all of the information and signature blocks required in this ordinance.
- C. A final subdivision plat shall contain the following information:
 - 1. The proposed name of the subdivision.
 - 2. The legal description of the proposed subdivision.
 - 3. A scaled drawing (not smaller than one hundred (100) feet to one inch) of the subdivision, illustrating the boundaries, lot lines, streets, easements, usable land and minimum building pad locations, when required, all areas to be dedicated to the public, and other important features to be contained within the subdivision, with sufficient information to locate accurately the property shown in the plat.
 - 4. A north point and date.
 - 5. Signature blocks for every owner of an interest in the property, utilities supervisors, the City Planning Director (who shall sign for the Planning Commission), the City Engineer, the City Attorney, and the Mayor and City Recorder. All signatures by owners or other holders of interest in

the property shall be notarized, in the following or similar language: "This instrument was acknowledged before me this (date) by (person acknowledging, title or representative, capacity, if any)."

- 6. An owner's dedication to the public of all public ways and rights given in the subdivision, in the following or similar language: "We, the undersigned owners of the above-described land, having caused the same to the subdivided into lots and streets to be known as ______ subdivision, do hereby dedicate for the perpetual use of the public all parcels of land shown on this plat as intended for public use, and do warrant to the City that the same are free of all encumbrances that could interfere with their use as herein dedicated."
- 7. A consent to dedication signed by all other holders of an interest in the property, including trust deed holders, in the following or similar language: "We, the undersigned holders of a trust deed on the above-described land, which is dated ______ and recorded at Book ______ on Page ______ of the records of Davis County, do hereby consent to the creation of this subdivision, and do hereby consent to the Owner's Dedication stated on this plat, and do hereby join in the dedication to the perpetual use of the public all parcels shown as intended for public use."
- 8. A Certificate of Survey from a registered land surveyor.
- 9. For subdivisions within the Residential Foothill Zone:
 - (i) A statement on the face of the plat by the subdivider certifying to the City and to the public that all lots within the subdivision contain a minimum building pad as defined in the Bountiful City Code, and
 - (ii) A statement on the face of the plat that slopes of thirty percent (30%) or greater are not usable and may not be disturbed, excavated or used for construction.
- 10. A six (6) inch by three (3) inch space in the lower right corner of the drawing for recording information.
- D. In order to obtain final approval, the subdivider must:
 - 1. Submit a subdivision plat as described herein;
 - 2. Comply with any stated conditions attached to the preliminary approval;
 - 3. Submit to the City a reliable title report reflecting the exact legal description of the proposed subdivision, and stating all matters of record affecting title to that land;
 - 4. Submit finished engineering construction drawing for all site improvements including, but not limited to, streets, sewer, water, irrigation, storm drainage, erosion and landscaping.

- 5. Pay all required fees as shall be required by resolution of the City Council.
- E. After receiving from the subdivider the information necessary for final approval, the City Engineer Staff shall review it for compliance with this ordinance. When all requirements have been met, the City Engineer and City Planner shall approve the final plans. place the proposed subdivision for consideration of final approval by the Planning Commission. The City Engineer shall make a recommendation to the Planning Commission for final approval, for approval with stated conditions, or for disapproval for stated reasons.
- F. The Planning Commission shall review the subdivision and make a recommendation to the City Council for final approval, approval with stated conditions, or for disapproval for stated reasons. These are recommendations only to the City Council, which may adopt, reject or modify any recommendation from the Planning Commission.
- G. The City Council shall review the subdivision for final approval, and shall approve, approve with stated conditions, or disapprove with stated reasons.
- H. No conditionally approved subdivision shall be recorded at the office of the Davis County Recorder until all the conditions upon which approval was granted, which are intended to be accomplished prior to recording, have been fulfilled.
- I. Unless a subdivision shall receive final approval from the City Council within one (1) year after obtaining preliminary approval, the preliminary approval shall expire. The subdivision must thereafter be re-submitted as if it had never previously been considered.
- J. A subdivision which has been granted final approval by the City Council-must be delivered to the office of the Davis County Recorder for recording within one (1) year of the date of approval unless extended by the City Engineer and City Planner City Council, for good cause shown, for an additional period of time of up to one (1) year, at the request of the applicant. If it is not so delivered within one (1) year or within any additional period of time approved by the City Engineer and City Planner City Council, the approval shall expire. The subdivision must thereafter be re-submitted as if it had never previously been considered.

PART 3 SUBDIVISION IMPROVEMENT REQUIREMENTS

14-20-301 RELATION TO ADJOINING STREET SYSTEM

- 14-20-306 LENGTH AND WIDTH OF BLOCKS
- 14-20-307 LOTS
- 14-20-308 IMPROVEMENTS
- 14-20-310 NATURAL HAZARDS
- 14-20-311 NATURAL VEGETATION
- 14-20-312 UTILITIES

14-20-301 RELATION TO ADJOINING STREET SYSTEM

- A. All subdivisions must be in compliance with the Master Street Plan.
- B. The arrangement of streets in new subdivisions shall provide for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided), and shall be constructed to the standards set forth in Title 6, Public Works and Property.

14-20-306 LENGTH AND WIDTH OF BLOCKS

The maximum length of blocks shall be eight hundred (800) feet, and the width shall be sufficient to allow two tier lots where physically possible.

14-20-307 LOTS

- A. The meaning of the term "Lot" is set forth in Chapter 3, *Definitions*, of this Title.
- B. Any lot, regardless of how it is created, shall meet all of the following:
 - 1. The arrangement, design and shape of a lot shall provide a satisfactory site for building a structure, shall be properly related to topography, and shall conform to the requirements of this Title.
 - 2. A lot shall be generally rectangular in shape and shall not contain peculiarly or irregularly shaped elongations, except where dictated by existing, physical constraints of the land.
 - 3. A lot shall conform to the minimum requirements of the Bountiful City Land Use Ordinance for the zone in which it is located.
 - 4. Each lot shall abut a public street meeting the minimum requirements of Bountiful City. Interior lots having frontage on two streets are prohibited. An approved planned unit development is exempt from these provisions.
 - 5. Any remnant of land remaining after subdividing shall be added to an approved, adjacent lot, rather than becoming an outstanding parcel of land.
 - 6. A lot shall not be created by any means that does not meet the minimum requirements for a building lot according to the provisions of this Title.

14-20-308 IMPROVEMENTS

A. The owner of any land and his agent shall be required to install or guarantee the installation of all public improvements as set forth in Title 6 *Public Works and Property*.

14-20-310 NATURAL HAZARDS

Construction of permanent structures shall not be permitted in areas subject to hazards such as floods, landslides, etc.

14-20-311 NATURAL VEGETATION AND GRADING

No property shall be grubbed, cleared, or otherwise disturbed except in accordance with an approved landscaping permit, excavation permit, or building permit. Natural vegetation shall be removed only when absolutely necessary for the construction of buildings, streets, and filled areas. A landscaping permit, excavation permit, or building permit shall not be issued until the final plans for development are approved by the Land Use Authority.

14-20-312 UTILITIES

All utilities shall be placed underground.

PART 4 AMENDING OR VACATING A SUBDIVISION PLAT

14-20-501 AMENDING OR VACATING A RECORDED SUBDIVISION, PLANNED UNIT DEVELOPMENT, OR CONDOMINIUM PLAT 14-20-502 NOTICE REQUIREMENTS

14-20-501 AMENDING OR VACATING A RECORDED SUBDIVISION, PLANNED UNIT DEVELOPMENT, OR CONDOMINIUM PLAT

- A. No subdivision, planned unit development or condominium plat which has been recorded with the Davis County Recorder according to law may be altered, amended or vacated, in whole or in part, until the proposed alteration, amendment or vacation has been approved by the City Council and executed by the appropriate City officials.
- B. Submittal Requirements: Anyone proposing to amend or vacate a recorded subdivision, planned unit development or condominium shall submit an application to the City Engineer including the following:
 - 1. A petition, which may be in letter form, stating that an amendment, vacation, or other alteration to an existing subdivision, planned unit development or condominium is being requested. The petition shall include the following information:
 - (i) The name and address of all owners of record of the land contained in the entire original plat;
 - (ii) The name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered or amended, whether in or out of the original subdivision;
 - (iii) The signature of each of those owners who consents to the petition; and
 - (iv) Any other information that may be required by State or City law.
 - 2. A plat showing the proposed amendment or vacation, which shall:
 - (i) Be titled as an amended plat of the original subdivision;
 - (ii) Describe and illustrate all proposed changes;
 - (iii) Show a tie in to the unchanged portion of the original plat;
 - (iv) Contain all necessary signature blocks, including one (1) for every owner of property who has any interest in the land being amended or vacated; and

- (v) Such other information or items as shall reasonably be required by the City.
- 3. A reliable title report reflecting the exact description of the land being amended or vacated, and stating all matters of record affecting title to that land.
- C. Prior to consideration by the City Council, Subdivision Plat Amendment Procedure shall follow the process for new subdivisions (See 14-20-203 and 14-20-204). the proposed alteration, amendment or vacation shall be reviewed by the Bountiful Planning Commission for their recommendation of approval, approval with stated conditions, or disapproval for reasons stated.
- D. The hearing concerning the proposed amendment or vacation shall be considered upon the criteria set forth in the Utah Code and in City ordinances.

14-20-502 NOTICE REQUIREMENTS

Notice of the proposed amendment or vacation shall be given as provided by State law.

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) 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:

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.

CHAPTER 2

ADMINISTRATION AND PROCEDURES

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- PART 1 DECISION MAKING BODIES AND OFFICIALS
- PART 2 ZONE ESTABLISHMENT
- PART 3 ARCHITECTURAL AND SITE PLAN APPROVAL
- PART 4 NONCONFORMING USES AND NON-COMPLYING SITES/BUILDINGS
- PART 5 CONDITIONAL USES

CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 1 - DECISION MAKING BODIES AND OFFICIALS

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14-2-101 **PURPOSE**

The purpose of this Chapter is to establish the authority of decision making bodies and officials responsible for administering the provisions of the Bountiful Land Use Ordinance.

14-2-102 CITY COUNCIL

- A. Powers Not Enumerated in this Title. The Bountiful City Council has powers and duties which are not set forth in this Title or Chapter, and those stated here are not an exclusive or an exhaustive list. For other powers and duties, see the Bountiful City Code and the Utah Code.
- B. Powers and Duties Related to this Title. In administering this Title, the City Council shall have the powers and duties set forth below. Each of such powers and duties shall be exercised pursuant to the procedural and other applicable provisions of the Utah Code and of this Title.
 - 1. Adopt, modify, or reject a General Plan or any amendment thereto;
 - 2. Adopt, modify, or reject amendments to the text of the Land Use Ordinance and to the zoning map;
 - 3. Hear and decide appeals from Planning Commission decisions as provided in this Title;
 - 4. Establish a fee schedule for applications required by provisions of this Title; and
 - 5. Perform any other power or duty set forth in this Land Use Ordinance or in State law.

14-2-103 PLANNING COMMISSION

- A. Established. A Planning Commission, consisting of seven (7) members is hereby established to exercise the powers and duties specified herein.
- B. Appointment and Terms of Office.
 - 1. Planning Commission members shall be residents of Bountiful City and shall be appointed by the Mayor with the advice and consent of the City Council.
 - 2. The terms of Planning Commission members shall be staggered. Each member of the Planning Commission shall serve for a term of four (4) years and until a successor is appointed, provided that members may be appointed for terms shorter than three (3) years when necessary to provide staggered terms.
 - 3. Terms of Planning Commission members shall begin on July 1st of each year.
 - 4. Planning Commission members may be reappointed for successive terms.
 - 5. The Mayor, with the advice and consent of the City Council, may remove any member of the Planning Commission at any time with or without cause.
 - 6. A vacancy occurring on the Planning Commission by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.
 - 7. The Mayor may appoint one person from the City Council as a full member of the Planning Commission.
- C. Organization and Procedure. The Planning Commission shall be organized and exercise its powers and duties as follows:
 - 1. Members of the Planning Commission shall select one (1) of its members as chair to oversee the proceedings and activities of the Planning Commission.
 - a. The chairperson shall serve for a term of one (1) year.
 - b. Members of the Planning Commission shall select one (1) of its members as vice-chair to act in the absence of the chair. The chair and vice-chair may be re-elected for successive terms.
 - 2. The Planning Commission may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Planning Commission. All such policies and procedures shall be submitted to the City Council for review and approval.

- 3. The Planning Commission shall meet on a regular basis, as determined by a vote of the Commission members, and at such other times as the Commission members may determine. All meetings shall be properly noticed as required by law, and held in accordance with the open meetings law set forth in Utah Code Ann. ' 52-4-1, et seq., as amended. At the beginning of each calendar year the Bountiful City Planning Department shall create and post in its office a schedule of Planning Commission meetings and application deadlines.
- 4. No official business shall be conducted by the Planning Commission unless a quorum of its members is present. Four (4) members of the Planning Commission shall constitute a quorum. Any action taken shall require a minimum of four (4) yes votes from members of the Planning Commission, unless otherwise prescribed by law.
- 5. Any person desiring to appear before the Planning Commission shall complete an application and submit all required materials and fees to the Planning Department. An application that does not include all of the required signatures, materials, fees, or other necessary information shall be deemed incomplete and returned to the applicant.
- 6. After an applicant has submitted a completed application to the Planning Department, the item shall be placed on the next available Planning Commission agenda, unless the applicant and the Commission Chair agree to postpone placing the item on the agenda or agree to continue the item to a subsequent meeting.
- 7. An applicant may request that an item be postponed or continued a maximum of one (1) meeting (i.e. once) or for forty five (45) days from the date of application, whichever is longer. If the matter is not heard within this deadline, the application is deemed to have expired or been withdrawn, and must be resubmitted if the applicant desires the Commission to act on the item. This shall not apply to completed applications that have been placed on an agenda, reviewed and discussed by the Planning Commission, and then continued for reasons determined by the Commission.
- 8. The Planning Commission shall not reconsider a previous action or change a recorded vote, and once an action is taken, the matter shall not be considered again for twelve (12) months from the date of decision.
- 9. Decisions of the Planning Commission shall take effect on the date of the meeting or hearing where the decision is made, unless a different date is designated in the Commission's rules or at the time the decision is made. The approval of written findings shall relate back to the date of decision.
- 10. The Planning Commission shall keep written minutes of its proceedings, showing the vote upon each question, or if absent or failing to vote, indicating that fact, and keep records of all its official actions. The Planning Commission may, but is not required to, have its proceedings transcribed by a secretary, a court reporter, a tape recorder, or other recording device.

- a. The Planning Commission shall report, either verbally or in writing, its official acts and recommendations to the City Council. Any member of the Planning Commission may also make a concurring or dissenting report or recommendation to the City Council.
- b. The minutes of all meetings of the Planning Commission shall be prepared and filed in the office of the Planning Director, under the direction of the City Recorder. All such records are public records and shall be available for public review and access in accordance with the Government Records and Access Management Act, Utah Code Ann., 63-2-101, et seq., as amended.
- D. Powers and Duties. The Planning Commission shall have all the powers and duties, explicit or implied, given planning commissions by Utah State law and the Bountiful City Land Use Ordinance, including but not limited to the following. Each of such powers and duties shall be exercised pursuant to the procedural and other provisions of this Title and of State law.
 - 1. Prepare and recommend a general plan and amendments to the general plan to the City Council;
 - 2. Recommend Land Use Ordinances and maps, and/or amendments to Land Use Ordinances and maps, to the City Council;
 - 3. Administer applicable provisions of this Title and of State law;
 - 4. Recommend approval or denial Approve or deny of preliminary subdivision applications;
 - 5. Advise the City Council on matters requested by the City Council;
 - 6. Hear and decide the approval or denial of conditional use permits;
 - 7. Hear and decide variances from this title;
 - 8. Hear and/or decide any other matter that the City Council designates;
 - Exercise any other powers that are necessary to enable the Planning Commission to perform its function or that are delegated to it by the City Council; and
 - 10. Perform any other power or duty set forth in this Land Use Ordinance or in State law relating to Planning Commissions.
- E. Appeals. Any person adversely affected by a final decision of the Planning Commission may appeal that decision as set forth in Section 14-2-108 of this Title. Any recommendation of the Planning Commission to another approval body is not a final decision and therefore cannot be appealed.

F. Examinations and Surveys. The Planning Commission and its authorized agents may enter upon any land at reasonable times to make examinations and surveys as necessary to enable it to perform its function to promote City planning, development, and enforcement of the provisions of this Title.

14-2-104 ADMINISTRATIVE COMMITTEE

- A. Established. In order to provide for just and fair treatment in the administration of this Title, and to ensure that items of a routine nature are processed expeditiously and in a public forum, an Administrative Committee consisting of three (3) members is hereby established to exercise the powers and duties specified herein.
- B. Appointment and Terms of Office.
 - 1. The Planning Director and City Engineer, or their designees, shall each serve as members of the Board. The third member and an alternate shall be appointed by the Mayor with the advice and consent of the City Council.
 - An appointed member of the Administrative Committee shall serve a term of two (2) years and until a successor is appointed. Terms shall commence July 1st of every odd year.
 - b. An appointed Administrative Committee member may be reappointed for successive terms.
 - c. The Mayor, with the advice and consent of the City Council, may remove an appointed member of the Administrative Committee at any time with or without cause.
 - d. A vacancy occurring on the Administrative Committee by reason of death, resignation, removal, disqualification or any other reason shall be promptly filled by a replacement appointed in the same manner as the original appointment for the remainder of the unexpired term of the replaced member.
 - 2. The Mayor, with the advice and consent of the City Council, may approve an alternate to the Administrative Committee.
- C. Organization and Procedure. The Administrative Committee shall be organized and exercise its powers and duties as follows:
 - 1. The Planning Director shall oversee the proceedings and activities of the Administrative Committee, and shall act as the Committee Chair.
 - 2. The Planning Director or acting Chair may vote.
 - 3. The Administrative Committee shall not meet in the absence of the Planning Director, City Engineer, or their designees, and no official business shall be

conducted by the Administrative Committee unless a quorum of its members is present.

- 4. The Administrative Committee may adopt policies and procedures, consistent with the provisions of this Title and applicable law, to govern the conduct of its meetings, the processing of applications, and for any other purposes considered necessary for the functioning of the Committee.
- 5. The Administrative Committee shall meet as necessary to consider matters within its jurisdiction. All meetings shall be properly noticed as required by law, and held in accordance with the open meetings law set forth in Utah Code Ann. ' 52-4-1, et seq., as amended.
- 6. Public comment shall be allowed on all items brought before the Administrative Committee. If an item brought before the Administrative Committee requires a public hearing and/or public notice, the noticing requirement shall be an on-site posting in a prominent location of the meeting date, location, and time, at least ten (10) days prior to the meeting, unless otherwise required by State Law. This noticing requirement shall supersede all other noticing provisions of this Title.
- 7. Decisions of the Administrative Committee shall take effect on the date of the meeting or hearing where the decision is made, unless a different time is designated in the Board's rules or at the time the decision is made.
- 8. The Administrative Committee shall keep written minutes of its proceedings, showing the vote upon each matter, and keep records of its examinations and other official actions.
 - a. The Administrative Committee shall provide a copy of each agenda and the outcome of each item to the City Council and Planning Commission.
 - b. The minutes of all meetings of the Administrative Committee shall be prepared and filed in the office of the Planning Director, under the direction of the City Recorder. All such records are public records and shall be available for public review and access in accordance with the Government Records and Access Management Act, Utah Code Ann., 63-2-101, et seq., as amended.
- D. Powers and Duties. The Administrative Committee shall have the power and duty to review and decide those matters designated by the City Council and/or Planning Commission. The Administrative Committee Chairman may assign any item designated for Administrative Committee review to the Planning Commission, in which case any power or review authority granted to the Administrative Committee shall also be afforded to the Planning Commission. Each of such powers and duties shall be exercised pursuant to the procedural rules and other provisions of this Title and of State law. Items specifically designated to the Administrative Committee are as follows:
 - 1. Conditional use permits for home occupation licenses and for commercial business operations that do not require a new and/or amended site plan.

- 2. Variances from the terms of this Title, as designated by Ordinance.
- 3. The expansion or modification of a non-complying single-family dwelling or structure where the non-complying aspect is continued.
- 4. Lot-line adjustments.
- 5. Any other matter designated by the City Council or Planning Commission.
- 6. Beer License violations short of suspension or revocation.
- E. Appeals. Any person adversely affected by a final decision of the Administrative Committee may appeal that decision as set forth in Section 14-2-108 of this Title. Any recommendation of the Administrative Committee to another approval body is not a final decision and therefore cannot be appealed.

14-2-105 OTHER COMMITTEES

The Mayor and/or Planning Director may organize other, non-binding committees as necessary to facilitate planning objectives.

14-2-106 LAND USE ADMINISTRATION

- A. Appointment. The Planning Director shall be responsible for administering and enforcing this Title.
- B. Interpretation. When necessary, the Planning Director shall interpret the provisions of this Title, subject to general and specific policies established by the Planning Commission and City Council. These interpretive decisions may be appealed as set forth in Section 14-2-108 of the Bountiful City Land Use Ordinance.
- C. Administrative Duties. The Planning Director shall accomplish or cause to be accomplished all administrative actions required by this Title, including the giving of notice, holding of hearings, preparation of staff reports, and receiving and processing of appeals.

14-2-107 ADA AND FFHA ACCOMMODATIONS

None of the requirements of this Title shall be interpreted to limit any reasonable accommodation necessary to allow the establishment or occupancy of a residential facility for persons with a disability.

- A. Application. Any person or entity wanting a reasonable accommodation shall make application therefore to the Bountiful City Planning Director and shall articulate in writing the nature of the requested accommodation and the basis for the request.
- B. Decision. The Bountiful City Planning Director shall render a decision on each application for a reasonable accommodation. The decision shall be based on evidence

of record. The Planning Director may approve a reasonable accommodation request, in whole or in part, if he/she finds all of the following:

- 1. That the requested accommodation will not undermine the legitimate purposes of existing zoning regulations notwithstanding the benefit that the accommodation would provide to a person with a disability; and
- 2. That, but for the accommodation, one or more persons with a disability likely will be denied an equal opportunity to enjoy housing of their choice; and
- 3. That the accommodation is the minimum amount necessary to provide one or more persons with a disability an equal opportunity to enjoy housing of their choice.
- C. Appeal. The decision of the Planning Director on the request for reasonable accommodation may be appealed in the manner set forth in 14-2-108 of the Bountiful City Land Use Ordinance.

14-2-108 APPEALS

- A. 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.
- B. 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.
- C. The Appeal Authority shall hold a public meeting within forty-five days after an appeal has been filed, unless a longer period has been agreed to in writing by the parties involved. A decision of the Appeal Authority takes effect when the written decision is issued, unless the Appeal Authority otherwise states.
- D. The Appeal Authority shall hold a de novo hearing. The requirements of State law and City ordinances shall be applied.
- E. A decision of the Appeal Authority is subject to a petition for review in the District Court as provided by State law.

14-2-109 APPEAL AUTHORITY

- A. The Appeal Authority for Bountiful City shall consist of an administrative law judge. The Appeal Authority shall hear and decide appeals from:
 - 1. Decisions on variance requests from the terms of the land use ordinances, and
 - 2. Decisions interpreting and applying land use ordinances.

- B. The City Council may designate separate appeal authorities to hear each of the two types of appeals described above.
- C. The administrative law judge shall be appointed by the Mayor with the advice and consent of the City Council, and shall serve for two years. An alternate judge may also be appointed by the same process. The City Council may remove an administrative law judge for cause and after a public hearing if the judge so requests.
- D. The Appeal Authority shall act in a quasi-judicial manner and its decisions on issues within its jurisdiction are final.

14-2-110 PROPERTY IN GOOD STANDING

Any land use authority may postpone deliberation of any application or approval until such time that any unlawful nonconformity or unlawful noncompliance associated with the subject property, structure, site, or entity is remedied. Furthermore, any land use authority may deny any application or approval if it is found that the subject property, structure, site, or entity is in violation of any provision of the City Code.

EXHIBIT B 14-2-111 APPROVAL/REVIEW BODIES

ltem	Subcategory	Approval/Review Bodies				
		Staff	AC	PC	CC	
	Home Occupation	No	Final	No	No	
Conditional Use Permit	Commercial Operation	No	Final	No	No	
	Structure/Land-use improvements	No	No	Final	No	
Subdivision	All	No Final	No	Recommend Preliminary	Final No	
Re-Zone	All	No	No	Recommend	Final	
Land Use Code Text Amendment	All	No	No	Recommend	Final	
Combine Lots/Lot Line Adjustment	All	No	Final	No	No	
Land Use Code/Map Interpretation	All	Planning Director	No	No	No	
General Plan	All	No	No	Recommend	Final	
	Residential SFD	Final	No	Appeal	No	
	Res SFD 200+ feet from street	No	Final	No	No	
	All other Residential	No	No	Recommend	Final	
	Res. SFD Accessory Structure	Final	No	No	No	
Site Plan	All other Res. Accessory Structure	Final	No	No	No	
	Non-Residential	No	No	Recommend	Final	
	Non-Residential Accessory Structure	Final	No	No	No	
	All Non-SFD Residential Amend	No	No	Recommend	Final	
	All Non-Residential Amend	No	No	Recommend	Final	
Expansion of Non-Complying	Residential SFD	As Designated	All Others	No	No	
Site or Structure	All Others	No	As Designated	All Others	No	
Expansion of Non-Conforming Use	All	No	As Designated	All Others	No	

EXHIBIT B 14-2-111 APPROVAL/REVIEW BODIES (CONTINUED)

ltem	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	СС
Easement Release	All	No	No	No	Final
	Slopes > 30%	No	Final	No	No
Variance	Cuts and Fills (includes retaining walls) > 10 feet	No	Final	No	No
	Setbacks	No	No	Final	No
	All others	No	No	Final	No
	Residential SFD	Final	No	No	No
Drive Approach	All Non-SFD (without site plan review)	Final	No	No	No
	All Non-SFD (with site plan review)	No	No	Recommend	Final
Interior Remodel	All	Final	No	No	No
Retaining Wall	All	Final	No	No	No
Signs	Commercial Pole/Monument – New Developments	No	No	Recommend	Final
0	All Others	Final	No	No	No
Utility Connections	All	Final	No	No	No
Vacate/Abandon Public Property	All	No	No	Recommend	Final
Improve Public Property	All	No	No	Recommend	Final
ADA and FFHA All		Planning Director	No	No	No

Staff = The Planning, Engineering, and/or Building Department employees as assigned.

AC = Administrative Committee; As currently composed.

PC = Planning Commission; As currently composed.

CC = City Council; As currently composed.

CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 2 - ZONE ESTABLISHMENT

- 14-2-201 ZONE ESTABLISHMENT
- 14-2-202 OFFICIAL ZONING MAP
- 14-2-203 LOCATION OF ZONE BOUNDARIES
- 14-2-204 NEWLY ANNEXED TERRITORIES
- 14-2-205 AMENDMENTS TO ORDINANCE AND MAP
- 14-2-206 VARIANCES
- 14-2-207 ESTABLISHMENT OF USES NOT SPECIFIED
- 14-2-208 CLARIFICATION OF ZONING
- 14-2-209 CLARIFICATION OF AMBIGUITY

14-2-201 ZONE ESTABLISHMENT

In order to accomplish the purpose of this Ordinance, Bountiful City is hereby divided into zones as follows:

R	Single Family Residential Zone
RM	Multiple Family Residential Zone
С	Commercial Zone
DN	Downtown Zone
PO	Professional Office Zone
Н	Hospital Zone
MXD	Mixed Use Zone
PF	Public Facilities Zone
MWP	Mountain Development and Watershed Protection Zone
PDO	Planned Development Overlay Zone

14-2-202 OFFICIAL ZONING MAP

- A. The location and boundaries of all zoning districts as contained herein, including subsequent amendments, are shown on the map entitled BOUNTIFUL CITY ZONING MAP. The territory within the City shall be subject to the land use restrictions set forth for such zoning districts, as shown upon the maps.
- B. Amendments to the boundaries of a specific zoning district shown on the BOUNTIFUL CITY ZONING MAP shall be accomplished in accordance with the provisions set forth in this Title.
- C. The Planning Director shall update the zoning district map as soon as possible after amendments are adopted by the City Council. Upon entering any such amendment on the map or maps, the Planning Director shall change the date of the map or maps to indicate the latest revision. New prints of the updated map may then be issued.

14-2-203 LOCATION OF ZONE BOUNDARIES

Where uncertainty exists with respect to the boundaries of various zones, the following rules shall apply:

- A. Where the boundaries on the zone map approximate street lines, the centerline of said street shall be construed to be the zone boundary.
- B. Where the boundaries approximate lot lines, said lot lines shall be construed to be the zone boundary, unless otherwise indicated.
- C. Where the boundaries approximate rivers or streams, the centerline of said, river or stream, shall be construed to be the zone boundary.
- D. In the absence of any street, lot line, river, or stream, the zone boundary shall be determined by the legal description contained in the ordinance adopting the zoning classification for the subject property.
- E. Absent any of the above indicators, the zone boundary shall be determined by the use of the scale of measurement shown on the zoning map.
- F. In all instances, the Planning Director shall interpret the zoning map.

14-2-204 NEWLY ANNEXED TERRITORIES

- A. Territories which the City annexes shall be assigned a zoning designation by the City Council at the time the annexation ordinance is adopted. The Planning Director shall recommend a zone designation for the area to the City Council.
- B. In order to ensure due process and to protect the right of the citizens of the City, property shall be zoned as indicated in the most recently adopted version of the General Plan unless it can be demonstrated to the City Council that some other zoning designation is appropriate. No official of the City shall utilize zoning designation commitments as a means of bargaining for the annexation of property into the City.

14-2-205 AMENDMENTS TO ORDINANCE AND MAP

- A. This Title, including the official zoning map, may be amended by the City Council after the Planning Commission has reviewed the proposed amendments and made an official recommendation to the Council.
- 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.

- C. Any person or organization seeking an amendment to the Land Use Ordinance or any property owner or authorized agent of any property owner seeking an amendment to the Zoning Map shall submit to the Bountiful City Planning Department a completed application containing the following information:
 - 1. Designation of the specific zone change or Ordinance amendment desired.
 - 2. The reason and justification for such zone change or Ordinance amendment, and a statement setting forth the manner in which a proposed amendment or Zone would further promote the objectives and purposes of this Ordinance.
 - 3. A complete and accurate legal description of the area proposed to be rezoned, or a draft of the proposed Ordinance amendment.
 - 4. An accurate plat, drawn to scale with appropriate dimensions, showing all areas to be included within the proposed rezoning, designating the present zoning of the property subject to the petition, and properties immediately adjacent thereto.
 - 5. A list of all property owners within a radius of five hundred (500) feet of the boundaries of the property to be rezoned, as currently shown in the records of the Davis County Recorder, on self-adhesive labels ready for mailing to all names on the list.
 - 6. A filing fee for a zone change or text amendment, as set by the City Council, paid at the time of application. This fee is non-refundable. An application initiated by the City shall be exempt from paying the required filing fee. The purpose of this fee is to offset the cost of legal publications, notification of property owners, and the staff time involved in researching the appropriateness of said request and its effect on the general welfare of the City.
- D. Upon receipt of a completed application, the Planning Director shall forward a copy of all material to the Planning Commission for consideration at the next regularly scheduled meeting that satisfies all of the noticing requirements.
- E. The Planning Commission and/or City Council shall not hear a petition to rezone a parcel of land, or portion of a parcel of land, that was considered for rezone within the previous twelve (12) months, except that the City Council may reconsider a previous action to deny a request sooner than the expiration of the twelve (12) month period, if:
 - 1. At least one (1) City Council member, who voted with the prevailing majority on the earlier City Council action, moves to have the City Council reconsider the matter and a quorum of the City Council approves the reconsideration; and
 - 2. The appropriate notices are published and a public hearing held, as required by law. Referral to and reconsideration of the rezone by the Planning Commission shall be at the discretion of the City Council.
- F. Once an item has been properly noticed and placed on an agenda, the Planning Commission shall consider the request and shall approve, disapprove or continue the

petition for future consideration. After taking final action on such petition, the Planning Commission shall certify its recommendation to the City Council as approval or disapproval of the proposed amendment. Before recommending a text amendment to this Ordinance or a change to the Zoning Map, it must be found that such amendment is necessary, is in the interest of the public, and is in harmony with the objectives and purposes of this Ordinance. 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.

- G. The City Council shall determine if a public hearing should be scheduled to consider the Zone Map amendment or Land Use Ordinance text amendment. Concurrence by the City Council with an unfavorable recommendation of the Planning Commission shall constitute a denial of the application, and no public hearing shall be held. If the recommendation is favorable or if the City Council determines the proposed amendment to be desirable despite an unfavorable recommendation, a public hearing shall be held.
- H. The public noticing requirement for a zone map amendment or Land Use Ordinance text amendment shall be as required by State Law. In addition, the following shall apply for a zone map amendment:
 - 1. Notice shall be sent to all property owners within five hundred (500) feet radius of the subject property at least fourteen (14) days prior to the first scheduled public hearing.
 - 2. A sign shall be posted on the site or adjacent to the closest section of public right-of-way, at least ten (10) days in advance of the scheduled meeting.
- I. After the public hearing, the City Council may adopt, amend and adopt, or reject the zone change or Ordinance amendment.
- J. Resubmission of any application for the same amendment shall not be allowed for a period of one (1) year from the date of final decision or from the date when the application was withdrawn.

14-2-206 VARIANCES

- A. Variances from the terms of this Ordinance may be granted by the Planning Commission or the Administrative Committee, according to the provisions of this Title and State Law. An application for a variance shall be filed with the Planning Department. Said application shall contain the following:
 - 1. A description of the requested variance, together with a description of that Ordinance provision for which relief is being requested and why such provision causes undue hardship or need for variance.
 - 2. An accurate plot plan, where appropriate, indicating the manner in which the variance will be applied and its effect on adjacent properties.

- 3. A filing fee as set by the City Council.
- 4. If required, mailing addresses of all of the property owners within three hundred (300) feet of the subject property, as per current County records, printed on self adhesive labels.
- B. Any request for variance shall be heard and decided by the Planning Commission unless the item falls within a category designated for Administrative Committee review. When considering the request, the Planning Commission or Administrative Committee shall hold a public hearing to review the request and other concerns and take appropriate action upon the request.
- C. The noticing requirement for a variance heard by the Planning Commission shall be as follows:
 - 1. Notice sent to all property owners within a three hundred (300) feet radius of the subject property fourteen (14) days prior to the hearing date.
 - 2. Posted with notification signage on the subject property by the City and shall be posted by the City at least ten (10) days in advance of the scheduled meeting.
- D. The noticing requirement for a variance request heard by the Administrative Committee shall be the same as required for any public hearing held by the Administrative Committee, as set forth in 14-2-104.
- E. The Planning Commission or Administrative Committee, after hearing necessary testimony, information and citizen input, shall then make a finding conforming to this Title and Section 10-9a-702 of the Utah State Code, which is as follows:

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.

F. In granting a variance, the Planning Commission or Administrative Committee may impose such reasonable conditions as will ensure that the use of the property to which the variance applies will be as compatible as practicable with the surrounding properties

14-2-207 ESTABLISHMENT OF USES NOT SPECIFIED

When a use is not specifically contained in the list of permitted or conditional uses in a particular zone, it is considered a non-permitted use and therefore is not allowed. The City Council may amend the Land Use Ordinance to allow additional uses through the ordinance amendment process set forth in 14-2-205.

14-2-208 CLARIFICATION OF ZONING

Any property which, for any reason, is not clearly zoned on the City's official Zoning Map, or is determined not to be subject to the requirements of a zone classification as provided by this Ordinance, is hereby declared to be in the Mountain Development and Watershed Protection (MWP) Zone, and shall be subject to the requirements of that Zone.

14-2-209 CLARIFICATION OF AMBIGUITY

If ambiguity arises concerning appropriate classification of a particular use within the meaning and intent of this Ordinance, or with respect to matters of height, yard requirements, area requirements, zone boundaries, or any other provision of this Title as set forth herein and as

they may pertain to unforeseen circumstances, including technological changes and processing of materials, the Planning Director shall ascertain all pertinent facts and shall make a decision in writing as appropriate. The decision of the Planning Director may be appealed in the manner provided for appeals of decisions of the Planning Director in administering the Land Use Ordinance, as set forth in 14-2-108 of the Bountiful City Land Use Ordinance.

CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 3 - ARCHITECTURAL AND SITE PLAN APPROVAL

- 14-2-301 PURPOSE
- 14-2-302 APPROVAL REQUIRED
- 14-2-303 APPLICATION
- 14-2-304 ACCOMPANYING MAPS AND DRAWINGS REQUIRED
- 14-2-305 REVIEW AND APPROVAL

14-2-306 CONSIDERATIONS IN REVIEW OF APPLICATIONS

14-2-307 INSTALLATION OF IMPROVEMENTS

14-2-301 PURPOSE

The purpose of the architectural and site plan review and approval process is:

- A. To determine compliance with this Ordinance;
- B. To promote the orderly and safe development of land in the City;
- C. To implement the policies and goals established in the Bountiful City General Plan; and
- D. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

14-2-302 APPROVAL REQUIRED

- A. The following uses shall require site plan approval from the Planning Commission and the City Council:
 - 1. Any industrial use.
 - 2. Any commercial use.
 - 3. Any institutional use.
 - 4. Any multiple-family use, including apartments, condominiums, and two family units (duplexes).
 - 5. Any combination of residential and non-residential uses, except for home occupations.
 - 6. Any other non single-family residential use.

B. The Bountiful City Planning and Engineering Departments are the bodies designated to review and approve single-family residential site plans.

14-2-303 APPLICATION

The property owner or an authorized agent shall submit a completed application, including all required materials and fees, to the Planning Department. An application that does not include all of the required signatures, materials, fees, or other necessary information shall be deemed incomplete and returned to the applicant.

14-2-304 ACCOMPANYING MAPS AND DRAWINGS REQUIRED

All maps, drawings, and illustrations shall conform to Chapter 15 - *Design Standards for Non-Single Family Development*, and to all other provisions of this title, and shall be prepared and drawn to a standard scale large enough to show details clearly with dimensions thereof. Said maps and drawings shall be stamped by a Registered Architect, Engineer, Landscape Architect, or Land Surveyor in accordance with the laws of the State of Utah and the provisions of this Title. The following shall be included:

- A. For Preliminary Review:
 - 1. A vicinity map showing site orientation and location in relation to streets and arterial roads.
 - 2. Statement of building use, occupancy, area tabulations, parking, and landscaping tabulations.
 - 3. The location of all proposed and existing structures on the subject property and within fifty (50) feet on immediately adjoining properties to show that light and air are preserved, and to show that the development will not be detrimental to the orderly and harmonious development of the City.
 - 4. Location and types of landscaping and/or fencing and screening within yards and setback areas, including proposed sprinkling and irrigation systems.
 - 5. Location of existing and proposed utilities (i.e., power, water, sewer, gas, telephone, storm drains) and other public infrastructure improvements (i.e., curb, gutter, sidewalk, streets) together with existing easements and rights-of-way.
 - 6. Design of ingress and egress to provide a functional on-site traffic flow and to prevent interference with traffic on adjacent streets.
 - 7. Off-street parking and loading facilities in compliance with the off-street parking and loading standards as set forth in Chapter 18 of this Ordinance, including provisions for pedestrians and the disabled.
 - 8. Existing and proposed contours and spot elevations.
 - 9. Preliminary drainage plan.

- 10. Preliminary building elevations and sections.
- 11. Architectural drawings, sketches, or perspective drawings of the exterior elevations of proposed buildings, structures, signs, including types, textures, and colors of materials to be used.
- 12. Other pertinent building features.
- B. For Final Review:
 - 1. Detailed development of all items required for Preliminary Review.
 - 2. Modifications required by conditions of the Planning Commission for Preliminary Approval and further optional modifications by owner/developer.
 - 3. Landscape plan including plant materials list and details of installation prepared by a landscape architect or licensed landscape installer.
- C. For Building Permit:
 - 1. All final construction documents including detailed development of all items required for Preliminary and Final Review.
 - 2. Documentation showing compliance with County Flood Control requirements.
 - 3. Surface and subsurface drainage, including catch basins, piping and detention basins.
 - 4. Landscaping and sprinkler plans and details of installation prepared by a landscape architect or licensed landscape installer.

14-2-305 REVIEW AND APPROVAL

- A. The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with this Chapter and with the purpose and objectives of this Ordinance. Upon a finding that the application meets the intent of this Chapter, the Planning Commission shall recommend to the City Council to approve, approve with conditions, or deny the architectural and site development plans as submitted. The Planning Commission recommendation shall expire within six months from the time of recommendation.
- B. The final decision by the City Council shall expire within one (1) year of the final decision. If a building permit is not obtained within one (1) year of the final approval, the application shall expire and become void, and any vested rights thereunder shall be lost. If an entire project is not to be built simultaneously, a phasing plan must be approved at the time of final approval, and construction commenced within one year of the approved phasing dates. One extension of up to six (6) months may be approved by the City Council. Once the application has expired, in order to reintroduce the proposed

development, the owner must submit a new application with all applicable fees and comply with regulations in effect at the time of resubmittal.

14-2-306 CONSIDERATIONS IN REVIEW OF APPLICATIONS

The Planning Commission shall consider the following matters, and others when applicable, in their review of architectural and site development plans, and may refer the plans to one or more expert consultants if the Planning Commission deems it necessary.

- A. Considerations relating to traffic safety and traffic congestion:
 - 1. The effect of the site development on traffic conditions on abutting streets.
 - 2. The layout of the site with respect to locations and dimensions of vehicular and pedestrian entrances, exits, drives, and walkways.
 - 3. The arrangement and adequacy of off-street parking areas and other vehicular facilities.
 - 4. The location, arrangement, and dimensions of truck loading and unloading facilities.
 - 5. The transportation patterns within the boundaries of the development, and the impact on transportation patterns within the general vicinity of the development.
 - 6. The design, construction, and durability of all site plan elements.
- B. Considerations relating to signs:
 - 1. That all signs are compatible with the architectural design of the buildings and are in compliance with the provisions of Chapter 19 of this Title.
 - 2. That directional and/or informational signs are in compliance with the provisions of Chapter 19 this Ordinance and are in locations and of such dimensions so as to not cause poor visibility for traffic.
- C. Considerations relating to landscaping and other site improvements:
 - 1. That the location, height, and materials of walls, fences, hedges, and screen plantings concealing storage areas, utility installations, or other unsightly development are harmonious with adjacent development.
 - 2. That the planting of ground cover or other surfacing is designed to prevent dust and erosion.
 - 3. That the design keeps the destruction of existing healthy trees to a minimum.
 - 4. That the design, construction, and durability of all site plan elements meets the standards set forth in this Title.

- D. Considerations relating to buildings and site layout:
 - 1. That the general building silhouette and mass, including location on the site, elevations, and relation to natural plant coverage, is in appropriate and harmonious relationship to the character of the neighborhood.
 - 2. That the exterior design is appropriate and harmonious in relation to adjoining structures in height, bulk, area openings, breaks in facade facing the street (or streets), line and pitch of roofs, and arrangement of structures on the parcel.
- E. Considerations relating to drainage:
 - 1. The effect of the site development plan on the adequacy of the storm and surface water drainage facilities.

14-2-307 INSTALLATION OF IMPROVEMENTS

Landscaping, sprinkling systems, walls, fences and/or screening structures, walks, parking areas, and other on-site improvements shall be installed in accordance with approved final site plan prior to issuance of any occupancy permit. If the installation of any of these improvements cannot be completed due to weather or other circumstances beyond the control of the owner or developer, a Conditional Certificate of Occupancy may be issued if a Performance Security and Deferral Agreement are signed by the developer or owner which shall guarantee completion of all unfinished improvements. Such agreement shall be reviewed and approved by the City Attorney.

The Performance Security and Deferral Agreement shall consist of:

- A. A signed statement by the owner or developer that such improvements will be completed by the earliest possible date to be determined by mutual agreement between the owner or developer, the Planning Director and/or City Engineer. An extension beyond this date may be granted if the owner or developer contacts the City fourteen (14) days prior to the original completion date, the Planning Director and/or City Engineer agree to such an extension, and the agreement is so amended.
- B. A performance security, in favor of Bountiful City and in an amount equal to one hundred twenty-five percent (125%) of the estimated cost of installation of the unfinished improvements, is received in the form of either a security bond by a surety company duly authorized to do business in the State of Utah, or a letter of credit by a bank or savings and loan institution, or a cash deposit. The performance security shall be refunded upon inspection and acceptance of the improvements by the City of Bountiful.
- C. A signed agreement by the owner or developer that the bond will be forfeited to the City in the event the improvements are not installed by the agreed date, including a statement the City will have the right to take legal action to compel the completion of such improvements.

CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 4 - NONCONFORMING USES AND NON-COMPLYING SITES/BUILDINGS

- 14-2-401 DEFINITIONS
- 14-2-402 GENERAL PROVISIONS
- 14-2-403 ABANDONMENT OF NONCONFORMING USE
- 14-2-404 CHANGE OF STATUS
- 14-2-405 TERMINATION OF NONCONFORMING USES AND NONCOMPLYING STRUCTURES
- 14-2-406 DETERMINATION OF NONCONFORMING STATUS
- 14-2-407 SCHOOLS

14-2-401 DEFINITIONS

See Chapter 3 of this Title for the following definitions:

NONCOMPLYING STRUCTURE (also NONCONFORMING STRUCTURE) NONCONFORMING LOT NONCONFORMING SIGN NONCONFORMING USE NONCONFORMITY OTHER NONCONFORMITY

14-2-402 GENERAL PROVISIONS

- A. Continuation. A nonconformity in any zone may be continued as provided so long as no additions or enlargements are made thereto and no structural alterations are made therein, except as provided in this Chapter or as may be required by law. If any non-conformity is removed from the property on which it was located, it shall not be replaced unless it conforms to the current provisions of this Title.
- B. Maintenance and Repair. Repairs and structural alterations may be made to any nonconformity within the existing footprint thereof provided that the degree of nonconformity is not increased.
- C. Expansion and Enlargement. Any expansion of a nonconformity that increases the degree of nonconformance is prohibited except as provided in this Title or as may be required by law. For purposes of this Section, the addition of a solar energy device to a building is not an expansion.
- D. Relocation. Only noncomplying structures may be relocated. If a noncomplying structure is relocated within the City, it shall be located in a manner which fully conforms to the applicable requirements of this Title.

E. Restoration. A noncomplying structure or a nonconforming sign damaged by fire, wind, tornado, earthquake, or other natural disaster or calamity may be restored as it existed previously and its use may be continued so long as restoration is complete within one (1) year.

14-2-403 ABANDONMENT OF NONCONFORMING USE

- A. Abandonment of a nonconforming use shall be presumed to have occurred if:
 - 1. A majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the City regarding an extension of the nonconforming use; or
 - 2. The use has been discontinued for a minimum of one (1) year; or
 - 3. The primary structure associated with the nonconforming use remains vacant for a period of one (1) year; or
 - 4. The property is subdivided or otherwise diminished, whether through metes and bounds deed exchange, subdivision plat, or any other means.
- B. Burden of Proof. Any party claiming that a nonconforming use has been abandoned shall have the burden of establishing the abandonment.
- C. Rebutting Presumption of Abandonment Burden of Proof. The property owner may rebut the presumption of abandonment and shall have the burden of establishing that any claimed abandonment has not in fact occurred.

14-2-404 CHANGE OF STATUS

- A. Any nonconformity shall not be changed except in conformance with the provisions of this Title.
- B. Whenever any nonconforming use is changed to a less intensive nonconforming use, such use shall not be changed back to a more intensive nonconforming use.
- C. Whenever any nonconforming use is changed to a conforming use, the nonconforming use status is immediately abandoned and it is unlawful to revert back to that nonconforming use.

14-2-405 TERMINATION OF NONCONFORMING USES AND NONCOMPLYING STRUCTURES

A. Illegal Use. An illegal nonconforming use shall be terminated immediately without regard to this Section.

- B. Reconstruction or restoration of a noncomplying structure is prohibited, or the nonconforming use of a structure is terminated, if:
 - The structure is allowed to deteriorate to a condition that the structure is rendered uninhabitable and is not repaired or restored within six (6) months after written notice to the property owner from the Building Official or the Planning Director that the structure is uninhabitable and that the noncomplying structure or nonconforming use will be lost if the structure is not repaired or restored within six (6) months; or
 - 2. The property owner or his/her agent has voluntarily demolished a majority of the noncomplying structure; or
 - 3. The property owner or his/her agent has voluntarily demolished a majority of the structure that contains the nonconforming use.

14-2-406 DETERMINATION OF NONCONFORMING STATUS

Burden of Proof. In all cases, the property owner shall have the burden of proving by a preponderance of evidence that a lot, structure, use or other circumstance which does not conform to the provisions of this Title was legally established.

- A. A preponderance of evidence is evidence which is more credible and convincing than evidence offered in opposition to it.
- B. Evidence offered to prove a lot, structure, use, or other circumstance was legally established may include, but is not limited to:
 - a. The date when the circumstance was created;
 - b. Copies of applicable zoning, building, or other code provisions in effect at the time of creation;
 - c. Documents showing the nonconforming circumstance was authorized, such as building permits, letters, and meeting minutes of governmental bodies where the circumstance was discussed and/or authorized;
 - d. Property inspection reports which indicate the degree that the nonconforming circumstance complies with applicable codes in effect at the time of creation; and
 - e. Affidavits of persons with personal knowledge of the circumstances of creation.
- C. If a previously existing land use ordinance is applied to a claimed nonconforming circumstance, and no provision of such ordinance would have allowed such circumstance, it shall be prima facie evidence that the nonconforming circumstance was not legally established.

- D. If when established, a lot, structure, use, or other circumstance did not conform to the provisions of applicable land use ordinance provisions, the fact that it has been occupied, used, or existed for a considerable period of time shall not be a factor in determining whether the circumstance should be deemed legally established.
- E. Abatement or Compliance. If a property owner is unable to demonstrate that a nonconformity was legally established, it shall be deemed illegal and shall be abated or brought into conformance with applicable provisions of this Title. Abatement or compliance shall be achieved within thirty (30) days, unless the work which must be undertaken to achieve compliance cannot be accomplished in that time period. In such case the owner of the property shall enter into a legally binding agreement wherein the owner agrees to a schedule to achieve conformity as soon as reasonably practicable, so long as compliance is achieved within six (6) months.

14-2-407 SCHOOLS

The nonconforming status of a school district or charter school use or structure is terminated when the property associated with the school district or charter school use or structure ceases to be used for school district or charter school purposes for a period of one (1) year or longer.

CHAPTER 2

ADMINISTRATION AND PROCEDURES

PART 5 - CONDITIONAL USES

- 14-2-501 PURPOSE OF CONDITIONAL USE PROVISIONS
- 14-2-502 PERMIT REQUIRED
- 14-2-503 APPLICATION
- 14-2-504 FEE
- 14-2-505 PUBLIC COMMENT AND NOTICE
- 14-2-506 DETERMINATION
- 14-2-507 INSPECTION
- 14-2-508 REVOCATION
- 14-2-509 TIME LIMIT
- 14-2-510 RE-APPLICATION AFTER DENIAL OR REVOCATION
- 14-2-511 CONTINUING EFFECT

14-2-501 PURPOSE OF CONDITIONAL USE PROVISIONS

Certain uses which necessitate special conditions in order to make them compatible with permitted uses within a zone designation, are classified as conditional uses and require approval of a Conditional Use Permit.

14-2-502 PERMIT REQUIRED

A Conditional Use Permit shall be required for any use listed as a conditional use in any zoning designation and/or as set forth elsewhere in this Title. A Conditional Use Permit may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit, or as otherwise provided in the Bountiful City Code.

14-2-503 APPLICATION

- A. Conditional Use Permit application shall be filed with the Planning Department as provided in this Title. Conditional uses shall be heard and decided by the Planning Commission or the Administrative Committee as set forth in this Title.
- B. Applications for Conditional Use Permits shall be accompanied by: maps, drawings, statements, reports, studies, or other documents, as required by the approval body and/or City staff. If applicable, the applicant shall also provide mailing addresses of all of the property owners within three hundred (300) feet of the subject property, per current County records, printed on self-adhesive labels.

14-2-504 FEE

The applications for any Conditional Use Permit shall be accompanied by an appropriate fee set by the City Council.

14-2-505 PUBLIC COMMENT AND NOTICE

- A. Any request for a conditional use permit shall be heard and decided by the Planning Commission unless the item falls within a category designated for Administrative Committee review. When considering the request, the Planning Commission or Administrative Committee shall hold a public hearing to review the request and other concerns, and then take appropriate action upon the request.
- B. The noticing requirement for a Conditional Use Permit heard by the Planning Commission shall be as follows:
 - 1. Sent to all property owners within a three hundred (300) feet radius around the subject property at least fourteen (14) days prior to the meeting.
 - 2. Posted with notification signage on the subject property by the applicant/agent. The signage shall be provided to the applicant/agent by the City and shall be posted by the applicant/agent ten (10) days in advance of the scheduled meeting.
- C. The noticing requirement for a conditional use permit request heard by the Administrative Committee shall be the same as required for any public hearing held by the Administrative Committee, as set forth in 14-2-104.

14-2-506 DETERMINATION

- A. A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.
- B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.
- C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:
 - 1. The location of the proposed use in relationship to other existing uses in the general vicinity.
 - 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;
 - 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.

D. The applicant, at his or her cost, shall provide any report and/or study relating to utilities, traffic impact, school impact, soil and water impact, existing conditions, line-of-sight and building massing, and any other information requested by the City in order to render a proper decision.

14-2-507 INSPECTION

Following the issuance of a Conditional Use Permit, the Planning Department shall approve an application for a building permit upon compliance of construction plans meeting such conditions and requirements as established by the Planning Commission. Representatives of the Planning Department shall inspect the project to insure that all required improvements meet the conditions of the Conditional Use Permit and this Ordinance before a certificate of occupancy is issued by the Engineering Department and before an application for permanent power for the property may be approved by the Bountiful City Power Department.

14-2-508 REVOCATION

- A. Upon receiving a written complaint alleging a violation or failure to comply with any condition prescribed in a Conditional Use Permit, the Planning Department shall investigate the complaint. If the complaint has merit, and attempts to remedy the complaint fail, the Planning Department:
 - 1. May place the complaint on the agenda of a regularly scheduled meeting of the approving body, provided that the permittee shall have at least fourteen (14) days notice of the meeting.
- B. Permittee shall be given written notice by personal service or by certified mail of the exact nature of the complaint and the date and time of the hearing before the Land Use Authority. An informal hearing may be conducted to determine the current status of the Conditional Use Permit prior to any public hearing, without notification to surrounding owners.
- C. The Land Use Authority, after hearing the evidence presented regarding the complaint, may continue the hearing from time to time, may modify or rescind any condition or requirement of the Conditional Use Permit as it deems necessary, or may take no action and dismiss the complaint.
- D. If, after review at the informal hearing the Land Use Authority finds that evidence of failure to comply with the provisions of the Conditional Use Permit is substantial enough to consider revocation, it shall schedule a formal hearing for purposes of considering revocation of the Conditional Use Permit. The notice for the revocation hearing shall be the same noticing procedure used for considering a new petition.
- E. The Land Use Authority, after hearing final evidence and testimony on the status of the Conditional Use Permit, may revoke the Conditional Use Permit or modify the conditions as deemed necessary.
- F. Any permittee aggrieved by an order may appeal such decision as set forth in 14-2-108.

EXHIBIT B 14-2-509 TIME LIMIT

- A. A temporary Conditional Use Permit for a use which is incidental or directly related to an intended permanent use or is intended to become a permanent use may be issued by the Administrative Committee for a period of six (6) months. This permit may be renewed by the Planning Department for a total of three (3) successive six (6) month periods allowing a total of two (2) years for the temporary Conditional Use Permit. Where hardship or unusual circumstances exist, the Administrative Committee may extend the temporary permit for one (1) additional year. These extensions shall be granted in two (2) separate six (6) month increments. A temporary Conditional Use Permit shall not be issued for a use which is not incidental to or directly related to an intended permanent use on the property.
 - 1. Mobile offices, homes or trailers which are used for business purposes shall only be allowed for a six (6) month time period as authorized by the Administrative Committee. The Administrative Committee may extend the time period for the temporary structure up to one (1) additional year providing that the Planning Commission and City Council have granted final site plan approval and construction has commenced.
 - 2. Temporary structures shall be removed from the property upon occupancy of the permanent structure. Any pre-manufactured structure which meets all building code regulations and which is part of the approved site plan, and any construction trailer which is removed at the end of construction, shall be exempt from this regulation.
- B. Bountiful City does not issue temporary Conditional Use Occupancy Permits, and any document purporting to be a temporary conditional use occupancy permit is void.
- C. Unless there is substantial action under a Conditional Use Permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Bountiful City Planning Director may grant a maximum extension of six (6) months, when deemed in the public interest. Substantial action under this section shall mean:
 - 1. For new construction or a remodel, at least twenty five percent (25%) of the proposed construction has been completed
 - 2. For a use located in an existing or completed structure, at least twenty five percent (25%) of the approved area is continuously occupied and utilized for the conditional use.

14-2-510 RE-APPLICATION AFTER DENIAL OR REVOCATION

It is unlawful to apply or reapply for a Conditional Use Permit within one (1) year of the date of denial or revocation of a Conditional Use Permit regarding any parcel of property or any portion thereof.

14-2-511 CONTINUING EFFECT

- A. A Conditional Use Permit applies to a specific parcel of property, or portion of a parcel of property, and may not be transferred to another parcel of property.
- B. A Conditional Use Permit for the operation of a business does not run with the land unless the approving body specifies otherwise. A Conditional Use Permit for the construction of improvements to a property will run with the land unless the Planning Commission sets conditions that limit it to a specific individual and/or for a finite period of time. If any aspect of the conditional use becomes a legal nonconforming element due to a later amendment to this Ordinance, the provisions of Part 4 of this Chapter relating to nonconformities shall apply.

Planning Commission Staff Report



Subject:	Preliminary/Final Architectural and Site Plan for Arctic Circle at 2071 South Orchard Drive
Author:	Amber Corbridge, Senior Planner
Department:	Planning
Date:	November 7, 2023

Background

The applicant, Josh Baer (project manager), requests Preliminary/Final Architectural Site Plan Approval for a new Arctic Circle fast food restaurant building approximately 2,335 square ft., with a drive-through window, at 2071 South Orchard Drive. This property is in the General Commercial (C-G) Zone.

<u>Analysis</u>

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

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

This proposal includes new plans for the main building, parking lot, landscaping, and dumpster. There are eleven (11) parking spaces provided, of which nine (9) are required. The exterior architectural elements include varying rooflines, projections, overhangs, and materials (stucco, brick, and prefinished metal) which are shown in the attached elevation drawings. The site plan shows the site meeting landscaping area, parking, walkway connections, and setbacks, as shown in the attached site plan.

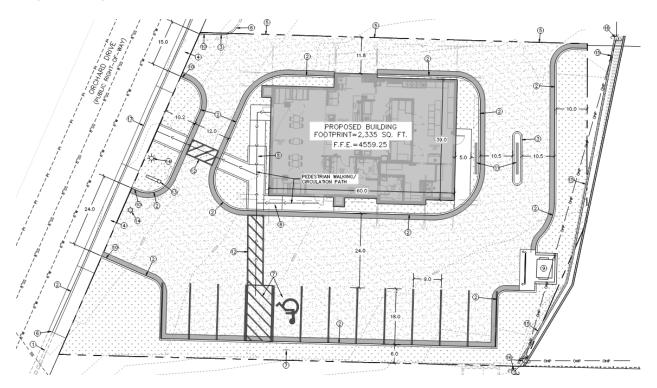
The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, screening, parking, stacking and all other applicable standards are reviewed for compliance. There are minor comments on the site plan from Building and Engineering, regarding ADA accessibility and utility improvements. These will need to be corrected and reviewed by staff as a condition of approval.

The proposed site plan meets safe, adequate pedestrian and vehicle access, which is an improvement of the existing site, as shown below:

Aerial Photo August 31, 2023



Proposed Site plan



The new structure and updated landscaping are also improvements to the site and surrounding area. This proposal meets the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2)

Department Review

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

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an upgrade of the existing land use, a fast-food restaurant. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

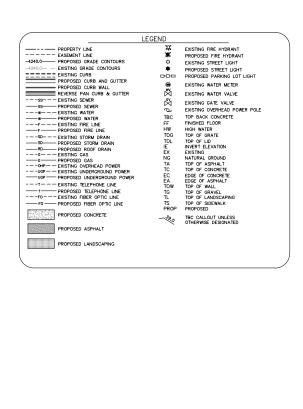
Recommendation

Staff recommends the Planning Commission review the Preliminary/Final Architectural and Site Plan application for a new Arctic Circle development and forward a positive recommendation to the City Council to approve, subject to meeting all staff review comments.

Attachments

- 1. Final Site Plan
- 2. Landscape Plan
- 3. Building Elevations

ORCHARD DRIVE ARCTIC CIRCLE

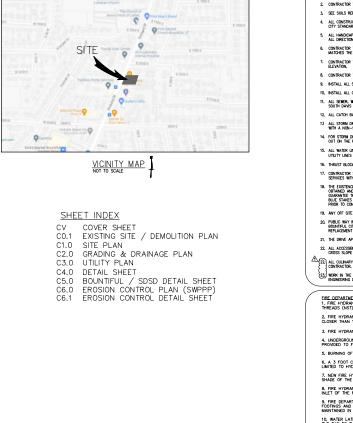




AE URBIA 909 WEST SOUTH JORDAN PARKWAY SOUTH JORDAN, UTAH 84095 CONTACT PERSON: KEITH HANSEN PH: (801) 746-0456

2071 SOUTH ORCHARD DRIVE BOUNTIFUL, UTAH 84010

MAY 31, 2023 **REVISED: SEPTEMBER 26, 2023** REVISED: OCTOBER 18, 2023



PROJECT CONSTRUCTION NOTES: CONTRACTOR TO NOTIFY BLUE STAKES PRIOR TO CONSTRUCTION, 1-800-662-4111. 2. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION 3. SEE SOLS REPORT FOR PAVEMENT SECTION DETAILS, INSTALLATION SPECIFICATIONS AND ALL SITE EARTHWORK REQUIRMENTS, ALL CONSTRUCTION SHALL CONFORM TO CITY STANDARDS AND SPECIFICATIONS. IF A CONFLICT BETWEEN THESE PLANS AND THE CITY STANDARDS AND SPECIFICATIONS OCCURS, THE CITY STANDARDS AND SPECIFICATIONS SHALL GOVERN. 5. ALL HANDICAP PARKING STALLS TO BE INSTALLED PER ADA STANDARDS, SLOPE ON ANY ADA STALL IS TO BE LESS THAN 2X IN ALL DIRECTIONS 6. CONTRACTOR TO VERIFY PRIOR TO ANY CONSTRUCTION THAT THE BUILDING AND BUILDING LOCATION SHOWN ON CIVIL DRAW MATCHES THE ARCHITECTURAL PLANS. 7. CONTRACTOR TO VERIFY, WITH ARCHITECT, THAT F.F. ELEVATION SHOWN ON CIVIL PLANS EQUALS THE ARCHITECTS 100.0" 8. CONTRACTOR TO REPLACE IN KIND ANY AREAS THAT ARE DAMAGED DURING CONSTRUCTION 9. INSTALL ALL SIDEWALKS PER CITY STANDARDS OR APWA PLAN NO. 231, 235, AND 236 WHERE APPLICABLE 10. INSTALL ALL CONCRETE PAVEMENT JOINTS PER CITY STANDARDS OR APWA PLAN NO. 261. 11. ALL SEMER, WATER AND STORM DRAIN PIPES SHALL BE BACKFILLED WITH SELECT GRANULAR FILL PER BOUNTIFUL CITY AND SOUTH DAVIS SEMER DISTRICT STANDARDS AND SPECIFICATIONS. 12. ALL CATCH BASINS AND MANHOLES TO BE INSTALLED PER CITY STANDARDS. 13 ALL STORM DRAIN PIPING TO BE CUT OFF FLUSH WITH INSDE WALL OF DRAINAGE BOX. INSDE WALL TO BE GROUTED SMOOTH WITH A NON-SHRANK GROUT. ш CIRCL 14. FOR STORM DRAIN INLET BOXES AND MANHOLES THE I.E. IN AND I.E. OUT ELEVATIONS ARE THE SAME UNLESS OTHERWISE CALLED DUT ON THE PLANS 15. ALL WATER LINES TO HAVE A MINIMUM 5' OF COVER WITH A MINIMUM VERTICAL CLEARANCE OF 1' OF COVER BETWEEN OTHER UTILITY LINES (1.5' VERTICAL SEPARATION WITH SEWER). 16. THRUST BLOCKS TO BE INSTALLED PER APWA PLAN NO'S 561 AND 562, SEE DETAIL SHEET C5.0. CONTRACTOR SHALL COORDINATE CONSTRUCTION AND INSTALLATION OF ELECTRICAL, TELEPHONE, NATURAL GAS AND CABLE TV SERVICES WITH THE RESPECTIVE UTILITY COMPANY. ARCTIC The existince and location of all underground utility ppes, lines or structures shown on these plans were obtained and shown from surveyed information and existing utility locations provided by others, there is no guarantiee that locating utility information is sometion on these plans, contracting is reprovided for other build structs and fed versing the location and elevation of all existing utility ppes, lines and structures, priorito construction. 19 ANY OFF SITE DAMAGE TO EXISTING ASPHALT, CURB & GUTTER LANDSCAPING AND ALL LITUITIES TO BE REPLACED IN KIND. 20. PUBLIC WAY INPROVEMENTS SUCH AS EXISTING CURB, GUTTER, SDEWALK AND DRIVE APPROACHES REQUIRE INSPECTION BY BOUNTIFUL CITY PUBLIC WORKS PROR TO FINAL INSPECTION AND CRITIFICATION OF OCCUPANCY ISSUANCE, TO DETERMINE REFLACEMENT REQUIREDRING TO DEFECTIVE AND IMAZARDOUS CONDITIONS. DRIVE 21. THE DRIVE APPROACH APRONS MUST BE CONCRETE TO THE PROPERTY LINE. 22. ALL ACCESSIBLE ROUTES AND ACCESSIBLE MEANS OF EGRESS ROUTES, THE MAXIMUM SLOPE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2% ALL EXTERIOR LANDINGS AT DOORS SHALL NOT EXCEED 2% SLOPE. $\frac{A}{22}$ all culnary water improvements are to be installed by bountiful city water department crews or city's contractor. 23.) WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE EXCAVATION PERMIT ISSUED THROUGH THE BOUNTIFUL CITY 2 CHAF EIRE DEPARTMENT NOTES: 1. FIRE HYDRANTS SHALL BE EQUIPPED WITH ONE $4\frac{1}{2}^{*}$, and $2\frac{1}{2}^{*}$ outlets, which has national standard THREADS (NST). 2. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE CENTER LINE OF THE LOWEST CAP, NUT SHALL NOT BE CLOSER THAN 18" FROM THE FINISHED GRADE. Ř 3. FIRE HYDRANTS SHALL HAVE THE 44" BUTT FACING THE FIRE ACCESS ROADWAY. 4. UNDERGROUND PIPING SHALL BE TESTED AT 200 PSIA FOR TWO HOURS. TEST CERTIFICATE SHALL BE PROVIDED TO FIRE DEPARTMENT OFFICE. 5. BURNING OF TRASH, SCRAP WOOD OR OTHER MATERIALS IS A VIOLATION OF CITY ORDINANCE 6. A 3 FOOT CLEARANCE SHALL BE MAINTAINED AT ALL TIMES AROUND FIRE EQUIPMENT TO INCLUDE BUT NOT LIMITED TO HYDRANTS, FIRE DEPARTMENT CONNECTIONS AND FIRE SUPPRESSION CONTROL VALVES. 7. NEW FIRE HYDRANTS SHALL BE COLOR CODED AND BE DIRECTED BY PUBLIC UTILITIES AS TO THE COLOR AND SHADE OF THE HYDRANT BOWNET. 8. FIRE HYDRANTS SHALL BE EQUIPPED WITH AN INDEPENDENT LATERAL CONTROL VALVE PLACED AT THE BASE INLET OF THE FIRE HYDRANT. FIRE DEPARTMENT ACCESS ROADS AND FIRE HYDRANTS SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE FOOTINGS AND FOUNDATIONS OF ANY STRUCTURE. FIRE HYDRANTS SHALL BE ACCESSIBLE, OPERATIONAL AND MINITAINED IN THAT CAPACITY. 10. WATER LATERALS WHICH ARE 16 FOOT IN LENGTH OR LONGER SHALL BE PROVIDED WITH CONTROL VALVES AT THE TAP OF THE WATER MAIN AND AT THE FIRE HYDRANT. 11, WATER LATERALS WHICH SUPPLY WATER BASED FIRE PROTECTION SHALL BE FERROUS PIPE WHEN PASSING UNDER OR THROUGH FOOTINGS OR FOUNDATION WALLS.



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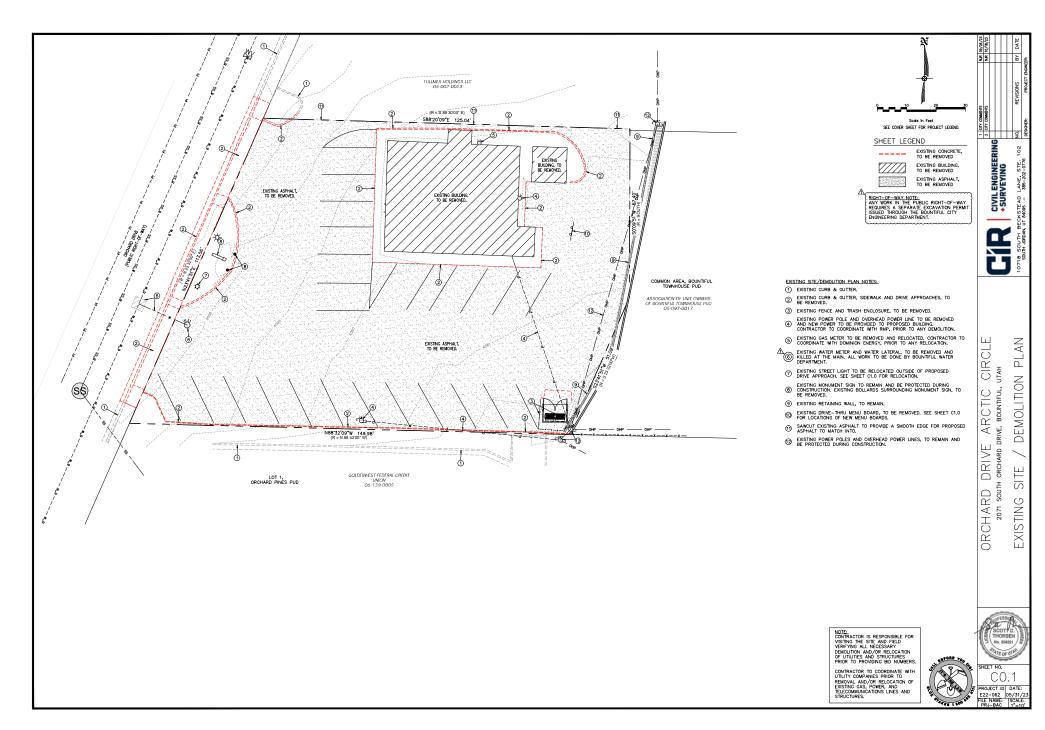
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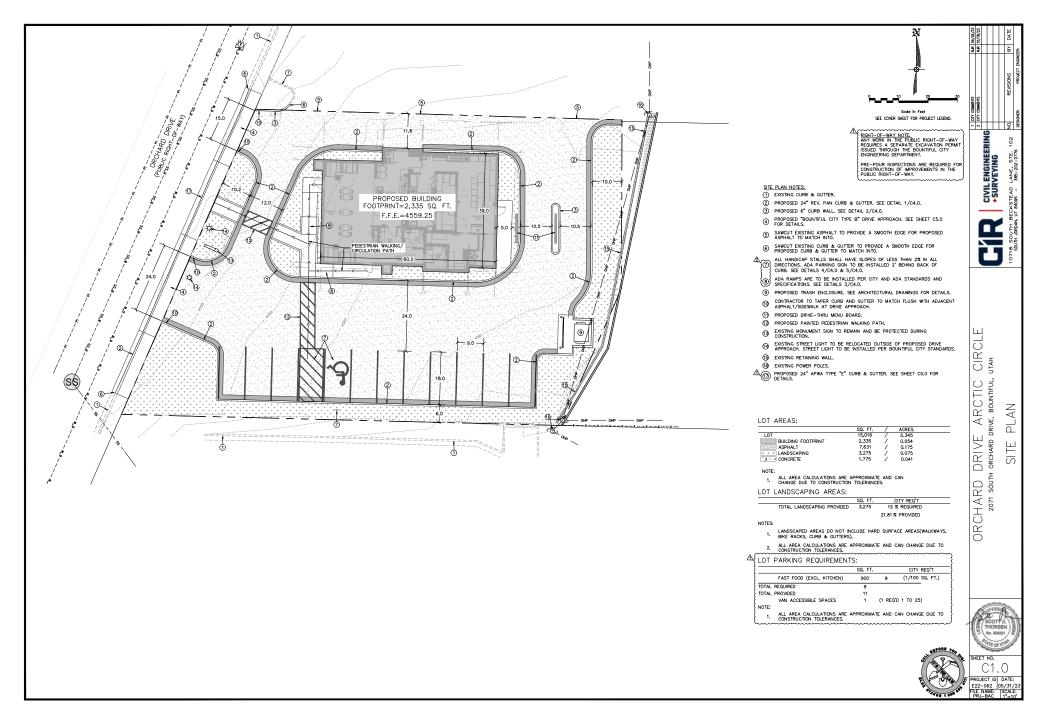
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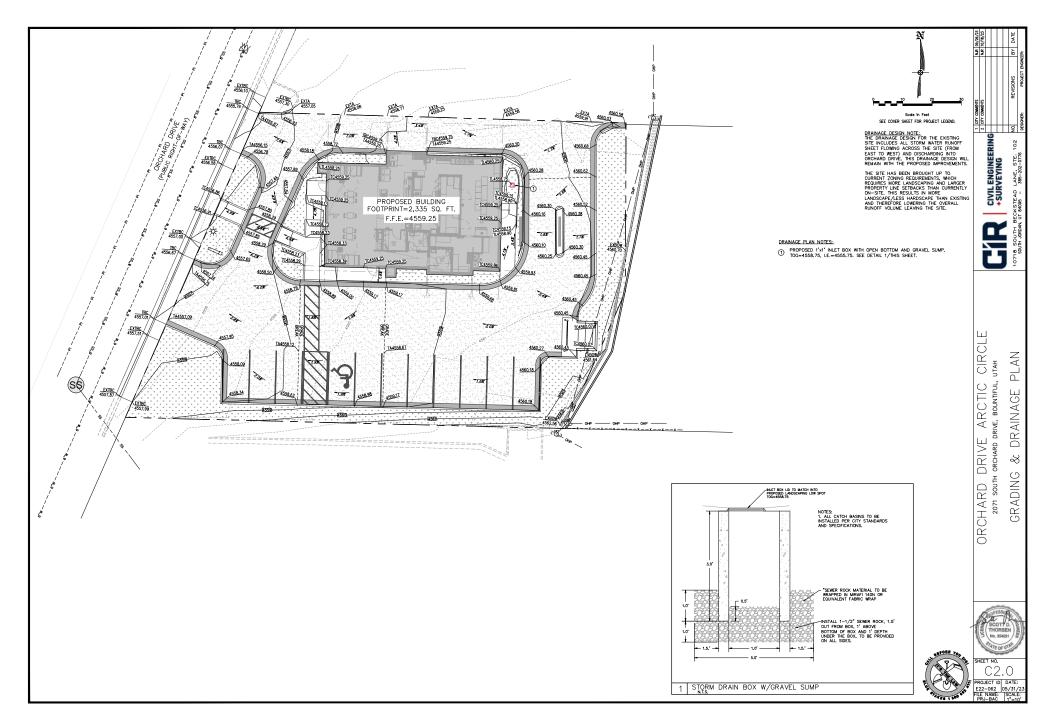
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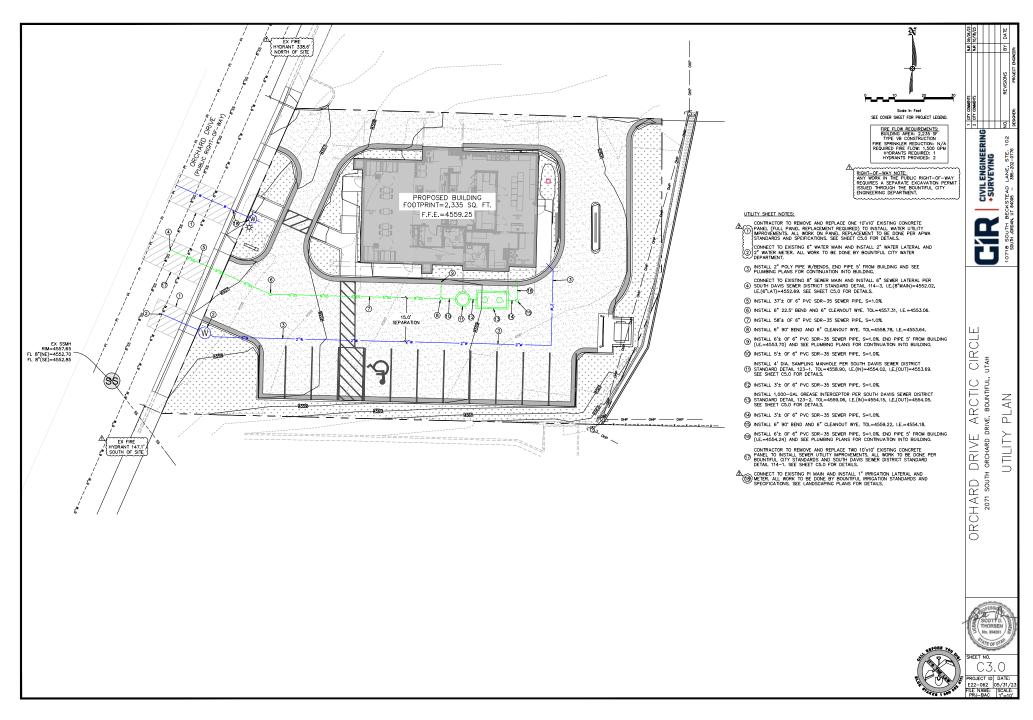
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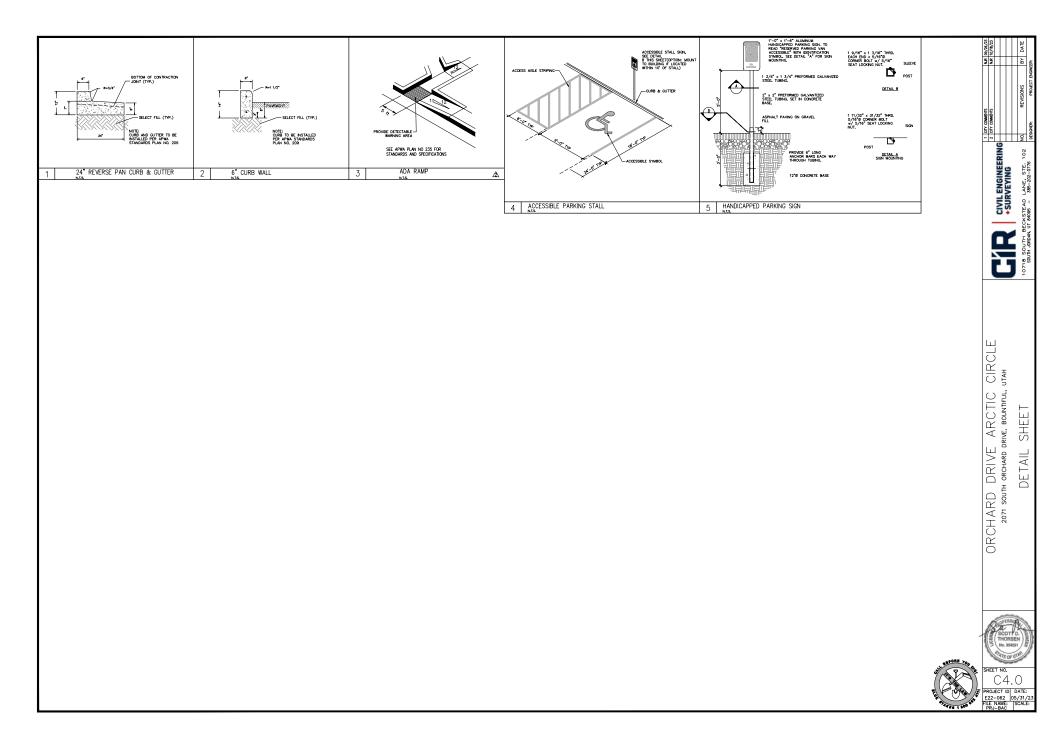
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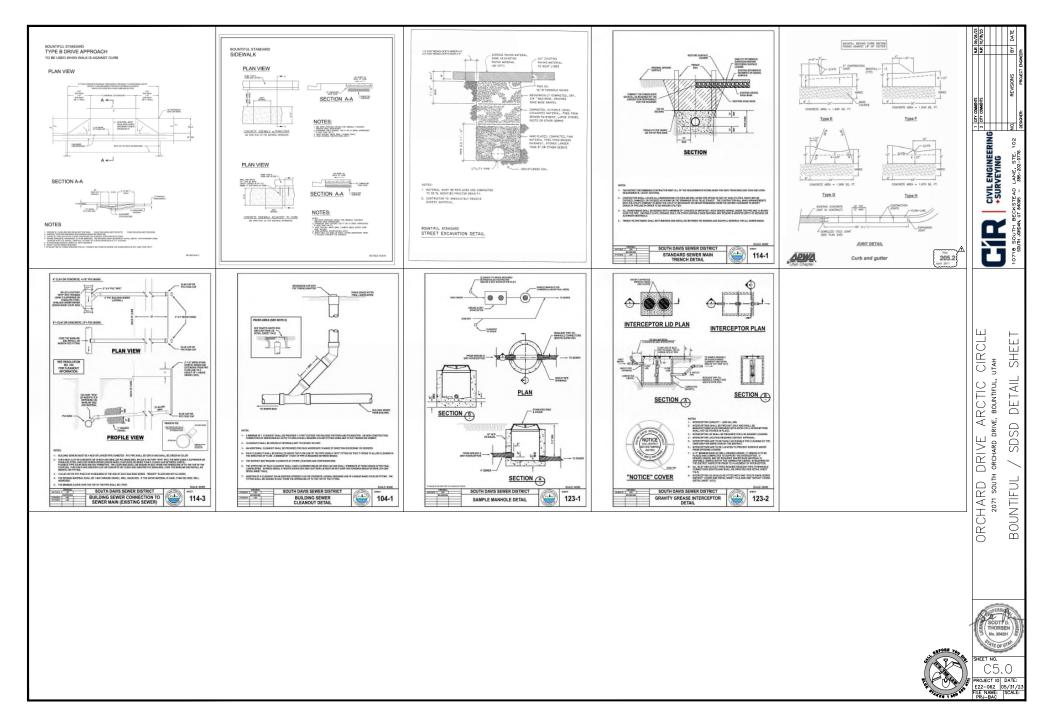


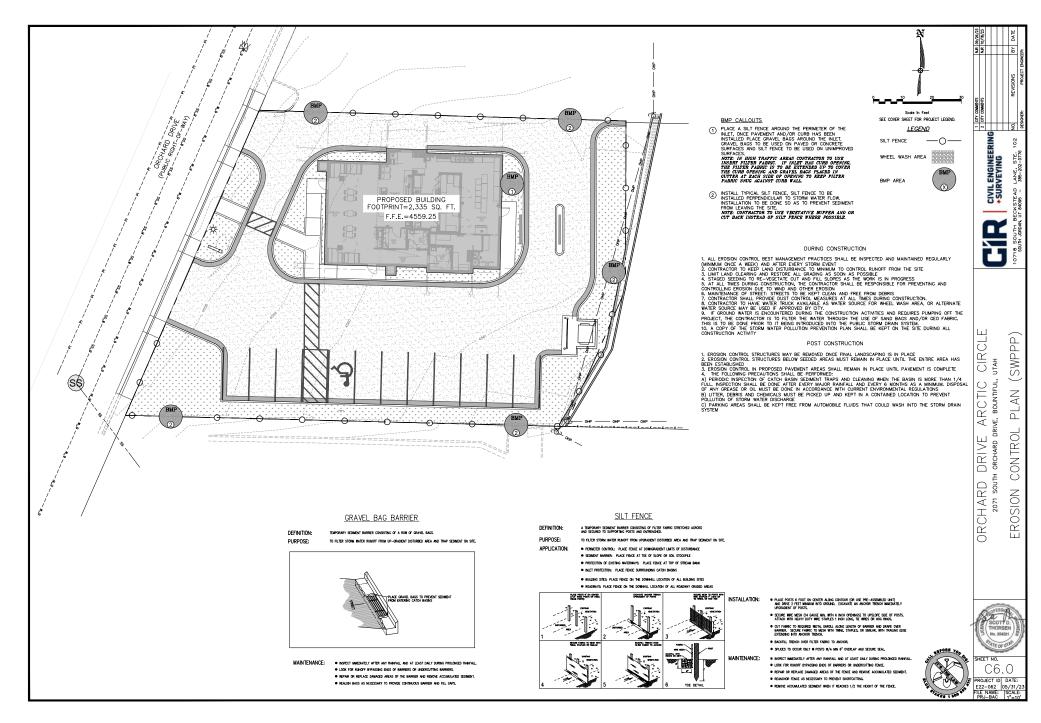


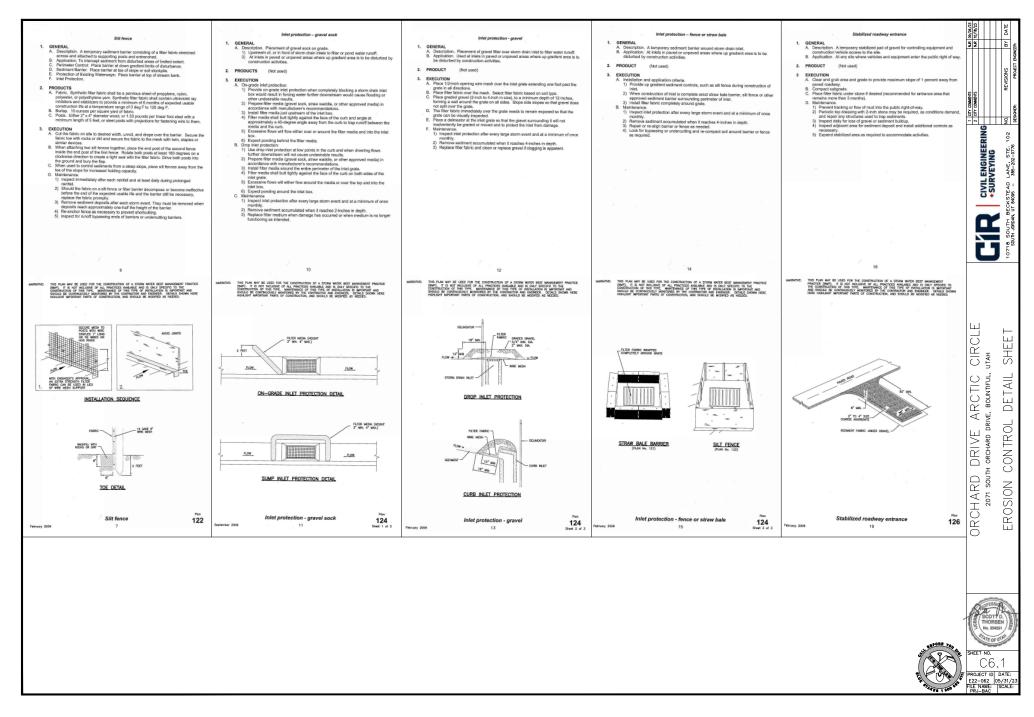


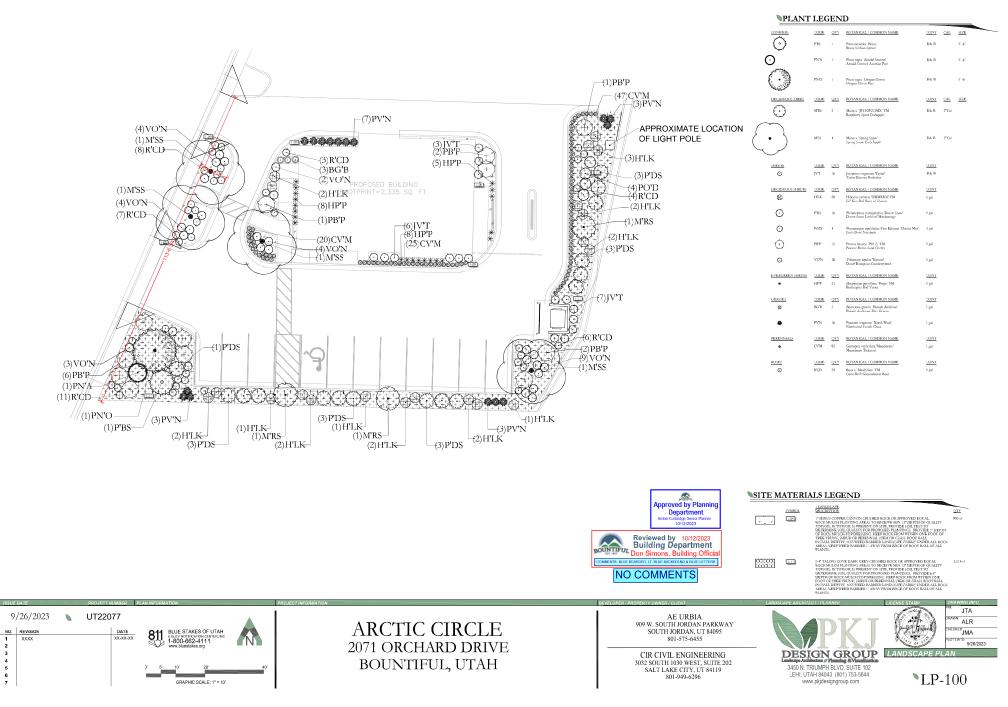












Bountiful City Planning Commission Packet November 7, 2023

LANDSCAPE PLAN SPECIFICATIONS

PART 1 - GENERA

1.1 SUMMARY	pluming south if the ball is candled as haden before or siming openetium.				
A.This section includes landscape procedures for the Project including all labor, materials, and installation necessary, but not limited	I. Apply vitamin B-1 root stimulator at the rate of one (1) tablespoon per gallon.				
as the resolution of the state procession on the radio constant and the radio constant and the state of th	J. Upon completion of backfilling operation, thoroughly sates the to completely settle the toil and fill any voids that may have occurred. Use a watering hour, nor the sets intiguing system N individual perparate opport instrume needs to be added. Is clouded be a compare mix as exercised on perparation, think much and whet meetings.				
2. Guenners	K The amount of pruning shall be limited to the minimum recessary to remove dead or injured twigs and branches. All out, scars,				
3. Maintenance 4. Sei Arcenderente	K. The amount of pointing statu do intrins to the minimum receivary to remove does of influence requiring inclusions, and having a dual by properly neuroid according to the direction of the Project Representatives. Proper pruning reducing exhibition of the basic transmission in sproper lyoning a dual by the second to relevant of the plant material.				
5. Fire Griding	L Prepare a watering circle of 2' diameter around the trunk. For conjfers, extend the watering well to the drip line of there e canoov.				
5. File Grang 6. Landscape Edging	Place mitch around the plauned every.				
6. Landerape Roging 7. Furnish and Installing Plant	4. TURF - SOD LAYING				
8. Turf Planning	A Top Soil Amendments: Prior to laying soil, commercial femiliest shall be applied and incorporated into the upper fore (4) inches of				
6. Furt Passing 9. West Barrier	the support as a rare of four pounds of nitrogen per one choosenal (1,000) square feer. Adjust femilitation minute and use of application as needed to meet recommendations given by opport analysis. Include other amendments as required.				
	B. Ferilization: Three weeks after tool placement fernilize the tarf at a rate of % pound of nitrogen per 1000 square feet. Use fernilizer				
	b. Pertination: intro weeks after too parometer remains the tart is a new or 10 points of introgen per 1000 space ree, Use remainer specified above. Adjust fernilisation missize and rares to mere recommendations siven by topsoil snahris.				
A Examination Policy administry BB, end: Cantoner and an entryly search to Cannon Document, taily vise to use of the Wheel, and IG synthemethynes are used regregations and an administry and the cance of a terms of the search of a many search and the search of a many search and the search of a many search and the search of the search of a many search and the search of the sea	C-Sat Availability and Capacitons food is us hardwared in the star in good concions. It is not impreved upon termit of an standard which is 2 hours, do but mortaria and one of muse the advancements and or toppens and its up for a hypers, direct, at learning. The Construct shall be highly housed at on the sching conditions peter usey constructions. The Construct shall be high magnetic for the magnetic gradient and the star in the sching star in the star of				
C. Irrigation System: Do not begin planning until the inigation system is completely installed, is adjusted for full coverage and is completely operational. 1.3 PERMITS	DSod Laying: The surface upon which the new sod to be k,d will be prepared as specified in the detail and be lightly watered before hydra, Arma, where sod it so be had hall for our chinned, or shaped to every full width sod (minimum reveive (12) insteas). No particle and or printer, will be accepted.				
A.Bine Sinke/ Dig Line: When digging is required, "Bine Sinke" or "Dig Line" the work size and identify the approximate location of	E.Sod shall be tamped lightly as each piece is set to ensure that good contact is made between edges and also the ground. If voids or				
all known underground utilities or structures.	Is soon shall be intriport injurity as easin prior is per to ensume that goods contact is made pervent edges and along the good in. It versus of holes are discovered, the cod prior(b) is (any) to be raised and specific to be used to fill in the areas until level. Sod laidon any depend areas plat by nathered with wegging during during or perior meeting within are accurated by the grass pull industry.				
1.4 PLANT DELIVERY, QUALITY, AND AVAILABILITY	E. Sod shall be rolled with a roller that is at least 50% full irrenediately after installation to ensure the full contact with sol is made.				
A.Unsurfactived substitutions will not be accepted. If proof is submitted that specific plants at plant sizes are unabtainable, written substitution requests will be considered for the neurost equivalent plant or size. All subprinting requests may be made is writing	G.Apply water directly after laving god. Rainfall is not acceptable.				
and preferably before the bid due date.	H.Watering of the sod shall be the complete responsibility of the Constantor by whatever means necessary to establish the sod in an				
1.5 FINAL INSPECTION	acceptable manner to the end of the Maintenance period. That irrigation system is in place on the site, but for wherever sugger,				
A.All plants will be impected at the time of Final Inspection prior to receiving a Landscape Substantial Completion for excitomance us pecified planning secondars, and for general approximate and violay. Any plane non-spectral by the Poolys, Representative will be reiver and an orbitoder monitority.	ease is not available in the system. It is the responsebility of the Contractor to wave the soil by wherever means, until the cod is accepted by the Pajecx Representative. I. Protection of the newly had god shall be the complete reporteditive of the Contractor. The Contractor shall recorded ecceptable				
1.6 LANDSCAPE SUBSTANTIAL COMPLETION	visual barriers, to include barriendes set appropriate distances with strings or tapes between barriers, as an indication of new work				
A.A Subtantial Completion Certificate will only be issued by the Project Representative for "landscape and irrigation" in their entirety.	The Comments is to recore any damaged areas caused by ohers, (including vehicular staffic), enotion, etc. and such time as the lows: is accepted by the Owner.				
Substantial Completion will not be proportioned to be designed areas of a project.	awit is accepted by the Owner. 1. All soil that has not been laid within 24 hours shall be demied unacceptuble and will be tempted from the site.				
1.7 MAINTENANCE	 Juli god mar nat nat nor bern lad winnin 24 notizy (nall be demine unacceptable and will be removed from the pre- 3.5 WEED BARRIER 				
A.Plant Material: The Contractor is responsible to maintainall planted materials in a healthy and growing condition for 3) class after	3.5 WEEL DARAGER A For the health of the goil and the microgerganizers, weed jattiet is not recommended. If use is required or recovered, do not place in				
receiving a Landscape Subtrantial Completion at which time the Guarantee period commences. This maintenance is so invitable	A rot the neuron of the gost and the microorganisms, were parter is not recommended. If use is required or required, do not parte in annual or yrans areas.				
mowing, weading, cubivaring, ferritating, monitoring water schedules, controlling inserts and diseases, re-guying and staking, and all other operations of care necessary for the promotion of room growth and plant life to that all plants are in a condition subjEucocy at	B. Cut weed battiet back to the edge of the plant rootball				
the end of the generater period. The Continuous shall be held responsible for failure to monitor watering operations and doal	C. Overlap tows of fabric min. 6"				
replace any and all plant material that is lost due to improper application of water.	D.Stable fabric edges and overlaps to ground.				
1.8 GUARANTEE	END OF SECTION				
A Guannee A guannee precisi of one year shall begin from end of maintenance period and frait acceptance for teres piceds, and ground curves. All banss shall ground be hardly for the synamere period and result house day new incomparing singling positions. Any plans musclive, in poor builds, or in poor southions are done of the guanance period. Will persphered transitionally Any plans will only and the replaced area during the guanance period. Constructs on goods documentation thouses where each plans to replaced by an order to be precised area during the guanance period. Constructs on goods documentation thouses where and plans to replaced by an order to be precised and the precised by a structure of the Orang plans that the precised by a structure of the Orang plans.	LANDSCAPE NOTES				
not be part of the guarantee	 LANDSCAPE CONTRACTOR SHALL HAVE ALLUTILITIES BLUE STAKED PRIOR TO DIGGING. ANY DAMAGE TO UTILITIES SHALL BE REPAIRED AT CONTRACTORS EXPENSE WITH NO ADDITIONAL COST TO THE OWNER. 				
PART II - PRODUCTS	2. DURING THE BIDDING AND INSTALLATION PROCESS, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR				
2.1 LANDSCAPE MATERIALS	VERIFYING OUANTITIES OF ALL MATERIALS IF DISCREPANCIES EXIST. THE PLAN SHALL DICTATE OUANTITIES TO				
A.Tree Staking: All trees shall be staked for one year warranty period. All trees not plumb shall be replaced. Staked trees shall use vinyl tree ties and tree stakes two (2) inch by two (2) by eight (5) 'you commun pint yokes used as above out the details.	WE UGED.				
	3. ALL PLANT MATERIAL SHALL BE PLANTED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA)				
B. Tree Wrap: Tree wtap is not to be used.	STANDARDS WITH CONSIDERATION TO INDIVIDUAL SOIL AND SITE CONDITIONS, AND NURSERV CARE AND INSTALLATION INSTRUCTIONS.				

et tree on soil and remove all borlap, wite baskets, twint, wrappings, etc. before beginning ar buning sock if the ball is usadeed or boolen before or during planning operation.

INSTALLER RESPONSIBILITIES AND LIABILITIES

GRADING AND DRAINAGE REQUIREMENTS

SELECTED PLANTS WILL BE ACCORDING TO THE PLANT LEGEND. IF SUBSTITUTIONS ARE NECESSARY, PROPOSEL LANDSCAPE CHANGES MUST BE SUBMITTED TO THE SLANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO LAVING

SPOLD THE SITE REQUIRE ADDITIONAL TOPOOL REFER TO SOL TEST WHEN MATCHING EXISTING SOLL IF A MATCHING SOLL IS NOT LOCATASIEL, AF DEPTHOE SIMOV LOAM TOBOL MAXED PROFTO PERADING WITH COLUMPY COMPARIES CAN BE INCOMPARIED PROFTBE RESTRY COLUMNOST ENRICISED TOPOOL SPREAD REMAINING TOPOOL TO REALT INSURANCE FOR NEW COMPOSE ENRICISED TOPOOL SPREAD REMAINING TOPOOL TO REALT INSURANCE CALLE.

6 SOD FOR NEW LAWN AREAS SHALL BE A DRCUGHT TOLERANT VARIETY. FINE LEVEL ALL AREAS PRIOR TO LAVING

EDGING, AS INDICATED ON PLAN, IS TO BE INSTALLED BETWEEN ALL LAWN AND PLANTER AREAS. ANY TREES LOCATED IN LAWN MUST HAVE A 44° THEE LING OF THE SAME EDGING.

8 IF REQUIRED BY CITY OR OWNER SPECIFIED DOWNS 502 WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER ABEAG EXCEPT INDER INNULL PLANTING AREAS SKOWN ON PLAN. WEED BARRIER SHALL SE CUT RACK FROM EACH PLANT TO THE DLANTER OF THE ROOTFALL

LANGE TRAVELED OF THE DIAMETER OF THE ROOTEAIL. ROCKMULCH INVIKANIK MULCH TO BE APPELED AT THE FOLLOWING DEPTHS '2' IN ALL THER, SHEUR, AND DESTINALL VIEWER ANDLE, NINN ALL ANTRIO, ARLS, & SHOWN ON PLAN TO RECEIVE & O'S (SHO MATERIAL, DIGANAC, MELCH, NA MULCH SHALL BE FACED WITHIN 12' OF BASE OF THEE, AND O'WITHIN RASE OF SHERKS, NAT PRESNALS.

ARRENT AND LEARNING ALTOWARD CREATEN SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL AND INNERGENE. AND REAL TO DESCRIPTION SYSTEM IS TO BE INSTALLED BY CONTRACTOR IN ALL AND INNERGENE. AND REAL TO DESCRIPTION IN THE AND REAL CYTEMEORY AND RAY THAT TO BECINY A FULL DRIP SYSTEM TO EACH THEE AND SHRIP NONT SOURCE DRIP OR IN LINE DEPTURING TO BE SECURED AT ELECT OF ROOTSALL, ON A CAUNT STRINK, SEE BERCATION FAM.

UPON REQUEST, A PLANT GUIDE IS AVAILABLE WITH OUR RECOMMENDATIONS REGARDINGWEED BARRIER, PLANT CARE AND MAINTENANCE.

LANDSCAPE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR INSTALLATION OF ALL LANDSCAPING AND IRRIGATION SYSTEMS INCLUDING CODE REQUIREMENTS, TIME EXECUTIONS, INSTALLED PRODUCTS AND AUGUMANTS.

ADING AND DAALNAGE BEQUIREMENTS A DE PRA COBE, LLA CADINGE IS TO SIDHE ABAY FROM ANY STRUCTURE. SUIFAGE OF THE GRUND WITHIN 10' FRET OF VIEF FORDALTION STOLLED DALIN AWN FROM THE STRUCTURE WITHA ANNINATALL OF 6' A STRUCCORE. FINISHIE CARDE WILL AND TEAM ON DE PROVINCIP FOR PREVAN ANNINUM OF 6' OF FOUNDATION WILL BE LEFT EXPOSED AT ALL CONDITIONS

LANDSCAPE CONTRACTOR TO MAINTAIN ORIMPROVE FINAL GRADE AND PROPER DRAINAGEESTABLISHED BY EXCAVATOR, INCLUDINC BUT NOT LIMITED VO. INV MAINTENANCE, PRESERVATION, OR EXACCERATION OF EXOPER, DEMA, AND SWALE,

5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CORRECT ANY DAMAGED OR IMPROPER WATERFLOW OF ALL SWALES, DERMS, OR GRADE

5 PAULS, DENSE, ON SOME 6 DEVICES FOR CHAINELING ROOF RUN-OFFSHOULD BE INSTALLED FOR COLLECTION AND DISCHARGE OF \$4AWWATER, ATA MUNIMUM OF 10° TROM THE TCUMDATION, OR BEYOND THE LIMITS OF FOUNDATION WAL \$4CKWTLL, WHICHEVER BUSTANCE IS GREATER

B. Tree Wrap: Tree wrap is not to be use C. Collidd/Reck See Planc. All planter bieds to receive a mic.rnum 3" layer for trees, shrubs, and petennids and 1" for pounde D.Weed Barrier: DeWirt 5 or, weed barrier fibric. Manufacuzed by DeWirt Company, dewittrompany.com or approved equa

- E. Tree, Shuh, and Grass Backfill Mixture: Backfill mixture to be 75% native soil and 25% totestill, thermuchly mixed together three to E. Toppoit Required for turf areas, planter bedy and Backfi Mixture. Acceptable toppoil shall meet the following standards
- a PH: 5.5-7.5
- b. EC (electrical conductivity): < 2.0 mm/ros per centimeter
- c. SAR (redium absorption ration): < 3.0
 d. % OM (percent organic matter): >1%
- e. Tenure (particle size per USDA soil classi fication): Sand
- G/Turf Sod: Al sod shall be 18 month old as specified on pans (or approved equal) that has been cut fresh the morning installation. Only sod that has been grown on a commercial sod farm shall be used. Only use sod from a single source H.Landscape Curb Edging: six (6) inches by four (4) inches extruded concrete curb made up of the following materials:
- a. Washed mottar sand free of organic material
- b. Portland Cement (see concrete spec. below for type
- c. Reinforced fiber Specifically produced for compatibility with assressive alkaline e composine
- d. Only possible water for n
- LLandscape Metal Edging: 5.5" steel edging with 18" dowes into the ground for st PART III - EXECUTION

3.1 GRADING

- A Topsoil Preparations
- ing areas according to the gracing plan. Eliminate unew B. Toptoil Pacement: Slope suffaced away from building at two grades of one (1) inches for planets below grade of adjacent Nemove surplus sub-soil and uppoil from the site.
- nder hard surface areas (apple, t pains and concrete surfaces) ; areas shall 'pe 'perween eighty-five (85) and innery (90) percen
- C.Compaction Compaction
- 3.2 TURF GRADING
- A.The surface on which the sod is to be laid shall be firm and free from footprints, depressions, or uncluse surface shall be free of all materials larger than 1/2° in diamtitiz.
- B. The finish grade of the topeoil adjacent to all sidewalks, mow-strips, etc. prior to the laying of sod, shall be se of the grass shall be at the same level as the adjacent concrete or hard surface. No exceptions. 3.3 PLANTING OPERATIONS

November 7, 2023

- A.Beview the exact locations of all trees and shruls with the Project Repres Prepare all holes according to the density on the drawings.
- B. Water plants immediately upon arrival at the site. Maintan in moist condition until planted.
- C. Before planting, locate all underground utilities prior to cigging. Do not place plants on or near utility line D. The tree planting hole should be the same detail as the true hall, and two times the diameter of the true hall.
- E. Trees must be placed on undisturbed soil at the borrorn of the planning hole
- F. The tree hole depth shall be determined to that the tree may be set slightly high of finish grade, 1" to 2" above the base of the trank flam, using the top of the root full us a guide.



Bountiful City Planning Commission Packet



AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455

> CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296



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JTA.

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IMA

9/26/2023

24" FALONS, COLE DARG, GERY CILUERED ROCK: OR APPROVIDE DEUL, BOCKARLIGHT, MUNTRICA FARE, ON DEREDITE AIM, O'R DEPTH OF CRAILITY VORSOLL IF CONSOLLE PRESENT ON SITE: PROVIDE SOLL TEST TO DEFENSIVE SOLL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 64" DEPTH OF ROCK.MULCH TOP DESISING: LEEP FOCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHERE OR OF BREENNAL TEST ON COCKARS KOOT BALL FOOT OF TREE TRUNK, SHERE OR OF BREENNAL TEST.

INSTALL DEWITT 50Z WEED BARRIER LANDSCARE FARRIC UNDER AL AREAS, KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF

PLANT LEGEND

--(1)PB'P (47)CVM

B

) G

3)HTK

-(4)PO'D -(4)R'CD

- CHILK

-(1)M'RS 2)H'LK

PDS

-701V'1

SIR'CD

-(1)H'LK K

L2 HTR

LISPDS

-(7)PV'N

(3)R'CD

2HUR -(S)HPP

-(1)PB'P

-(20)CV/M

99.00% Decxoo (Beecoo

(1)HIK (1)MR

(3)PDS-(1)HTLK (1)MTRS-(2)HTLK-

SHPP (SHPP

25 CVM

(4)VO'N

(1)M'SS-(8)R'CE-

/ (3)PV'N-

(2)H'LK____ (3)P'DS-___

(1)MPSS

(7) R'C

(1)BYOD

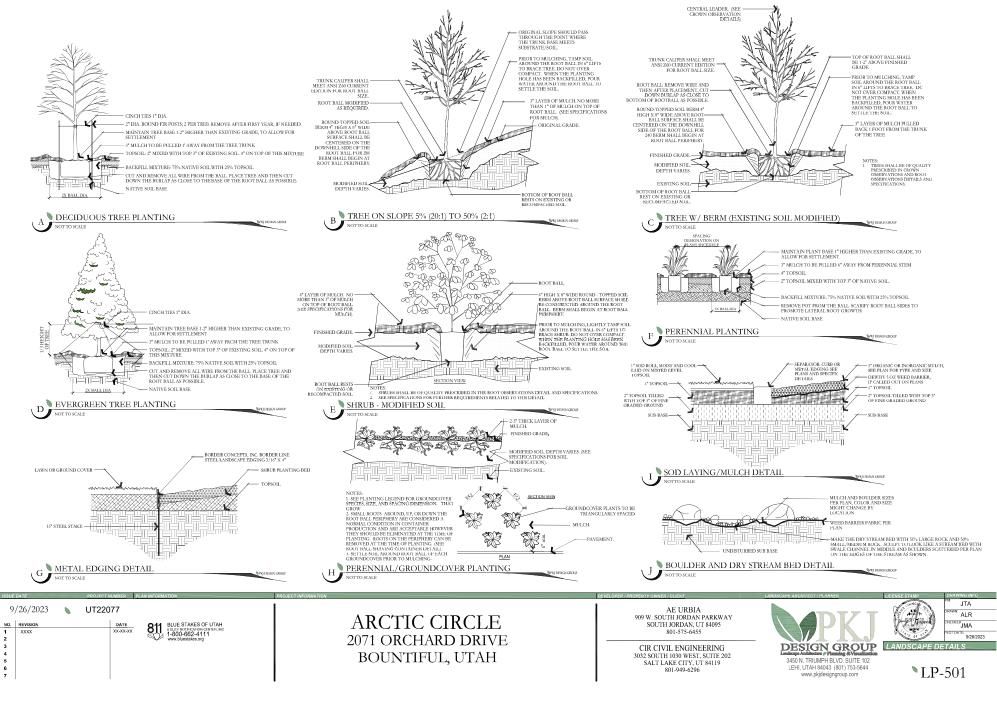
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(1)P'BS-

	CONIFERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	
o VM #SPVN	\odot	P'BS	1	Piera emotika 'Beuns' Bruna Derbian Sproce	B & B		5'-6'	
	O	PN'A	1	Pinus nigga "Atrocki Sentine I" Aenold Economic Associate Dece	B & B		5'-6'	
	\odot	PNO	t	Pinus nigra 'Oregon Goven' Oregon Goven Pine	Bå: B		5'-6'	
APPROXIMATE LOCATION	DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	<u>SIZE</u>	
OF LIGHT POLE SHTLK - OPPDS +(PODD HRCD C(2HLK 1)MRS LK	\odot	MTRS	3	Maine x 'JFS KW213MX' TM Raspherey Spear Cenhapple	B & B	2*Cal		
	\bigcirc	M'SS	4	Malas x 'Spring Snow' Eperag Enow Cash Apple	B& B	2*Cal		
15	SHRUBS	CODE	OTY	BOTANICAL / COMMON NAME	CONT			
	O	jvr	16	Juniperus virginiana 'Taylor' Yaylan Kasusan Bodoodar	B & B			
	DECIDUOUS SHRUES	CODE	OTY	BOTANICAL / COMMON NAME	CONT			
	۲	HLK	20	Hibiseus syriaeus 'SHIMRR38' TM Lif Ven Rod Ross of Charon	5 gal			
	\odot	PDS	16	Philadelphus microophyllus 'Desen Snow' Desen Snow Linkeled Moekonange	5 gal			
	O	POD	4	Physomepus opsilifoing First Editors' Donna May Linte Devel Ninchark	5 gal			
	÷	PBP	12	Prunus besseyi 'P011S' TM Persone Button Sand Chestry	5 gal			
	O	VO'N	26	Viburnern opeles "Naturn' Dwarf European Chalterrybest	5 gal			
	EVERGREEN SHRUES	CODE	OTY	BOTANICAL / COMMON NAME	CONT			
	*	HP'P	21	Hespenilos parvifiora 'Perpa' TM Bulcolghus Rod Yuom	5 gal			
	GRASSES	CODE	OTY	BOTANICAL / COMMON NAME	CONT			
	ø	BG'B	3	Bostelous gracilis 'Ronde Ambition' Blonde Ambition Rue Grama	l gal			
	٠	PVN	16	Panicum virgarum 'North Wind' Northwind Switch Grage	l gal			
	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	CONT			
	٠	CV"M	92	Corropsis verticillata 'Moonbram' Moonbram Tickgrod	l gal			
	ROSES	CODE	OTY	BOTANICAL / COMMON NAME	CONT			
	0	RCD	39	Ross x "Meidrifors" TM Could Duifs Groundcover Rose	5 gal			
	SITE MATERIAL	IST	GE					
SITE MATERIALS LEGEND								
	SYMBOL	1 LANDSCAPE DESCRIPTION				2	OTY	
		DETER OF ROO TREE T	MINE SO IK MULC RUNE, SI L DEWIT - KEEP W	ER CANYON CRUSHED ROCK OR APPROVED EQ LANTRIC AIRLLY OF MELETITE ROCK IS PRESENT ON SITE, PROVIDE SOLL TES IL QUALTERSON ROUGH PLANTINGS, PRO IL QUALTERSON, ROCK PLANTINGS, PRO PRESENT OF REPRESENTATION OF A RUIN OR PRESENTATION OF CASES BOOT B T 202 WEED BARRIER L'AWAY FROM EDGE OF ROOT B	/IDE 3" DE INE FOOT 4 ALL IDER ALL 8	PTH OF KOCK	903 s.f	

SITE REQUIREMENT CALCULATIONS

SET BACK TREES	REQUIRED:	PROVIDED:
FRONT AND SIDE SETBACKS	8	9
1 TREE/ 35 LINEAR FT (286 LN. FT)	8	9
TREE COUNT:	REQUIRED:	PROVIDED:
AT LEAST 1 TREE / 750 SQ.FT. OF LANDSCAPING		
(3.426 SO, FT.)	5	11
(2,420,5(2,1.1.)	,	
SHRUB COUNT:	REQUIRED:	PROVIDED:
AT LEAST 1 SHRUB/200 SQ FT.		
OF LANDSCAPING 3426 SO. FT.)	17	114
stand rafe a set		114



ARCTIC CIRCLE

BOUNTIFUL, UTAH

NIRRIGATION PLAN SPECIFICATIONS

IRRIGATION SPECIFICATIONS PART 1 - GENERAL 1.1 SUMMARY

1 SUBMONT The dot to be done toxicianti al about material, explorent and enters required to complete du Patient triggion system and product to be done toxicianti al about material, explorence and enters and enter and enter and product and done granular guidade system rangeliere with user sensories means per dors grants. For doness of entry years. My later material to one Projecto that hereigned. Record and dispose of user sensing quicked system complexity and the sensories of the sensories approximation of the sensories. Reconstitute of any other sensories with the relaxability target or experisories particular and are sun to far sensories. Reconstitute of any done of sensories of the sensories of the sensories particular and sensories.

naged existing landscape to o SYSTEM DESCRIPTION

A structure di informazione componente Locatione of infegicos componente on Construction Densinge may be approximate. Papes, deving unal/ac ordere componente ploten on Conscenceio admeniate for approximate alla practica e alla practica B. Construction requirements: Actual placement may vary as required to achieve a minimum of 100% coverage without overspeay onto handpeape, buildings or other features.

vincess of an interpret, some or entry trans.
Cannot length composes there is no entry transmission of a stransmission of a stransmissio 1.3 DEFINITIONS

A Water Supply: Second any water piping and componence, familabed and installed by others to provide imig this Project, including then not finned to filter, tacklets, rapper, speeds, thus off valves, ecreptions rouge memory, persparse regulation works, and piping speements of (a pipins) the Point of Commerciant

- B. Point of Connection: Location where the Contractor shall be into the water supply. May require fiber, saddle spools, isolation valves or Stop and Waster valve for familycape infiguien meda and use.
- C. Main Line Piping: Persparined piping downstream of the Toint of Connection to provide water and quick complete. Nummily under constant pressure.
- D. Lateral Line Pring: Crucit ping downstream of remote control valves to provide water to sprinklet heads, drip systems on biologins.
- 1.4 REFERENCES
- A The following standards will apply to the wark of this Seniors
- a. ASTM-American Society for Testing and Materials
- IA The Infiguion Association: Main BMP Document, Landscape Infiguion Scheduling and Water Manage Document.
- 15 SUBMITTALS
- A.At least thirty (30) days prior to At least thiny (30) days prior to endering of any materials the Contractor chall provide manufacturer coulog on tabes an contract paired specification for each themate a comparement of an inginized system. Orbitation black has been in difference or enter stillar bound frame. Provide for copies of advantation to OMA for distribution, Plater cover et index, there is a start of the start of t B Operation and Maimerance Marcal At least thirty (90) days prior to final inspection, the Contractor shall provide Operation and Maint OAB, committee Manufacturer catalog out sheet and cuttent printed specifications for each element or co ii. Parts list for each operating elem iii Manufacturer printed iterature on operation and maintenance of operating elements of the system in Section listing internetions for overall system operation and maintenance. Include directions for Spring Start Winterination. b. Project Record Copy Mainnain as project size one copy of all project documents clearly marked "Project Record Copy". Ma dorivating in marketing to a Construction drawings. Maintain and update drawing as lens. weth Record Copy up by available to OAR on cleanad. i. Completed Project As-Built Drawings Prior to final inspection, prepare and submit to OAR accu Show detail and dimension changes made during installation. Show significant details and dimensions that were not shown in original Contents Documents. Field dimension locations of slewing, points of connection, main line piping, witing runs not contained in main line pipe structure, values and value basers, quick coupler values. Dimensions are to be taken from permanent constructed surfaces, features, or finished edges located at or above "hished and. 0. Committer Map: upon completion of system, place in each controller a color coded copy of the area that services, indicating soor number, type of plant materia and location on project that none services, Lamitte how driver these posteriors.

1.6 OUALITY ASSURANCE

A Acceptance: Do not install work in this section prior to acceptance by OAR.

A Acceptance to some most series at mer some prior to important y (10.6). Bengenson programmer and the solution of an end-to the solution of the solution of

- D. Workmanship and Materials
- a. It is the interte of this specification that all material herein specified and shown on t be of the highest quality available and meeting the requirements specified.
- b. All work shall be performed in accordance with the best standards of practice relating to the stade.

E.Contractor Qualifications: a. Contractor shall provide document or resume including at least the following items:

Common term protocol mentions in the mention of the second second

- iii.Contractor is bondable for the work to be performed.
- is. References of five projects of similar size and scope compared within the last five years. Three of the shall be local. Listing of suppliers where materials will be obtained for site on this Project.

vi Project site Foreman or Supervisor has at least five consecutive years of commercial imigation



A All main line fittings 3" and larger shall be guakered doct e iron material. All ductile iron fittings having change of direction that have proper concerne things block installed. L1 main line findings smaller dom 3" in size shall be Schreitite clirection shall have proper 80 PVC

ISOLATION VALVES

Alsolation valves 3° and larger shall be Waterous brand model 2500 east ion gate valve, realisent wedge, push on type, v1 2° square upsnoing nar. Base aleves of 6° con larger pipe over upp of valve versionly and dram sound on gradie. Yanes 10° round visite byo new servers at gradie. lation valves 2-1/2" and smaller shall be Apollo beand '0 series brass ball valves, contained in a Carson Standa to box 'Valves shall be installed with 5/40 PVC TOE (Noples on both sides of the valve. Valve shall be placed handle is vernical sevand the top of the valve box in the of? position.

A During drivery, insultations and prouge of materials for Pojere, all moterials that he protocold from constraintiation damage vanishium, and protograph response we summarize the A material socieds as Pojers air shall be analy sequirable compare transgommer and sponge shall no allow Physics Quere and order mails on Polyneis and Hannishi up insulted bulk by handles by Commerce with ease to study the damage. Duringed numericals muchoes a Quermane shall need to allow the study of MANIFOLDS

This person shall be a current Certified Irrigation Contractor in good standing as set forth by the Irrigation Association. This person shall be on Project size at lease 75% of each working day.

Evidence that Contractor currently employs workers in sufficient quantities to complete Project within that are established by the Contract.

c) trading to story provide presentation of processes, contrast studies of accelerations, and contrast manufacture meta-tion biasands and utilizing provide using contrast memory memory and a ferring perior to initializing of contrast-generations are dimense. Trajection system Point of Contrasting unique provide and even structures and pressure regulations drivers and by formabled and periorities provide utilizing and a structure provide and the structure and pressure structures of all debuts proto to insuliation of any spenities heads.

¹⁰ Windowski V. A Contractor bulk provide one year Wattmany. Warmany shull cover all materials, workmanship and labor. Warmany shull include Thing and are requiring dimensions or explaining surface or other planning due to overlement of integration memory memory methods or other amounts much allow not planning the shull be remared to proper guide. Entipateon system shull have been aljurated to provide proper, sheques coverage of intigated to remote the shull be remared to proper guide. Entipateon system shull have been aljurated to provide proper, sheques coverage of intigated to remote the shull be remared to proper guide. Entipateon system shull have been aljurated to provide proper, sheques coverage of intigated to provide proper, sheques coverage of intigated to provide provide

b. One of each type or size of quick coupler valve and remore control valve. Five percent of total quantities used of

 wanteen meets strapping sparse installed under this control. Wanten by block-out method using compressed aid Compressor data is capable of nationame of 10 CPM. This operation and some in the one of the growing resonance share not for plans implaints has place to freeing. Compressor that he capable of ensuring agreem of all water sparses regulation waters. Compressor data is equiphed to a sub-the capable of system the following partice plane datapoint of freeing to provide 10 equiphed to can or each of PE3. Sum any system the following sparses regulation durings. Compressor that is also doesn't Representative in pages statively and winterstative provides. tart Winterine by blo

ected, and approved, instruct Owner's Representatives in complete operation a columne instruction with references to previously submitted Operation and Mai

viii. All General laborets or workets on the Project shall be previously trained and familiar with speinklet and have a minimum of one-year experience. Those workets performing tasks related to PVC pipe shall confidence deviational before.

DELIVERY-STORAGE-HANDLING

SEQUENCING

1.10 OWNER'S INSTRUCTION

MAINTENANCE

A After system is installed, inspected, a maintenance procedures. Coordinate Manual

B. Provide the following services

a Winterine entire ittinatio

PART 2 - PRODUCTS

GENERAL NOTES

A Contractor shall provide materials to be up Project from the Project Site, not mix Proj

A Secondary water shall be used on this Project. Install filter and RPZ as needed.

over supply to the irrigation controller shall be provided for by this Cos

B Controller shall be as specified in the drawings. Controller shall be sarge proceeded.

a. A minimum of 24" of additional wire shall be left at each valve, such splice box and at each controller.

² Junctional Modernment of the property of the strength of the property of the property distance in the high property distance in the high property of the property of th

A.All main line pipe 4" and larger shall be Class 200 gaslored bell end. All main line pipe 3" in size and smaller shall be Scholade 40 PVC software weld [pt] mal.

BOINT OF CONNECTION

2.3 CONNECTION ASSEMBLY

2.4 CONTROL SYSTEM

SLEEVING

MAIN LINE PIPE

3/4" 8 GPM

2-1/2* 75 GPM

MAIN LINE FITTINGS

1-1/2* 30 GPM

12 GPM

53 GPN

110 GPM

180 GPM

b. Main line pipe shall be buried with 24" cover

a. Maximum flows allowed through main line pipe shall be:

A Formish the following items to Owner's Representation

. Two quick couplet keys with hose swivels

- A. Actions Manifold Imings shall be used to create mixes on-both sides of each cosmol valve, allowing the valves to be tensored from the box without criming piping. Valves task to focused its boxes with ample space summaning them allow actings for miximament and reparks. Where monitorizing posteriors coment valves is to obse postimizers, and prore each groups and the manifold societare valves as shown in details. Manifold Manis Ear for Side Manis Early and all manifold compositions and holding valves as using so the larger dimension larger where there is never larger by the repose that the state of the state state of the state of t
- 2.10 REMOTE CONTROL VALVES A.Remote control valves shall be as specified on the drawings. Remote control valves shall be located separately and

MANUAL CONTROL VALVES

- A Oxick couplet value shall be attached to the manifold sub-main line using a Lagro G178212 yw social natier and dense sudditare efforts. Quick coupler value dail by placed within a Genom 10° round valve kk coupler value curver plant allow foe complete instaliation of valve box kk, but also allow for insertion as the of key. Been of quick coupler valve and op of quick coupler system joints hall be encased in 5% grave t nor place quick coupler valves further than 200 feet apars, so allow for spot watering or sup a plant material. Quick coupler valve at POC shall not be climinated ut redocated.
- 2.12 LATERAL LINE PIPE A. All lateral piping shall be Schedule 40 PVC; solvent weld, and bell end. Lateral pipe shall be buried with 12-18" of covit: spirally. Lateral pipe shall be 50", 1", 1 50" or 2" in size as indicated on Comproveine Drawings. 2.13 LATERAL LINE FITTINGS
- A.All lateral line fittings shall be S/40 PVC

2.14 Spray Sprinklers

- A Spraw head sprinklets shall be as specified on the drawings. Neurales shall be as specified on the drawings 2.15 VALVE BOXES
- A strain where we have a strain or an interpreter Strain or as determed in these Specifications, denal determ or plan there. Takes Specifications and the strain strain the strain st

2.16 IMPORT BACKFILL

- A. All main line pipe, lateral line pipe and other infiguiton elements chall be bedded and backfilled with clean ts rooks, if van larger. *Quantasces shall famish and impall addingonal backfill moretrals as merspary due to tooks from does and other elements shall be compared addly on ware method.* Pointens ending, Debde from tre operations, un-equipt for fill shall be removed from project and dispensit of property by Coursesson. 2.17 OTHER PRODUCTS
- A Substitution of equivalent products is subject to the OARs approval and must be designated as accepted in writing a. The Contractor shall provide materials to make the system complete and operational. PART 3 - EXECUTION
- 3.1 PREPARATION
 - 3.1 PERFORMATION A Construct that large is or replace work damaged by impairs system initialized. If damaged work is new, repar correspondence and by performed by no explanation of all and the second system and the se

a Installation of wall-mount/ground polestal timer contractes Intigation contractor shall be responsible for this task. Power configuration for wall-mount/ground pedestal timer controllers shall be 120 VAC unless otherwise nored. Porce configuration for well ensuring immand probent intercentions in table '100 'NC and interview and b. Learner Granestion's prime location above concentration dwares (Locational above) concentration of the strength of the strength of and apprex manufacture of the strength of above and the strength of the strength 3.2. TRENCHING AND BACKELLUNG

2 IEEG/LINE AND DOLLATION OF DEVICATIONS OF SECOND STATES AND ADDITIONAL ADDITICAL AD SLEEVING

A Skeeve all piping and wining that past under paving or hardscape features. Wining shall be placed in separate slewing "so paping, Skeeves shall be positioned relative to structures or dynamican so allow for pipe or wire within to be removed interestant.

a. A minimum of 2P' of additional wire that Bu (in a star wire, each price base and a read concretion. In Common view of this bu (white) could, program (and the concept of the price price price view (e) (b), that Bu (sequel within each view how of the grouping in its owners). In CV wire reform a moments that be Miniscretion DBY or DBW. We repeting between control are and when that Bu warded fit at a program control and the price of the price price price within a volve base that constitu-tion control view what the marging OHB 2014 CPU (C) and C) and C). 3.4 GRADES AND DRAINAGE

A Place integration pipe and other elements as uniform grade. Winteritation shall be by evacuation with compressed at Automatic duties shall not be installed on this Project. Natural distint shall only be installed at POC where designate Cumaraction Drawings.

PVC PIPE

Adnetal pipe to allow for expansion and contraction as resommended by pipe manufactures B local main line pipes with 18" of owner lineral line pipes with 12" of course C.Drawings show diagrammatic or conceptual location of pping - Contractor shall install pping to min direction, avoid plasmmate under large trees, or large shrulds, wordd plasmaters sades landscare for or D. Plastic pipe shall be cut squarely. Butts shall be removed. Spigor ends of pipes 3" and larger shall be beveled.

E. Pipe shall not be glowd unless ambient temperature is at jest 50 degrees F. Pipe shall not be glowd in tainy condition unless properly ensated. All subverse weld glown shall be asymptical using PRS 711 glows and P70 generates exceeding so manufacturents specification, on esceptions. All underse preforming glow operations thall percold evidentions of manufacturer's spectherator, no exceptions. All workers preforming give operations shall provide evidence of confinencies. Claudo maia kare lyee shall cure a minimum of 24 houses prince to being emergionel. Larent all lites shall cure a minimum of 2 hours prior to being energiand and shall not remain under constant pressure unless cured for 24 hours. F. Appropriate these blocking shall be performed on fitting 3st and larger. All threaded joins shall be wrapped with Tethon
 app or puzer unless distend by produce manufacturer or soling by or lag.
 CONTROLLERS

- - A All grounding for protostal controllets shall be as directed by controllet manufactures and ASIC guidelines, not to exceed a resistance reading of 5 OFIMs.
 - B. Locare controllets in protected, inconspiratous places, when possible. Coordinate location of pederal controllets with Landycape Architect to minimize vigibility.

Coordinate optimizers optimizers optimizers (specified) Coordinate optimizers optimizers

futire mainemance needs, duil have electrical service pipe shall not be used.





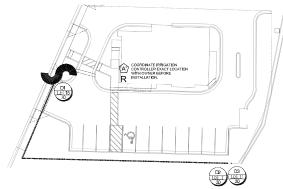
CIR CIVIL ENGINEERING 3032 SOUTH 1030 WEST, SUITE 202 SALT LAKE CITY, UT 84119 801-949-6296

90 Day Establishment Period Irrigation Schedule (April, May, June) Type Sun Mon Tues Wed Thus Fri Stat Type John 15 mm 15 mm 15 mm 15 mm 15 mm Note: Regin irrination 4/00 am only 1 cycle per day

 Regular Irrigation Schedule (see Seasonal Differential Charinary San Wen Tues Wed Thurs Print Tur tomn 15 mm
 Tues Wed Thurs Print 15 mm

 Turt tomn 15 mm
 15 mm
 15 mm

Note: Begin irrigation 4:00 am, only 1 cycle per day



1.25" MAINLINE ROUTING , CONTROLLER AND P.O.C. LOCATION OVERVIEW



www.pkidesigngroup.com

C.Commence is responsible for removal and disposal of office much and debris generated as a result of this Project D. OAR shall perform periodic as well as a final cleanliness inspection. E. Constructor shall leave Project in at least a 'broom clean' condition END OF SECTION

D. Actust run times of station to meet needs of plant material the station services,

B.Open trenches or hanards shall be protected with vellow causion and

D. Witting under hardscape surfaces shall be placed continuously in conduit. Contractor thall be responsible to coord showing meeks for conduit or sweeps elbows from exercise so increase of building.

n five feet of slack field or ded for Electrical Contra

E. Podestal controllers shall be placed upon VIT-Strong BoxQuick Pad as per manufacturer's recorn shall be observed such that Owner's Representative maintenance personnel may access easily and p onste efficiently.

A Isolation vives, temose control valves, and quick coupler valves shall be installed according to manufactur requirmendation and Quintax Specifications and Details. B. Valve boors shall be set over valves so that all parts of the valve can be reached for service.

C. Valve box and lid shall be set to be flash with firished grade. Only one remose control valve may be installed in a valve box. Force a minimum of 4" of 1%" washed gravel betreach valve box for dealarge. Borrom of remose control valve dul, be a minimum of 2" shore gravel.

Every quarkets start of source tops using to be week, strategies, to burning? Be Hand adjuster to welke, earlies, or parke shall be located it grade and 2° way from hardgeaps. C.Control valves shall be opened. Then fully flash lateral line pipe and paing joints prior to installation of specialders.

tray in the state of the second state in the second state of the s

B. Main line prepare test thall include all pipe and components from the point of connection to the upstream side or remore current volves. Test shall include all munifold components under constants persons. Rping may be resed it

C.Contractor thall provide pressurined water pump to increase or boost pressure where existing static pressure is less that 100 pct.

A Main line pipes shall not be backfilled or accepted until the system has been tested for 2 bours at 100 psi.

E. Lucks of effects shall promptly be repaired or recified at the Contractors expense and retered until able F. Grounding recircular a poderal controller shall also be word and shall not exceed S OHMs.

, klet needs shall be adjusted to proper height when issualed. Changes in grade or adjustment of hea-ilation shall be considered a part of the original commer and as Commerce's express.

6. Adjust plenkler basic for arc, radius, proport tim and cistrbanion to cover al landscaped areas that are to be i C. Adjust plenklers basic for arc, radius, proport tim and cistrbanion to cover al landscaped areas that are to be in the cover and the second second

A Contractor shall be responsible for clearliness of jobeite. Work areas shall be swept clearly and picked up daily.

Place Standard valve box at base of controller or nearby to allow for three to placed at each controller. This Contractor shall provide confair access if nee supply and installation, as well as hope-up to controller that be by this Course

A No entitiklet shall be located closet than 6° to walls, fenges, or buildings

D. Schedule testing with OAR 48 hours in advance for approval.

D. Spray heads shall be installed and flushed again prior to installation of norales.

VALVES

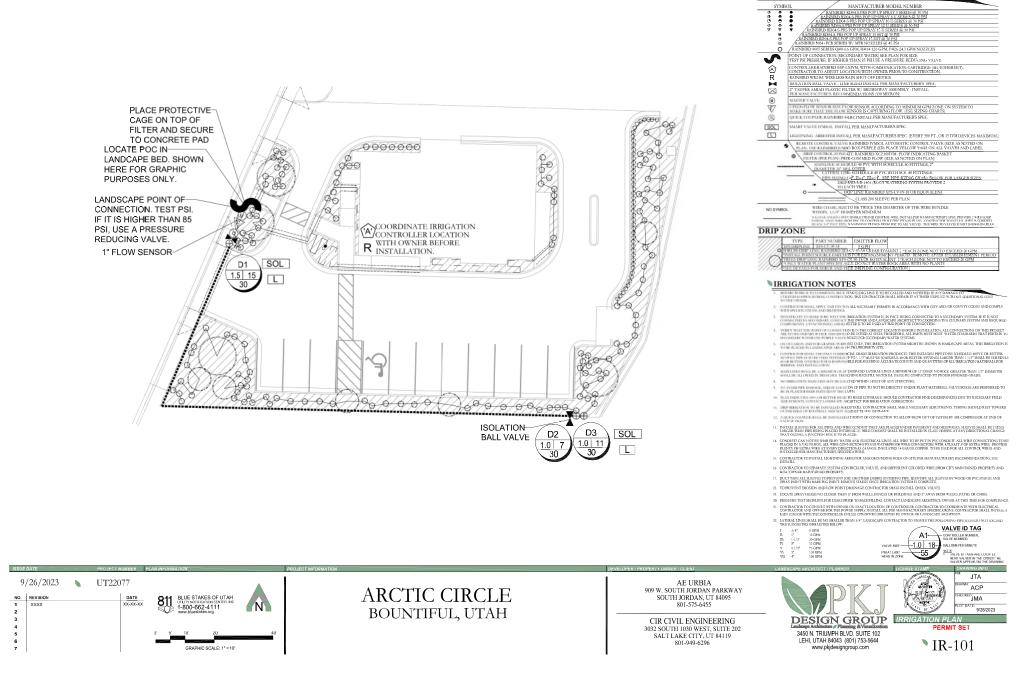
SPRINKLER HEADS

3.9 FIELD QUALITY CONTROL

criuns that can be isolated.

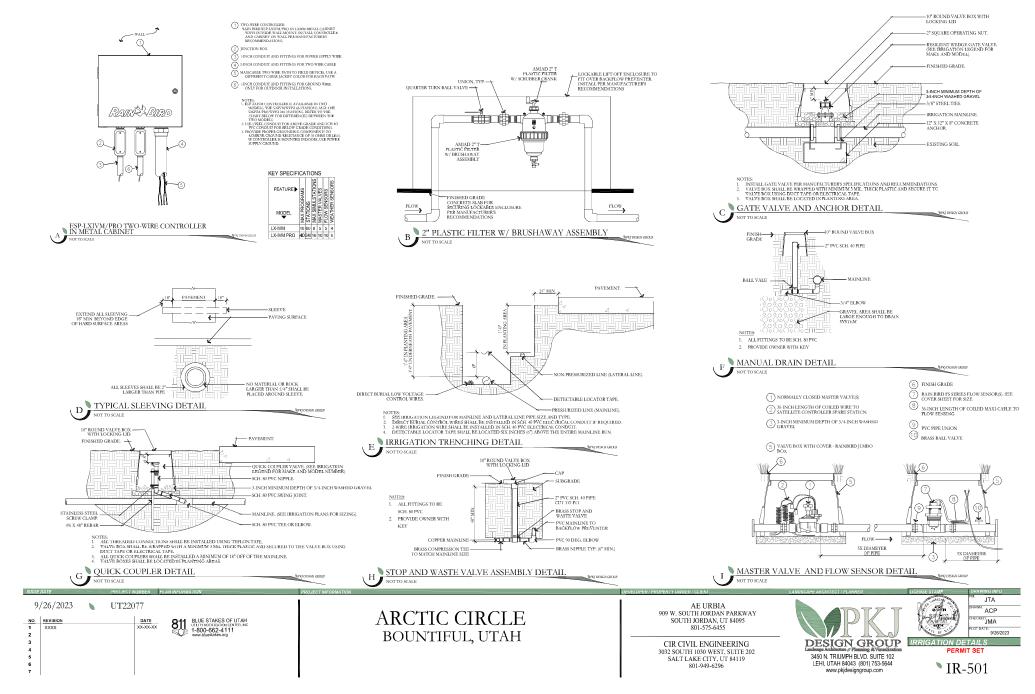
3.10 ADJUSTMENT

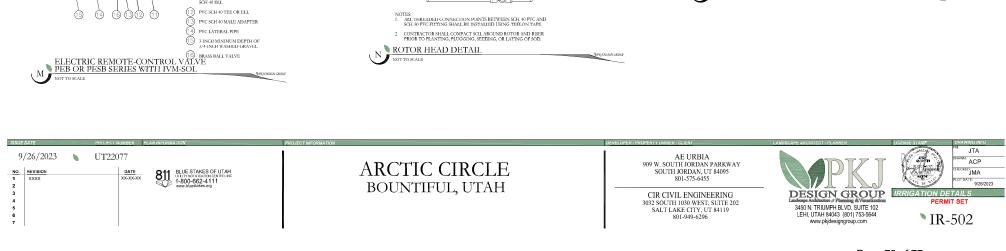
CLEANING



Bountiful City Planning Commission Packet November 7, 2023 IRRIGATION LEGEND







6 AWG BARE COPPER WIRE.

- GROUNDING ROD CLAMP

5/8 " X 8' - 0" COPPEI GROUNDING ROD.

FINISHED GRADE.

- PAVEMENT.

3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL

POP-UP ROTOR TO BE SET AT FINISH GRADE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEL)

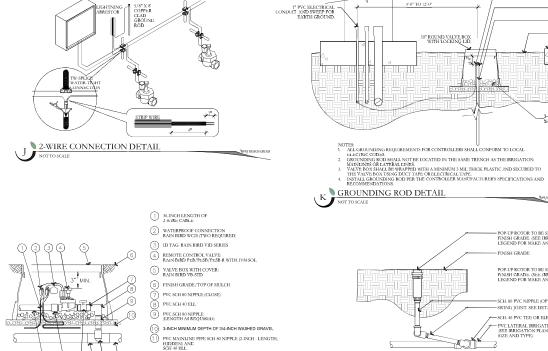
POP-UP ROTOR TO BE SET AT FINISH GRADE. (SEE IRRIGATION LEGEND FOR MAKE AND MODEI

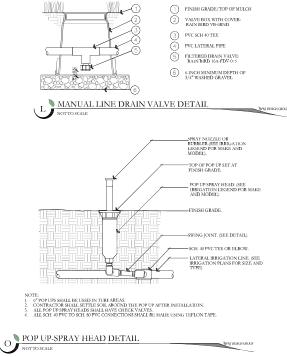
SCH. 80 PVC NIPPLE (OPTIONAL).

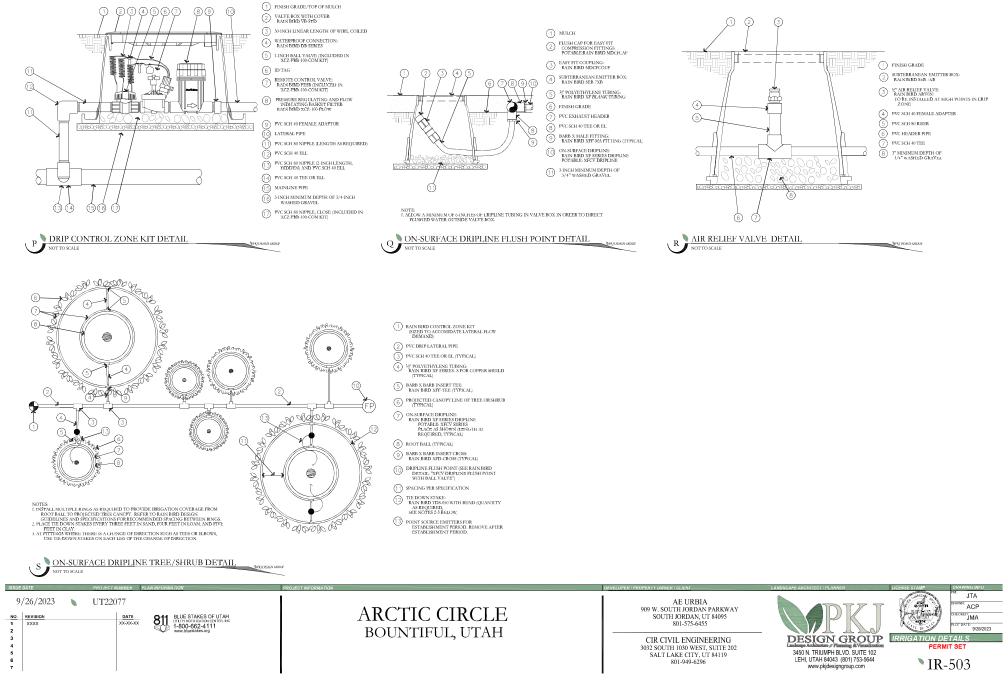
SWING JOINT. SEE DETAIL.

- SCH. 40 PVC TEE OR ELBOW. PVC LATERAL IRRIGATION PIPE. (SEE IRRIGATION PLANS FOR PIPE SIZE AND TYPE).

FINISH GRADE







BOUNTIFUL ARCTIC CIRCLE

ELEVATIONS



BOUNTIFUL ARCTIC CIRCLE

ELEVATIONS



