



**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.

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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





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**Bountiful City**  
**Draft Planning Commission Meeting Minutes**  
**Council Chambers City Hall**  
**795 South Main Street, Bountiful UT 84010**  
**Tuesday October 3, 2023**

- Commissioners in attendance:** Vice-Chair Alan Bott, James Clark, Sean Monson, Krissy Gillmore, and Beverly Ward.
- Absent:** Chair Lynn Jacobs and Cecilee Price-Huish
- Ex Officio:** Planning Director Francisco Astorga, Senior Planner Amber Corbridge, City Engineer Lloyd Cheney, and City Attorney Clinton Drake.
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**1. Welcome**

Vice-Chair Bott called the meeting to order and welcomed everyone at approximately 6:30 p.m.

**2. Consideration to Approve the Planning Commission meeting minutes from September 5, 2023**

**Motion:** Commissioner Gillmore motioned to approve the Planning Commission meeting minutes from September 5, 2023. Commission Clark seconded the motion.

**Vote:** The motion passed unanimously (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 hearing. No comments were made by the public. Vice-Chair Bott closed the public hearing.

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.

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12 **Vote:** The motion passed unanimously (5-0).

#### 13 14 **4. 515 E. / 551 E. 3550 South – Lot Line Adjustment**

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16 City Engineer Cheney presented the item and explained that structure on Lot 19 had a four-foot  
17 (4') side yard setback due to a survey error that took place when the houses were built. The co-  
18 applicant, Osmond Seangsuwan has been working with the neighboring property owner, co-  
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  
21 provide Lot 19 with a seven-foot (7') side yard setback instead of the current four-foot (4')  
22 setback, which is closer towards the required eight-foot (8') setback.  
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24 Commissioner Monson asked City Attorney Drake if the code allowed for such. City Attorney  
25 Drake indicated that the code allows these types of scenarios if the level or degree of  
26 noncompliance is reduced.  
27

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

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

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33 **[City Engineer Cheney and Planning Director Astorga left the meeting at approximately**  
34 **6:45 p.m.]**  
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#### 36 **5. Planning Commission Training**

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38 Vice-Chair Bott turned the time to City Attorney Drake for annual training regarding the Open  
39 and Public Meetings Act (OPMA). City Attorney Drake utilized a slide show presentation.  
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#### 41 **6. Planning Director's report, update, and miscellaneous items**

42  
43 None provided.

#### 44 45 **7. Adjourn**



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

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# Planning Commission Staff Report

**Subject:** Land Use Code Text Amendment to the Subdivision Review and Approval Code  
**Author:** Amber Corbridge, Senior Planner  
**Department:** Planning  
**Date:** November 7, 2023

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## **Background**

The Utah State Senate Bill 174 requires municipalities to update their subdivision ordinances to comply with a new review and approval process ([10-9a-604.1 Process for subdivision review and approval](#)). 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 ([10-9a-604.2 Review of subdivision land use applications and subdivision](#)):

### **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.

### **Analysis**

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 [10-9a-604.2 Review of subdivision land use applications and subdivision](#) 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)).
2. 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)).
7. 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

# EXHIBIT A

## 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

## EXHIBIT A

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 (§10-9a-101, 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

# EXHIBIT A

## 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.
  8. 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



EXHIBIT A

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 single-family 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.~~

# EXHIBIT A

## 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:
1. 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

## EXHIBIT A

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 be 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.

EXHIBIT A

- 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.

## EXHIBIT A

### 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.

## EXHIBIT A

### **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.

## EXHIBIT A

### 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

## EXHIBIT A

- (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.



## EXHIBIT A

### PART 5 COMMERCIAL, CONDOMINIUM, AND PUD PLATS

- 14-20-601 MINIMUM NUMBER OF UNITS**
- 14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION**
- 14-20-603 CONDOMINIUM SUBDIVISION PLAT**
- 14-20-604 PUD SUBDIVISION PLAT**
- 14-20-605 COMMERCIAL SUBDIVISION PLAT**

#### **14-20-601 MINIMUM NUMBER OF UNITS**

Any condominium or planned unit development (PUD) subdivision shall have a minimum of four (4) 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,

## EXHIBIT A

- 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.

# EXHIBIT B

## CHAPTER 2

### ADMINISTRATION AND PROCEDURES

#### INDEX

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

# EXHIBIT B

## CHAPTER 2

### ADMINISTRATION AND PROCEDURES

#### PART 1 - DECISION MAKING BODIES AND OFFICIALS

- 14-2-101 PURPOSE**
- 14-2-102 CITY COUNCIL**
- 14-2-103 PLANNING COMMISSION**
- 14-2-104 ADMINISTRATIVE COMMITTEE**
- 14-2-105 OTHER COMMITTEES**
- 14-2-106 LAND USE ADMINISTRATION**
- 14-2-107 ADA AND FFHA ACCOMMODATIONS**
- 14-2-108 APPEALS**
- 14-2-109 APPEAL AUTHORITY**
- 14-2-110 PROPERTY IN GOOD STANDING**
- 14-2-111 APPROVAL/REVIEW BODIES**

#### **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.

## EXHIBIT B

### 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 1<sup>st</sup> 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.

## EXHIBIT B

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.

## EXHIBIT B

- 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;
  9. 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.

## EXHIBIT B

- 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.
    - a. 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 1<sup>st</sup> 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



## EXHIBIT B

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.

## EXHIBIT B

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

## EXHIBIT B

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.

## EXHIBIT B

- 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

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Conditional Use Permit	Home Occupation	No	Final	No	No
	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
Site Plan	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
	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 Site or Structure	Residential SFD	As Designated	All Others	No	No
	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)

Item	Subcategory	Approval/Review Bodies			
		Staff	AC	PC	CC
Easement Release	All	No	No	No	Final
Variance	Slopes > 30%	No	Final	No	No
	Cuts and Fills (includes retaining walls) > 10 feet	No	Final	No	No
	Setbacks	No	No	Final	No
	All others	No	No	Final	No
Drive Approach	Residential SFD	Final	No	No	No
	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
	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 Accommodations	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.

# EXHIBIT B

## 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
C	Commercial Zone
DN	Downtown Zone
PO	Professional Office Zone
H	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.

## EXHIBIT B

### **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.



## EXHIBIT B

- 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

## EXHIBIT B

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.

## EXHIBIT B

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

## EXHIBIT B

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

## EXHIBIT B

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.

# EXHIBIT B

## CHAPTER 2

### ADMINISTRATION AND PROCEDURES

#### PART 3 - ARCHITECTURAL AND SITE PLAN APPROVAL

<b>14-2-301</b>	<b>PURPOSE</b>
<b>14-2-302</b>	<b>APPROVAL REQUIRED</b>
<b>14-2-303</b>	<b>APPLICATION</b>
<b>14-2-304</b>	<b>ACCOMPANYING MAPS AND DRAWINGS REQUIRED</b>
<b>14-2-305</b>	<b>REVIEW AND APPROVAL</b>
<b>14-2-306</b>	<b>CONSIDERATIONS IN REVIEW OF APPLICATIONS</b>
<b>14-2-307</b>	<b>INSTALLATION OF IMPROVEMENTS</b>

#### **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.

## EXHIBIT B

- 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.

## EXHIBIT B

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~~



## EXHIBIT B

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.

## EXHIBIT B

### 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.

# EXHIBIT B

## 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 nonconformity 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.

## EXHIBIT B

- 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.

## EXHIBIT B

- B. Reconstruction or restoration of a noncomplying structure is prohibited, or the nonconforming use of a structure is terminated, if:
1. 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.

## EXHIBIT B

- 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.

# EXHIBIT B

## CHAPTER 2

### ADMINISTRATION AND PROCEDURES

#### PART 5 - CONDITIONAL USES

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

#### **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.

## EXHIBIT B

### 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.



## EXHIBIT B

- 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

## EXHIBIT B

- 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

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## **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.

## **Analysis**

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:



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.

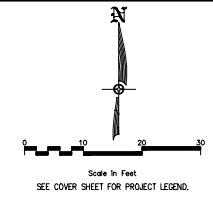
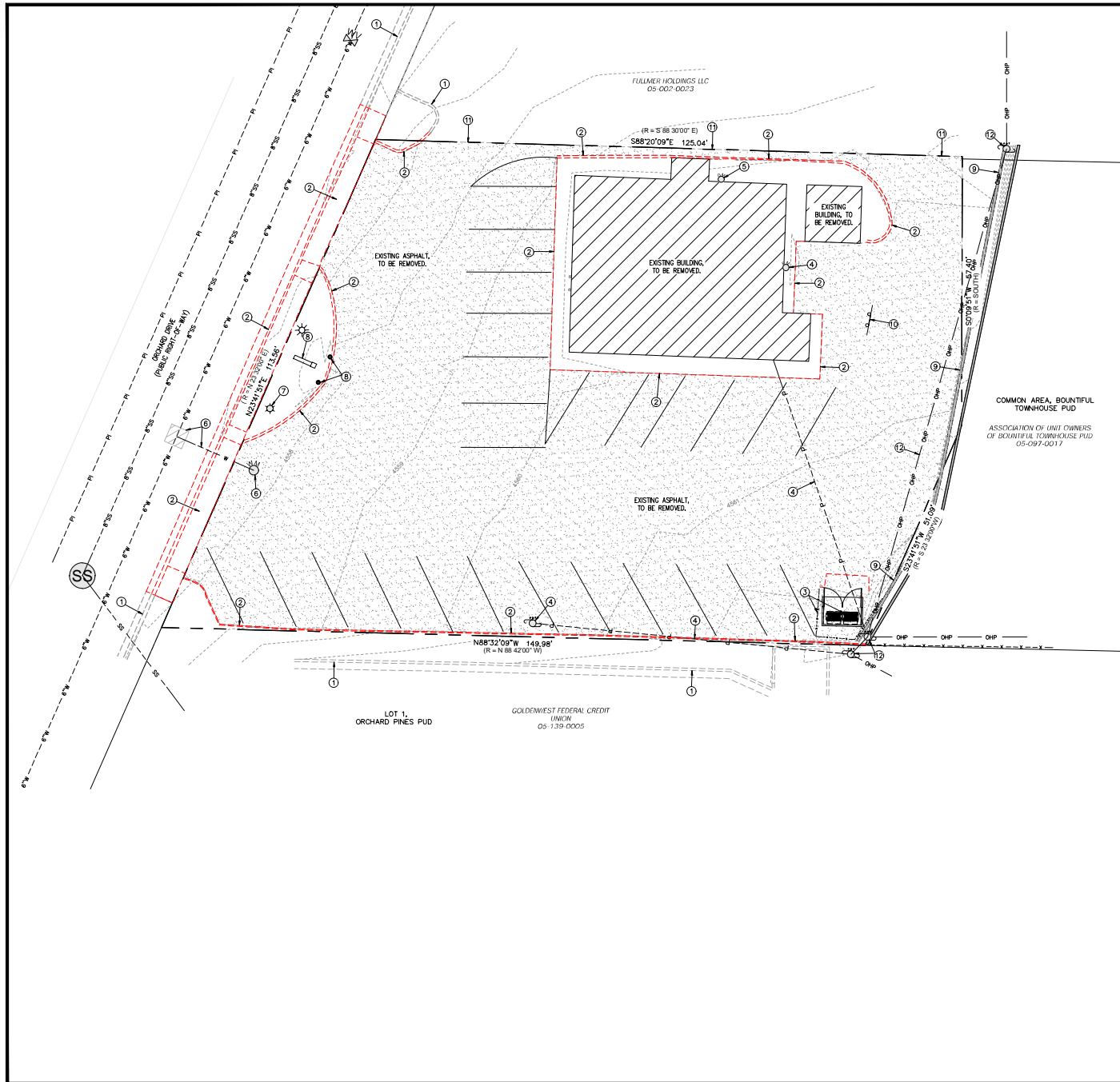
### **Attachments**

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









**SHEET LEGEND**

- EXISTING CONCRETE, TO BE REMOVED
- EXISTING BUILDING, TO BE REMOVED
- EXISTING ASPHALT, TO BE REMOVED

**RIGHT-OF-WAY NOTE:**  
 ANY WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE EXCAVATION PERMIT ISSUED THROUGH THE BOUNTIFUL CITY ENGINEERING DEPARTMENT.

- EXISTING SITE/DEMOLITION PLAN NOTES:**
- ① EXISTING CURB & GUTTER.
  - ② EXISTING CURB & GUTTER, SIDEWALK AND DRIVE APPROACHES, TO BE REMOVED.
  - ③ EXISTING FENCE AND TRASH ENCLOSURE, TO BE REMOVED.
  - ④ EXISTING POWER POLE AND OVERHEAD POWER LINE TO BE REMOVED AND NEW POWER TO BE PROVIDED TO PROPOSED BUILDING. CONTRACTOR TO COORDINATE WITH RMP, PRIOR TO ANY DEMOLITION.
  - ⑤ EXISTING GAS METER TO BE REMOVED AND RELOCATED. CONTRACTOR TO COORDINATE WITH DOMINION ENERGY, PRIOR TO ANY RELOCATION.
  - ⑥ EXISTING WATER METER AND WATER LATERAL, TO BE REMOVED AND KILLED AT THE MAIN. ALL WORK TO BE DONE BY BOUNTIFUL WATER DEPARTMENT.
  - ⑦ EXISTING STREET LIGHT TO BE RELOCATED OUTSIDE OF PROPOSED DRIVE APPROACH. SEE SHEET C1.0 FOR RELOCATION.
  - ⑧ EXISTING MONUMENT SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION. EXISTING BOLLARDS SURROUNDING MONUMENT SIGN, TO BE REMOVED.
  - ⑨ EXISTING RETAINING WALL, TO REMAIN.
  - ⑩ EXISTING DRIVE - THRU MENU BOARD, TO BE REMOVED. SEE SHEET C1.0 FOR LOCATIONS OF NEW MENU BOARDS.
  - ⑪ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
  - ⑫ EXISTING POWER POLES AND OVERHEAD POWER LINES, TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.

**NOTE:**  
 CONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE AND FIELD VERIFYING ALL NECESSARY DEMOLITION AND/OR RELOCATION OF UTILITIES AND STRUCTURES PRIOR TO PROVIDING BID NUMBERS.

CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF EXISTING GAS, POWER, AND TELECOMMUNICATIONS LINES AND STRUCTURES.

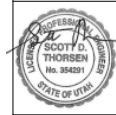
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2	CITY COMMENTS	MAP 10/16/23	REVISIONS	
			DESIGNER	
			PROJECT ENGINEER	

**CIVIL ENGINEERING SURVEYING**

**GIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
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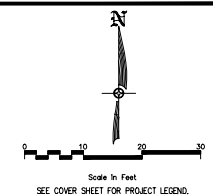
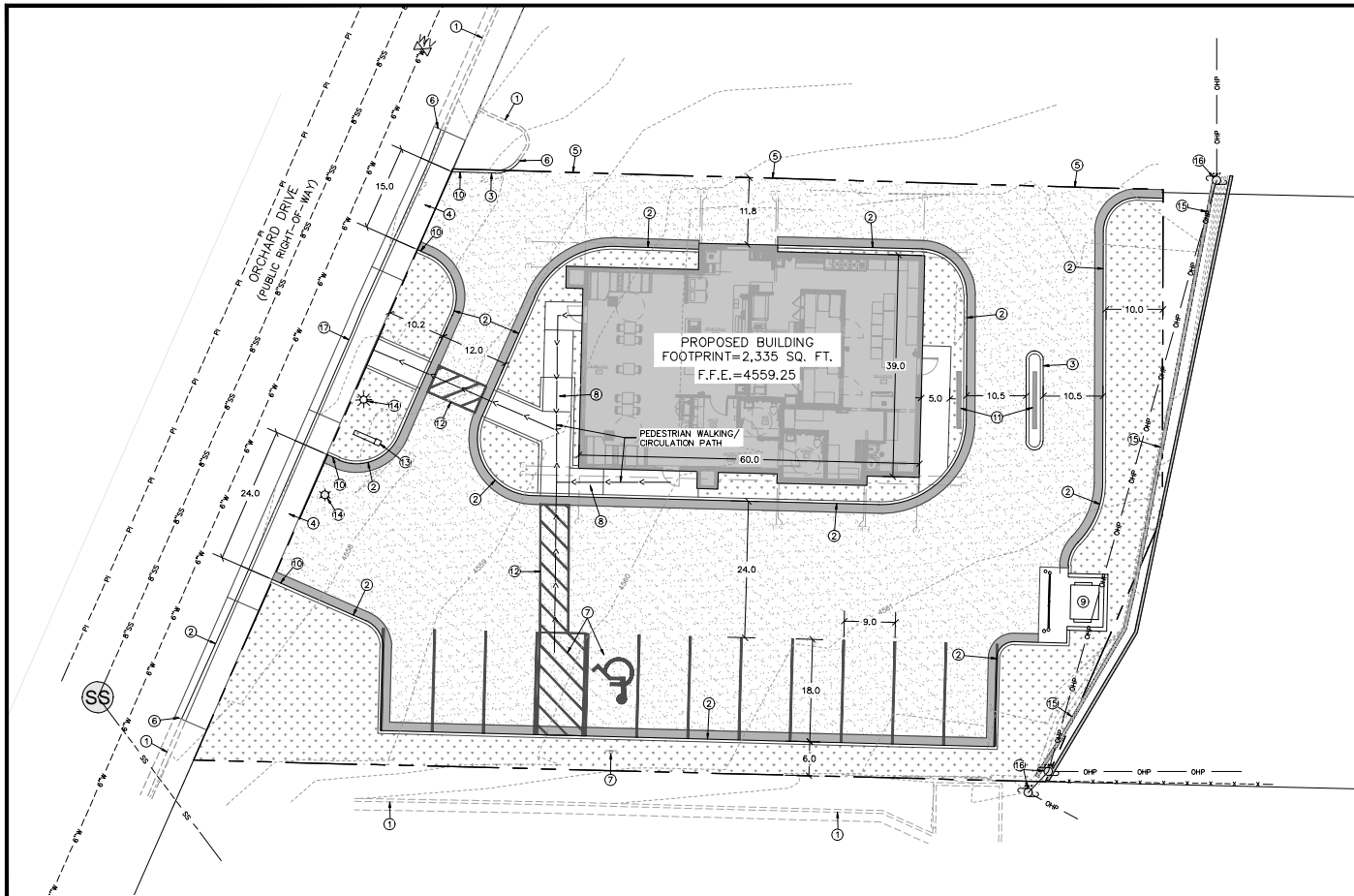
ORCHARD DRIVE ARCTIC CIRCLE  
 2071 SOUTH ORCHARD DRIVE, BOUNTIFUL, UTAH  
 EXISTING SITE / DEMOLITION PLAN



SHEET NO. **C0.1**

PROJECT ID: E22-062 DATE: 05/31/23  
 FILE NAME: PRJ-BAC SCALE: 1"=10'





**RIGHT-OF-WAY NOTE:**  
 ANY WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE EXCAVATION PERMIT ISSUED THROUGH THE BOUNTIFUL CITY ENGINEERING DEPARTMENT.  
 PRE-POUR INSPECTIONS ARE REQUIRED FOR CONSTRUCTION OF IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY.

- SITE PLAN NOTES:**
- ① EXISTING CURB & GUTTER.
  - ② PROPOSED 24" REV. PAN CURB & GUTTER. SEE DETAIL 1/C4.0.
  - ③ PROPOSED 6" CURB WALL. SEE DETAIL 2/C4.0.
  - ④ PROPOSED "BOUNTIFUL CITY TYPE B" DRIVE APPROACH. SEE SHEET C5.0 FOR DETAILS.
  - ⑤ SAWCUT EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
  - ⑥ SAWCUT EXISTING CURB & GUTTER TO PROVIDE A SMOOTH EDGE FOR PROPOSED CURB & GUTTER TO MATCH INTO.
  - ⑦ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. ADA PARKING SIGN TO BE INSTALLED 2' BEHIND BACK OF CURB. SEE DETAILS 4/C4.0 & 5/C4.0.
  - ⑧ ADA RAMP ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/C4.0.
  - ⑨ PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
  - ⑩ CONTRACTOR TO TAPER CURB AND GUTTER TO MATCH FLUSH WITH ADJACENT ASPHALT/SIDEWALK AT DRIVE APPROACH.
  - ⑪ PROPOSED DRIVE-THRU MENU BOARD.
  - ⑫ PROPOSED PAINTED PEDESTRIAN WALKING PATH.
  - ⑬ EXISTING MONUMENT SIGN TO REMAIN AND BE PROTECTED DURING CONSTRUCTION.
  - ⑭ EXISTING STREET LIGHT TO BE RELOCATED OUTSIDE OF PROPOSED DRIVE APPROACH. STREET LIGHT TO BE INSTALLED PER BOUNTIFUL CITY STANDARDS.
  - ⑮ EXISTING RETAINING WALL.
  - ⑯ EXISTING POWER POLES.
  - ⑰ PROPOSED 24" APWA TYPE "E" CURB & GUTTER. SEE SHEET C5.0 FOR DETAILS.

**LOT AREAS:**

LOT	SQ. FT.	ACRES.
■ BUILDING FOOTPRINT	15,016	0.345
■ ASPHALT	2,335	0.054
■ LANDSCAPING	3,275	0.075
■ CONCRETE	1,775	0.041

**NOTE:**

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT LANDSCAPING AREAS:**

TOTAL LANDSCAPING PROVIDED	SQ. FT.	CITY REQ'T
	3,275	15 % REQUIRED
		21.81 % PROVIDED

- NOTES:**
1. LANDSCAPED AREAS DO NOT INCLUDE HARD SURFACE AREAS(WALKWAYS, BIKE RACKS, CURB & GUTTERS).
  2. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

**LOT PARKING REQUIREMENTS:**

	SQ. FT.	CITY REQ'T
FAST FOOD (EXCL. KITCHEN)	900	9 (1/100 SQ. FT.)
TOTAL REQUIRED	9	
TOTAL PROVIDED	11	
VAN ACCESSIBLE SPACES	1	(1 REQ'D 1 TO 25)

**NOTE:**

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

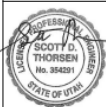
1	CITY COMMENTS	MAP 10/16/23	BY	DATE
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			DESIGNER	
			PROJECT ENGINEER	

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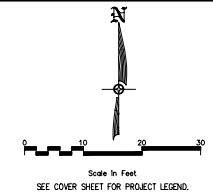
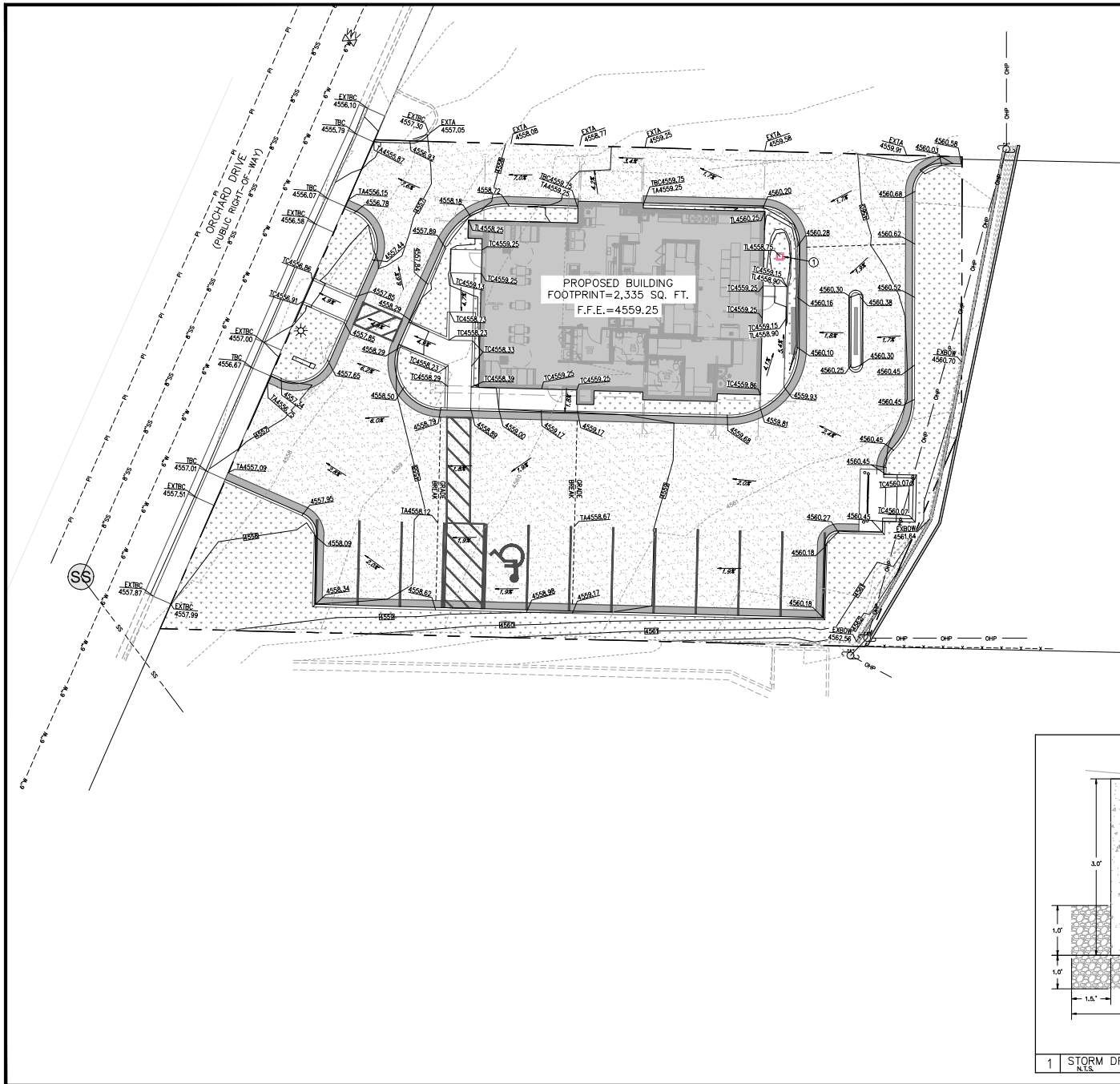
ORCHARD DRIVE ARCTIC CIRCLE  
 2071 SOUTH ORCHARD DRIVE, BOUNTIFUL, UTAH  
 SITE PLAN



SHEET NO. **C1.0**

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 FILE NAME: PRJ-BAC SCALE: 1"=10'  
 PRJ-BAC 11-10'

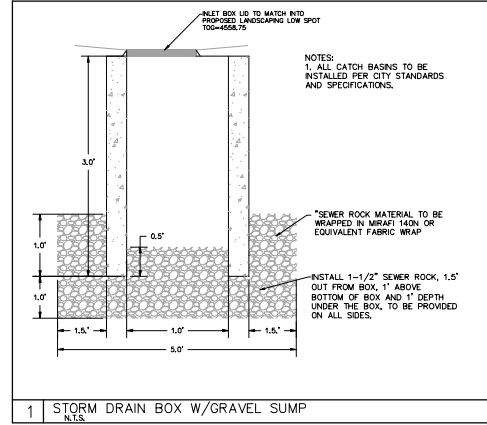




**DRAINAGE DESIGN NOTE:**  
 THE DRAINAGE DESIGN FOR THE EXISTING SITE INCLUDES ALL STORM WATER RUNOFF SHEET FLOWING ACROSS THE SITE (FROM EAST TO WEST) AND DISCHARGING INTO ORCHARD DRIVE. THIS DRAINAGE DESIGN WILL REMAIN WITH THE PROPOSED IMPROVEMENTS.

THE SITE HAS BEEN BROUGHT UP TO CURRENT ZONING REQUIREMENTS, WHICH REQUIRES MORE LANDSCAPING AND LARGER PROPERTY LINE SETBACKS THAN CURRENTLY ON-SITE. THIS RESULTS IN MORE LANDSCAPE/LESS HARDSCAPE THAN EXISTING AND THEREFORE LOWERING THE OVERALL RUNOFF VOLUME LEAVING THE SITE.

- DRAINAGE PLAN NOTES:**
- ① PROPOSED 1'x1' INLET BOX WITH OPEN BOTTOM AND GRAVEL SUMP.  
 TOG=4558.75, LE=4555.75. SEE DETAIL 1/THIS SHEET.



1 STORM DRAIN BOX W/GRAVEL SUMP  
 N.T.S.

1	CITY COMMENTS	MAP 10/16/23	BY	DATE
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**CIVIL ENGINEERING SURVEYING**  
**GIR**  
 10718 SOUTH BECKSTEAD LANE, STE. 102  
 SALT LAKE CITY, UTAH 84119

ORCHARD DRIVE ARCTIC CIRCLE  
 2071 SOUTH ORCHARD DRIVE, BOUNTIFUL, UTAH  
 GRADING & DRAINAGE PLAN

SHEET NO. C2.0  
 PROJECT ID DATE: E22-062 05/31/23  
 FILE NAME: SCALE: PRG-BAC 1"=10'



FIRE FLOW REQUIREMENTS:	
BUILDING AREA:	2,335 SF
TYPE VB CONSTRUCTION	
FIRE SPRINKLER REDUCTION:	N/A
REQUIRED FIRE FLOW:	1,500 GPM
HYDRANTS REQUIRED:	1
HYDRANTS PROVIDED:	2

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**UTILITY SHEET NOTES:**

1. CONTRACTOR TO REMOVE AND REPLACE ONE 10'x10' EXISTING CONCRETE PANEL (FULL PANEL REPLACEMENT REQUIRED) TO INSTALL WATER UTILITY IMPROVEMENTS. ALL WORK ON PANEL REPLACEMENT TO BE DONE PER APWA STANDARDS AND SPECIFICATIONS. SEE SHEET C5.0 FOR DETAILS.
2. CONNECT TO EXISTING 6" WATER MAIN AND INSTALL 2" WATER LATERAL AND 2" WATER METER. ALL WORK TO BE DONE BY BOUNTIFUL CITY WATER DEPARTMENT.
3. INSTALL 2" POLY PIPE W/BENDS, END PIPE 5' FROM BUILDING AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
4. CONNECT TO EXISTING 8" SEWER MAIN AND INSTALL 6" SEWER LATERAL PER SOUTH DAVIS SEWER DISTRICT STANDARD DETAIL 114-3, I.E.(8"MAIN)=4552.02, I.E.(6"LAT)=4552.69. SEE SHEET C5.0 FOR DETAILS.
5. INSTALL 37.5' OF 6" PVC SDR-35 SEWER PIPE, S=1.0%
6. INSTALL 6" 22.5' BEND AND 6" CLEANOUT WYE, TOL=4557.31, I.E.=4553.06.
7. INSTALL 58' OF 6" PVC SDR-35 SEWER PIPE, S=1.0%
8. INSTALL 6" 90' BEND AND 6" CLEANOUT WYE, TOL=4558.78, I.E.=4553.64.
9. INSTALL 6' OF 6" PVC SDR-35 SEWER PIPE, S=1.0% END PIPE 5' FROM BUILDING (I.E.=4553.70) AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
10. INSTALL 5' OF 6" PVC SDR-35 SEWER PIPE, S=1.0%
11. INSTALL 4" DIA. SAMPLING MANHOLE PER SOUTH DAVIS SEWER DISTRICT STANDARD DETAIL 123-1, TOL=4558.90, I.E.(N)=4554.02, I.E.(OUT)=4553.69. SEE SHEET C5.0 FOR DETAILS.
12. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE, S=1.0%
13. INSTALL 1,000-GAL GREASE INTERCEPTOR PER SOUTH DAVIS SEWER DISTRICT STANDARD DETAIL 123-2, TOL=4559.09, I.E.(N)=4554.15, I.E.(OUT)=4554.05. SEE SHEET C5.0 FOR DETAILS.
14. INSTALL 3' OF 6" PVC SDR-35 SEWER PIPE, S=1.0%
15. INSTALL 6" 90' BEND AND 6" CLEANOUT WYE, TOL=4559.22, I.E.=4554.18.
16. INSTALL 6' OF 6" PVC SDR-35 SEWER PIPE, S=1.0% END PIPE 5' FROM BUILDING (I.E.=4554.24) AND SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING.
17. CONTRACTOR TO REMOVE AND REPLACE TWO 10'x10' EXISTING CONCRETE PANELS TO INSTALL SEWER UTILITY IMPROVEMENTS. ALL WORK TO BE DONE PER BOUNTIFUL CITY STANDARDS AND SOUTH DAVIS SEWER DISTRICT STANDARD DETAIL 114-1. SEE SHEET C5.0 FOR DETAILS.
18. CONNECT TO EXISTING PI MAIN AND INSTALL 1" IRRIGATION LATERAL AND METER. ALL WORK TO BE DONE BY BOUNTIFUL IRRIGATION STANDARDS AND SPECIFICATIONS. SEE LANDSCAPING PLANS FOR DETAILS.

EX SSMH  
 RIM=4557.65  
 FL 8"(NE)=4552.70  
 FL 8"(SE)=4552.85

EX FIRE  
 HYDRANT 147.1'  
 SOUTH OF SITE

EX FIRE  
 HYDRANT 338.6'  
 NORTH OF SITE

PROPOSED BUILDING  
 FOOTPRINT=2,335 SQ. FT.  
 F.F.E.=4559.25

1	CITY COMMENTS	MAP 10/16/23	DATE
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			BY
			REVISIONS
			PROJECT ENGINEER

**CIVIL ENGINEERING SURVEYING**  
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 PHONE: 385-202-0776

ORCHARD DRIVE ARCTIC CIRCLE  
 2071 SOUTH ORCHARD DRIVE, BOUNTIFUL, UTAH  
 UTILITY PLAN

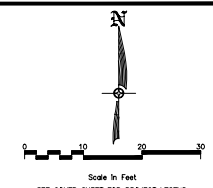
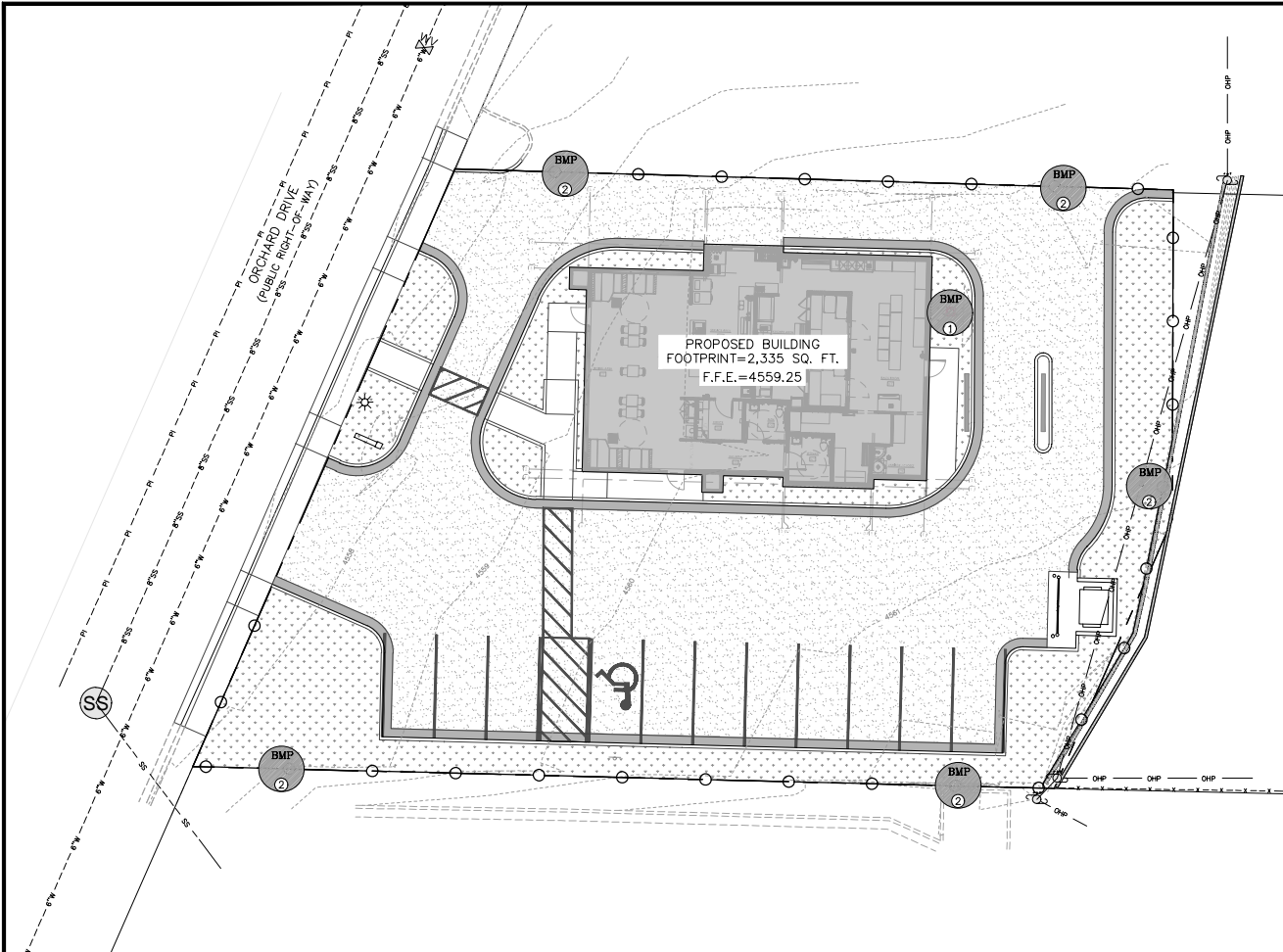


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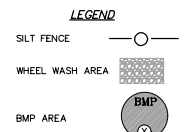






**BMP CALLOUTS**

- PLACE A SILT FENCE AROUND THE PERIMETER OF THE INLET, ONCE PAVEMENT AND/OR CURB HAS BEEN INSTALLED PLACE GRAVEL BAGS AROUND THE INLET. GRAVEL BAGS TO BE USED ON PAVED OR CONCRETE SURFACES AND SILT FENCE TO BE USED ON UNIMPROVED SURFACES.  
*NOTE: IN HIGH TRAFFIC AREAS CONTRACTOR TO USE UNDER FILTER FABRIC - 12' INLET HAS CURB OPENING. THE FILTER FABRIC IS TO BE EXTENDED UP TO COVER THE CURB OPENING AND GRAVEL BAGS PLACED IN CUTTERS AT EACH SIDE OF OPENING TO KEEP FILTER FABRIC SNUG AGAINST CURB WALL.*
- INSTALL TYPICAL SILT FENCE, SILT FENCE TO BE INSTALLED PERPENDICULAR TO STORM WATER FLOW. INSTALLATION TO BE DONE SO AS TO PREVENT SEDIMENT FROM LEAVING THE SITE.  
*NOTE: CONTRACTOR TO USE VEGETATIVE BUFFER AND OR CUT BACK INSTEAD OF SILT FENCE WHERE POSSIBLE.*



**DURING CONSTRUCTION**

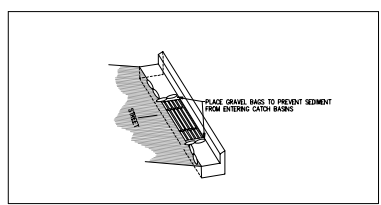
- ALL EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE INSPECTED AND MAINTAINED REGULARLY (MINIMUM ONCE A WEEK) AND AFTER EVERY STORM EVENT
- CONTRACTOR TO KEEP LAND DISTURBANCE TO MINIMUM TO CONTROL RUNOFF FROM THE SITE
- LIMIT LAND CLEARING AND RESTORE ALL GRADING AS SOON AS POSSIBLE
- STAGED SEEDING TO RE-VEGETATE CUT AND FILL SLOPES AS THE WORK IS IN PROGRESS
- AT ALL TIMES DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING EROSION DUE TO WIND AND OTHER EROSION
- MAINTENANCE OF STREET: STREETS TO BE KEPT CLEAN AND FREE FROM DEBRIS
- CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION
- CONTRACTOR TO HAVE WATER TRUCK AVAILABLE AS WATER SOURCE FOR WHEEL WASH AREA, OR ALTERNATE WATER SOURCE MAY BE USED IF APPROVED BY CITY
- IF GROUND WATER IS ENCOUNTERED DURING THE CONSTRUCTION ACTIVITIES AND REQUIRES PUMPING OFF THE PROJECT, THE CONTRACTOR IS TO FILTER THE WATER THROUGH THE USE OF SAND BAGS AND/OR GEO FABRIC. THIS IS TO BE DONE PRIOR TO IT BEING INTRODUCED INTO THE PUBLIC STORM DRAIN SYSTEM.
- A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE KEPT ON THE SITE DURING ALL CONSTRUCTION ACTIVITY

**POST CONSTRUCTION**

- EROSION CONTROL STRUCTURES MAY BE REMOVED ONCE FINAL LANDSCAPING IS IN PLACE
- EROSION CONTROL STRUCTURES BELOW SEEDED AREAS MUST REMAIN IN PLACE UNTIL THE ENTIRE AREA HAS BEEN ESTABLISHED
- EROSION CONTROL IN PROPOSED PAVEMENT AREAS SHALL REMAIN IN PLACE UNTIL PAVEMENT IS COMPLETE
- THE FOLLOWING PRECAUTIONS SHALL BE PERFORMED:
  - PERIODIC INSPECTION OF CATCH BASIN SEDIMENT TRAPS AND CLEANING WHEN THE BASIN IS MORE THAN 1/4 FULL. INSPECTION SHALL BE DONE AFTER EVERY MAJOR RAINFALL AND EVERY 6 MONTHS AS A MINIMUM. DISPOSAL OF ANY GREASE OR OIL MUST BE DONE IN ACCORDANCE WITH CURRENT ENVIRONMENTAL REGULATIONS
  - LITTER, DEBRIS AND CHEMICALS MUST BE PICKED UP AND KEPT IN A CONTAINED LOCATION TO PREVENT POLLUTION OF STORM WATER DISCHARGE
  - PARKING AREAS SHALL BE KEPT FREE FROM AUTOMOBILE FLUIDS THAT COULD WASH INTO THE STORM DRAIN SYSTEM

**GRAVEL BAG BARRIER**

**DEFINITION:** TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF GRAVEL BAGS.  
**PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UP-GRADE DISTURBED AREA AND TRAP SEDIMENT ON SITE.



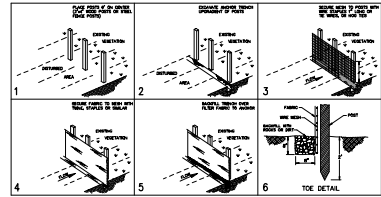
**MAINTENANCE:**

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE BARRIER AND REMOVE ACCUMULATED SEDIMENT.
- REPLENISH BAGS AS NECESSARY TO PROVIDE CONTINUOUS BARRIER AND FILL CUPS.

**SILT FENCE**

**DEFINITION:** A TEMPORARY SEDIMENT BARRIER CONSISTING OF FILTER FABRIC STRETCHED ACROSS AND SECURED TO SUPPORTING POSTS AND EXTENDED.  
**PURPOSE:** TO FILTER STORM WATER RUNOFF FROM UPGRADING DISTURBED AREA AND TRAP SEDIMENT ON SITE.

- APPLICATION:**
- PERIMETER CONTROL: PLACE FENCE AT DOWNGRADIENT LIMITS OF DISTURBANCE
  - SEDIMENT BARRIER: PLACE FENCE AT TOP OF SLOPE OR SIDE SLOPES
  - PROTECTION OF EXISTING INFRASTRUCTURE: PLACE FENCE AT TOP OF STREAM BANK
  - PALET PROTECTORS: PLACE FENCE SURROUNDING CATCH BASINS
  - BUILDING SITES: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL BUILDING SITES
  - ROADWAYS: PLACE FENCE ON THE DOWNHILL LOCATION OF ALL ROADWAY GRADED AREAS



**INSTALLATION:**

- PLACE POSTS 6 FEET ON CENTER ALONG CONTOUR (OR USE PRE-ASSEMBLED UNIT) AND DIRT 3 FEET MINIMUM INTO GROUND. EXCAVATE AN ANCHOR TRENCH IMMEDIATELY UPGRADIENT OF POSTS.
- SECURE WIRE MESH (14 GAUGE WIRE WITH 6 INCH OPENINGS) TO UPSLOPE SIDE OF POSTS. ATTACH WITH HEAVY DUTY WIRE STAPLES 1 FOOT LONG TO WIRE OR NAIL STAPLES.
- CUT FABRIC TO REQUIRED METAL LENGTH ALONG LENGTH OF BARRIER AND DRAP OVER BARRIER. SECURE FABRIC TO MESH WITH THINE, STAPLES, OR STAPLER, WITH TRAILING EDGE EXTENDING INTO ANCHOR TRENCH.
- BACKFILL TRENCH OVER FILTER FABRIC TO ANCHOR.
- SPLEXES TO OCCUR ONLY @ POSTS W/ A MIN. 4" OVERLAP AND SECURE SEAL.

**MAINTENANCE:**

- INSPECT IMMEDIATELY AFTER ANY RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.
- LOOK FOR RUNOFF BYPASSING ENDS OF BARRIERS OR UNDERCUTTING BARRIERS.
- REPAIR OR REPLACE DAMAGED AREAS OF THE FENCE AND REMOVE ACCUMULATED SEDIMENT.
- REANCHOR FENCE AS NECESSARY TO PREVENT SHORTCUTTING.
- REMOVING ACCUMULATED SEDIMENT WHEN IT REACHES 1/2 THE HEIGHT OF THE FENCE.

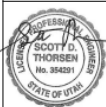
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			BY
			DATE
			REVISIONS
			PROJECT ENGINEER

**CIVIL ENGINEERING SURVEYING**

**GIR**

10718 SOUTH BECKSTEAD LANE, STE. 102  
SOUTH JORDAN, UT 84095 - 385-202-0776

ORCHARD DRIVE ARCTIC CIRCLE  
2071 SOUTH ORCHARD DRIVE, BOUNTIFUL, UTAH  
EROSION CONTROL PLAN (SWPPP)

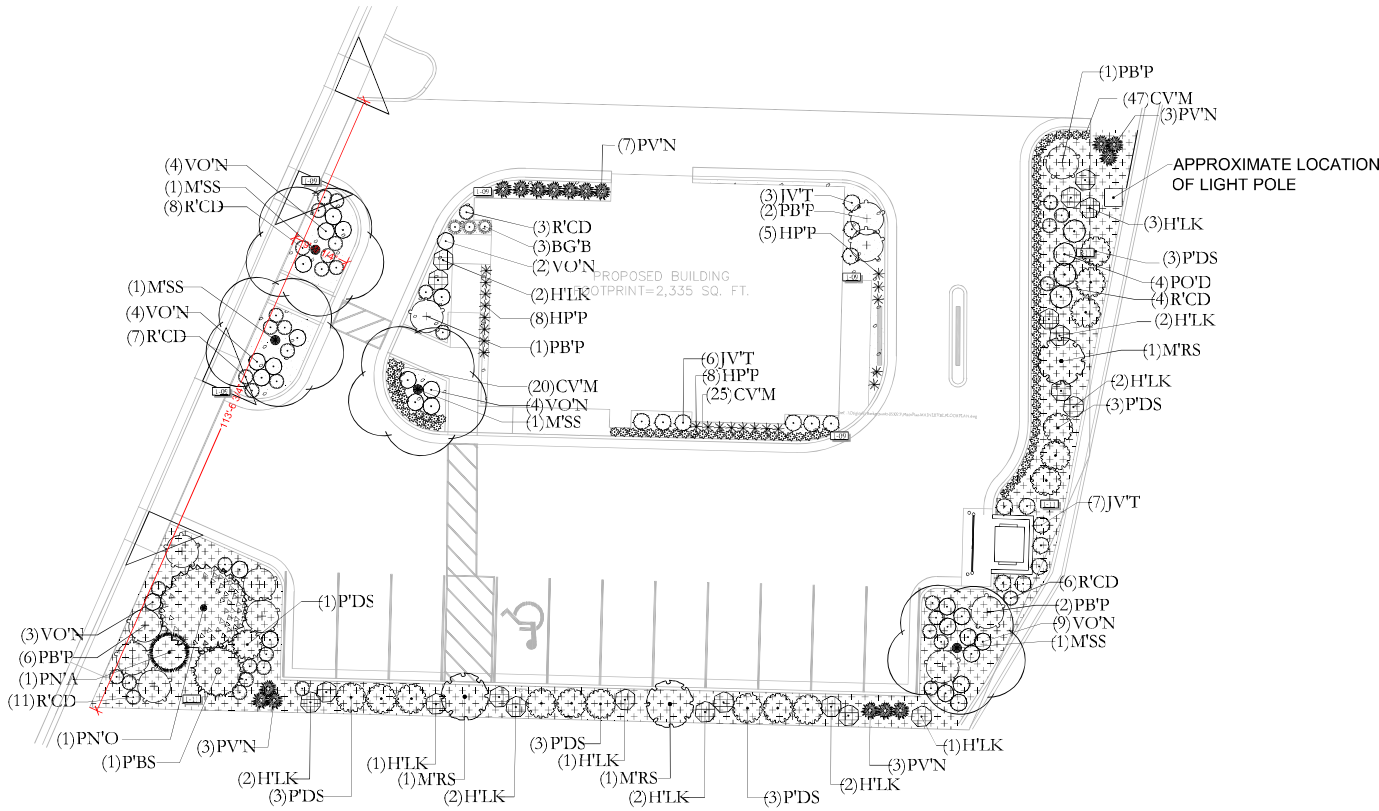


SHEET NO. **C6.0**

PROJECT ID: E22-062 DATE: 05/31/23  
FILE NAME: PRG-BAG SCALE: 1"=10'







**PLANT LEGEND**

CONFER	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PBR	1	Pinus resinosa 'Banks' Banks Softwood Spruce	B & B		5'-6'
	PNA	1	Pinus nigra 'Arnold Sentinel' Arnold Sentinel Austrian Pine	B & B		5'-6'
	PNO	1	Pinus nigra 'Oregon Gossie' Oregon Gossie Pine	B & B		5'-6'
	MRS	3	Malva x 'F's KW218MY TM' Raspberry Spire Cobaltree	B & B		2' Cal
	MSS	4	Malva x 'Spring Snow' Spring Snow Candy Apple	B & B		2' Cal
	JVT	16	Juncus virginicus 'Taylor' Taylor Juniper	B & B		
		H'LK	20	Hakone grama 'SHEER' TM' LZ Red Hair of Lioness		
PDS		16	Phlox paniculata 'Dorcas Snow' Dorcas Snow Lavender Phlox			5 gal
	POD	4	Physocarpus opulifolius 'Fire Edition' Luteo Draca Nadeshiko			5 gal
	PBP	12	Prunella laevis 'P113 TM' Pavane Bees and Honey			5 gal
	VOP	26	Viburnum opulus 'Nanum' Dwarf European Cranberrybush			5 gal
		HPP	21	Hesperis matronalis 'Purple TM' Bachelorette Red Veins		
		BOB	3	Bouteloua gracilis 'Rhapsody Archipel' Bouteloua Blue Grass		
	PVN	16	Platanus virginiana 'North Wind' Northwind Swath Grass			1 gal
	CVM	93	Cornus verticillata 'Moonbeam' Moonbeam Tideland			1 gal
	RCD	39	Rosa x 'Madribea TM' Coral Drift Groundcover Rose			5 gal

**SITE MATERIALS LEGEND**

SYMBOL	LANDSCAPE MATERIAL	QTY
	17-MINUS COPPER CANYON CRUSHED ROCK OR APPROVED EQUAL ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 1" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 1" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL. USE ON GRASS ROOT BALLS. INSTALL DEPTH 402 WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	963 sf
	3-4" TALLONS COVE DARK GREY CRUSHED ROCK OR APPROVED EQUAL ROCK MULCH PLANTING AREAS TO RECEIVE MIN. 1" DEPTH OF QUALITY TOPSOIL. IF TOPSOIL IS PRESENT ON SITE, PROVIDE SOIL TEST TO DETERMINE SOIL QUALITY FOR PROPOSED PLANTINGS. PROVIDE 1" DEPTH OF ROCK MULCH TOP DRESSING. KEEP ROCK FROM WITHIN ONE FOOT OF TREE TRUNK, SHRUB OR PERENNIAL. USE ON GRASS ROOT BALLS. INSTALL DEPTH 402 WEED BARRIER LANDSCAPE FABRIC UNDER ALL ROCK AREAS. KEEP WEED BARRIER 1' AWAY FROM EDGE OF ROOT BALL OF ALL PLANTS.	2,514 sf

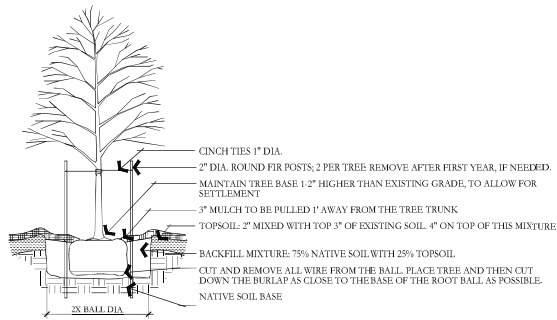
Approved by Planning Department  
Amber Cartridge, Senior Planner  
10/12/2023

Reviewed by Building Department  
Don Simons, Building Official  
10/12/2023  
COMMENTS: BLUE BORDER, LT BLUE BACKGROUND & BLUE LETTERS

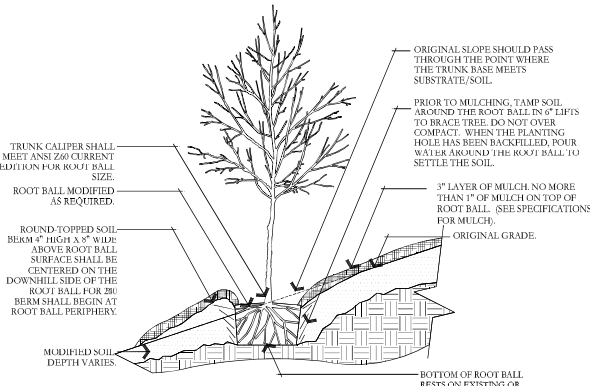
**NO COMMENTS**

ISSUE DATE: 9/26/2023	PROJECT NUMBER: UT22077	PROJECT INFORMATION: ARCTIC CIRCLE 2071 ORCHARD DRIVE BOUNTIFUL, UTAH	DEVELOPER / PROPERTY OWNER / CLIENT: AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	LANDSCAPE ARCHITECT / PLANNER: PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD., SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com	LICENSE STAMP: LANDSCAPE PLAN	DRAWING INFO: JTA, ALR, JMA, 9/26/2023
NO. 1 REVISION: XXXX	DATE: XX-XX-XX	811 BLUE STAKES OF UTAH (UT) UT NOTIFICATION CENTER, INC. 1-800-662-4111 www.bluestakes.org				
2 3 4 5 6 7		GRAPHIC SCALE: 1" = 10'				

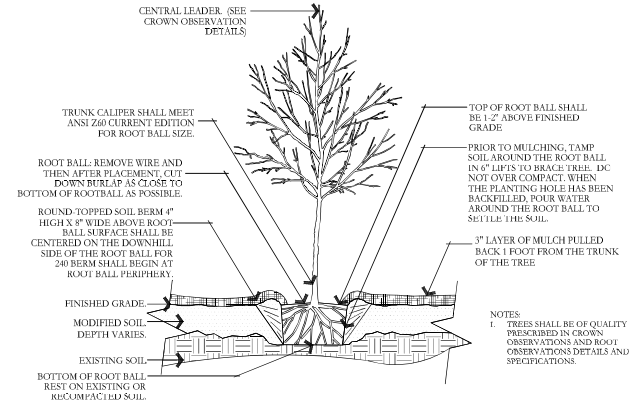




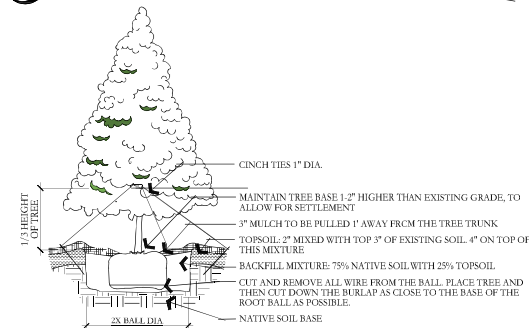
**A DECIDUOUS TREE PLANTING**  
NOT TO SCALE



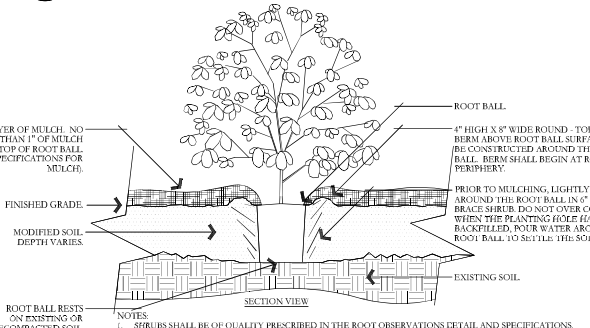
**B TREE ON SLOPE 5% (20:1) TO 50% (2:1)**  
NOT TO SCALE



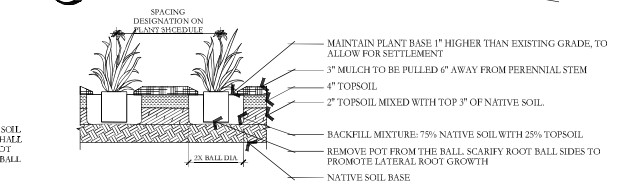
**C TREE W/ BERM (EXISTING SOIL MODIFIED)**  
NOT TO SCALE



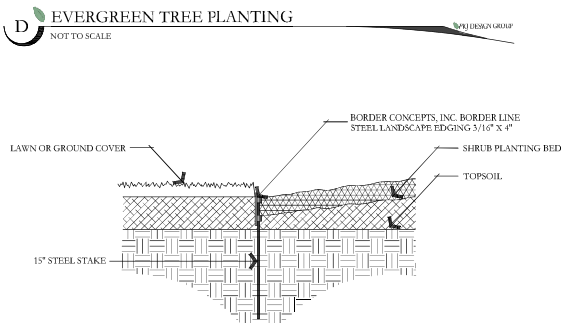
**D EVERGREEN TREE PLANTING**  
NOT TO SCALE



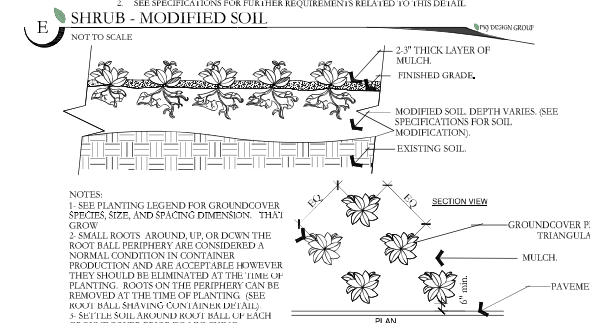
**E SHRUB - MODIFIED SOIL**  
NOT TO SCALE



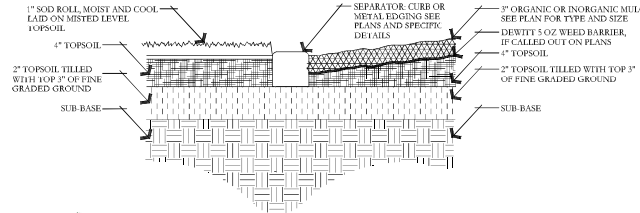
**F PERENNIAL PLANTING**  
NOT TO SCALE



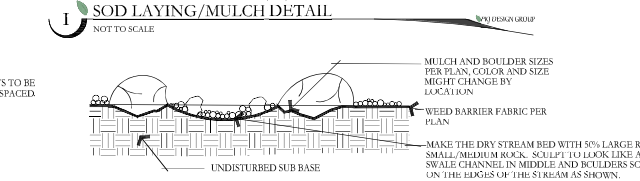
**G METAL EDGING DETAIL**  
NOT TO SCALE



**H PERENNIAL/GROUNDCOVER PLANTING**  
NOT TO SCALE



**I SOD LAYING/MULCH DETAIL**  
NOT TO SCALE



**J BOULDER AND DRY STREAM BED DETAIL**  
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/26/2023	UT22077						
NO.	REVISION	DATE					
1	XXXX	XX-XX-XX					
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**811** BLUE STAKES OF UTAH  
UTILITY NOTIFICATION CENTER, INC.  
1-800-662-4111  
www.bluestakes.org

**ARCTIC CIRCLE**  
2071 ORCHARD DRIVE  
BOUNTIFUL, UTAH

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

**PKJ**  
DESIGN GROUP  
LANDSCAPE ARCHITECTS & PLANNERS  
3450 N. TRIUMPH BLVD., SUITE 102  
LEHI, UTAH 84043 (801) 753-5644  
www.pkjdesigngroup.com



**LANDSCAPE DETAILS**

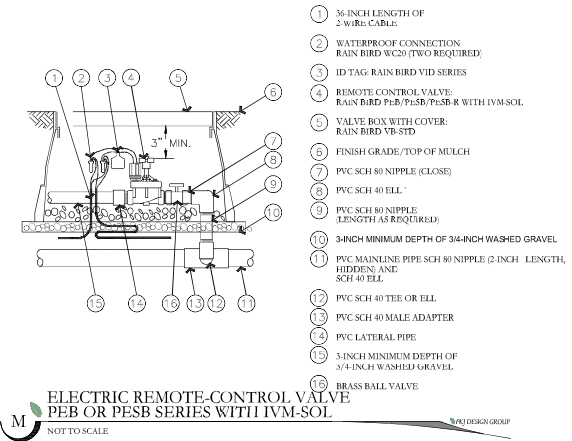
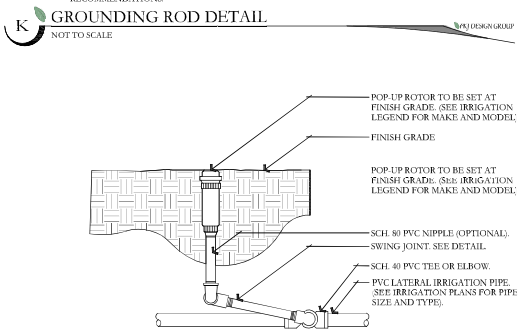
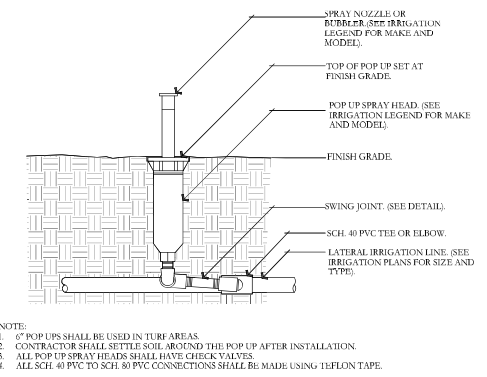
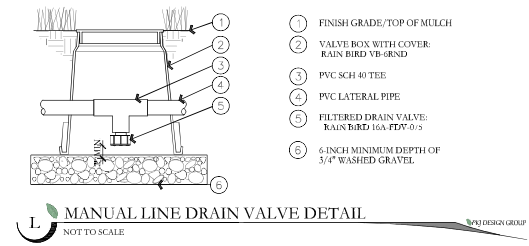
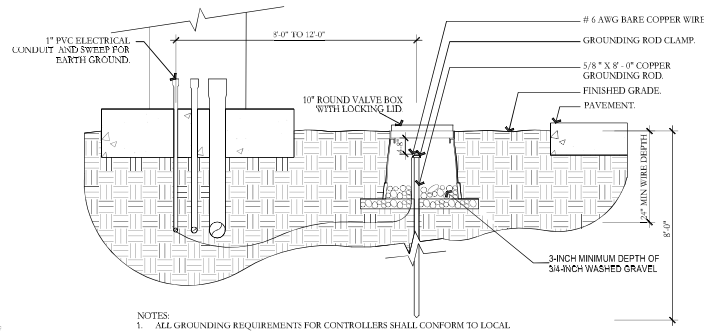
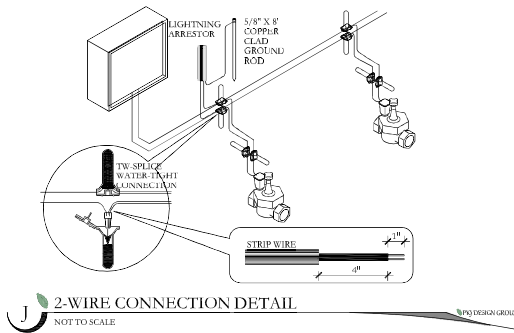
LP-501











- NOTES:
1. ALL GROUNDING REQUIREMENTS FOR CONTROLLERS SHALL CONFORM TO LOCAL ELECTRIC CODES.
  2. GROUNDING ROD SHALL NOT BE LOCATED IN THE SAME TRENCH AS THE IRRIGATION MAINLINES OR LATERAL LINES.
  3. VALVE BOX SHALL BE WRAPPED WITH A MINIMUM 3 MIL THICK PLASTIC AND SECURED TO THE VALVE BOX USING DUCT TAPE OR ELECTRICAL TAPE.
  4. INSTALL GROUNDING ROD PER THE CONTROLLER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

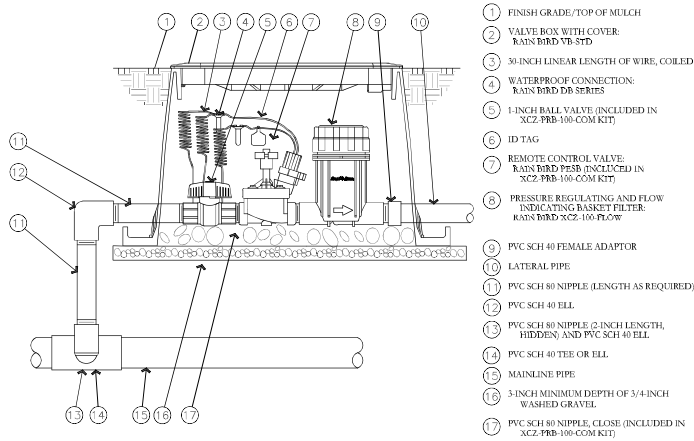
- NOTE:
1. 6" POP UPS SHALL BE USED IN TURF AREAS.
  2. CONTRACTOR SHALL SETTLE SOIL AROUND THE POP UP AFTER INSTALLATION.
  3. ALL POP UP SPRAY HEADS SHALL HAVE CHECK VALVES.
  4. ALL SCH. 40 PVC TO SCH. 80 PVC CONNECTIONS SHALL BE MADE USING TEFLON TAPE.

- NOTES:
1. ALL THREADED CONNECTION POINTS BETWEEN SCH. 40 PVC AND SCH. 80 PVC FITTING SHALL BE INSTALLED USING TEFLON TAPE.
  2. CONTRACTOR SHALL COMPACT SOIL AROUND ROTOR AND RISER PRIOR TO PLANTING, PLUGGING, SEEDING, OR LAYING OF SOIL.

- 1 3/4-INCH LENGTH OF 2-WIRE CABLE.
- 2 WATERPROOF CONNECTION RAIN BIRD WC20 (TWO REQUIRED).
- 3 ID TAG-RAIN BIRD VID SERIES.
- 4 REMOTE CONTROL VALVE: RAIN BIRD PEB/PESB/PESB-R WITH IVM-SOL.
- 5 VALVE BOX WITH COVER: RAIN BIRD VB-STD.
- 6 FINISH GRADE/TOP OF MULCH.
- 7 PVC SCH 80 NIPPLE (CLOSE).
- 8 PVC SCH 40 ELL.
- 9 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED).
- 10 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.
- 11 PVC MAINLINE PIPE SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND SCH 40 ELL.
- 12 PVC SCH 40 TEE OR ELL.
- 13 PVC SCH 40 MALE ADAPTER.
- 14 PVC LATERAL PIPE.
- 15 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL.
- 16 BRASS BALL VALVE.

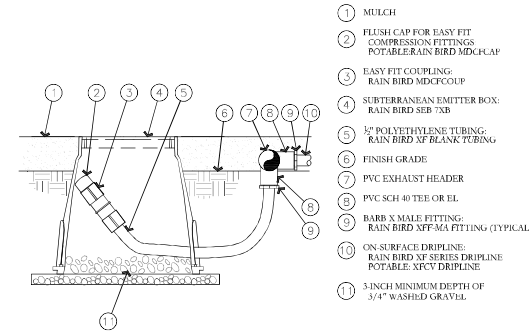
ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/26/2023	UT22077		<b>ARCTIC CIRCLE BOUNTIFUL, UTAH</b>	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	<b>PKJ DESIGN GROUP</b> Irrigation & Horticulture Planning & Maintenance		DRAWN: JTA CHECKED: ACP PERMITTED: JMA PLOT DATE: 9/26/2023 <b>IRRIGATION DETAILS PERMIT SET</b> <b>IR-502</b>
NO. REVISION	DATE						
1 XXXX	XX-XX-XX		BLUE STAKES OF UTAH 10715 NORTH JORDAN DRIVE, #C 1-800-662-4111 www.bluestakes.org				
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- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PFB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PFB (INCLUDED IN XCZ-PFB-100-COM KIT)
- 8 PRESSURE REGULATING AND FLOW INDICATING BASKET FILTER: RAIN BIRD XCZ-100-FLOW
- 9 PVC SCH 40 FEMALE ADAPTER
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF 3/4-INCH WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PFB-100-COM KIT)

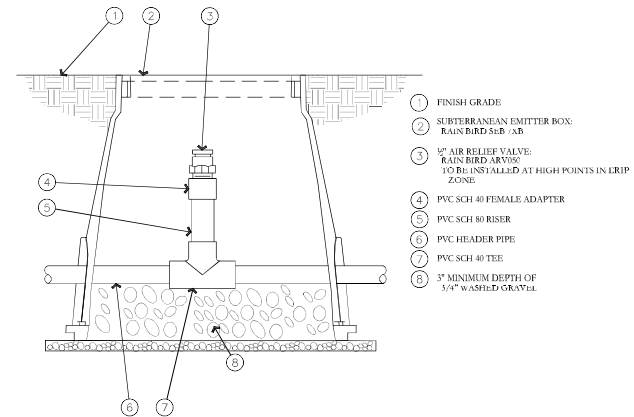
**P DRIP CONTROL ZONE KIT DETAIL**  
NOT TO SCALE



- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE RAIN BIRD MID-CAP
- 3 EASY FIT COUPLING: RAIN BIRD MDC-CAP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SER 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR ELL
- 9 BARR X BARR INSERT TEE: RAIN BIRD XFP3CA FITTING (TYPICAL)
- 10 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL

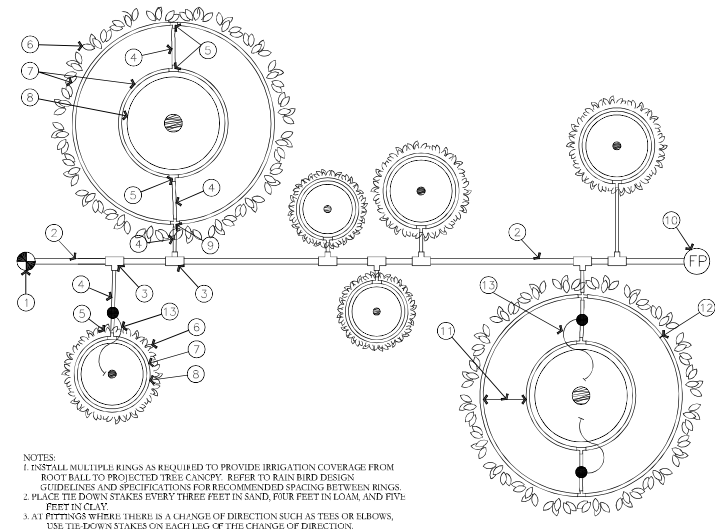
NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

**Q ON-SURFACE DRIPLINE FLUSH POINT DETAIL**  
NOT TO SCALE



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SER 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV30 TO BE INSTALLED AT HIGH POINTS IN LRIIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 40 RISER
- 6 PVC HEADER PIPE
- 7 PVC SCH 40 TEE
- 8 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

**R AIR RELIEF VALVE DETAIL**  
NOT TO SCALE



- 1 RAIN BIRD CONTROL ZONE KIT SIZED TO ACCOMMODATE LATERAL FLOW DEMAND
- 2 PVC DRIP LATERAL PIPE
- 3 PVC SCH 40 TEE OR ELL (TYPICAL)
- 4 1/2" POLYETHYLENE TUBING: RAIN BIRD XF SERIES: S FOR COPPER SHEILD (TYPICAL)
- 5 BARR X BARR INSERT TEE: RAIN BIRD XFP-TEE (TYPICAL)
- 6 PROJECTED CANOPY LINE OF TREE OR SHRUB (TYPICAL)
- 7 ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFCV SERIES PLACE AS SHOWN (LENGTH AS REQUIRED, TYPICAL)
- 8 ROOT BALL (TYPICAL)
- 9 BARR X BARR INSERT CROSS: RAIN BIRD XFD-CROSS (TYPICAL)
- 10 DRIPLINE FLUSH POINT (SEE RAIN BIRD DETAIL "XFCV DRIPLINE FLUSH POINT WITH BALL VALVE")
- 11 SPACING PER SPECIFICATION
- 12 TIE DOWN STAKE: RAIN BIRD TDS-580 WITH BEND (QUANTITY AS REQUIRED) (SEE NOTES 2,5 BELOW)
- 13 POINT SOURCE EMITTERS FOR ESTABLISHMENT PERIOD: REMOVE AFTER ESTABLISHMENT PERIOD.

NOTES:  
1. INSTALL MULTIPLE RINGS AS REQUIRED TO PROVIDE IRRIGATION COVERAGE FROM ROOT BALL TO PROJECTED TREE CANOPY. REFER TO RAIN BIRD DESIGN GUIDELINES AND SPECIFICATIONS FOR RECOMMENDED SPACING BETWEEN RINGS.  
2. PLACE TIE DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
3. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.

**S ON-SURFACE DRIPLINE TREE/SHRUB DETAIL**  
NOT TO SCALE

ISSUE DATE	PROJECT NUMBER	PLAN INFORMATION	PROJECT INFORMATION	DEVELOPER / PROPERTY OWNER / CLIENT	LANDSCAPE ARCHITECT / PLANNER	LICENSE STAMP	DRAWING INFO
9/26/2023	UT22077		ARCTIC CIRCLE BOUNTIFUL, UTAH	AE URBIA 909 W. SOUTH JORDAN PARKWAY SOUTH JORDAN, UT 84095 801-575-6455	PKJ DESIGN GROUP 3450 N. TRIUMPH BLVD, SUITE 102 LEHI, UTAH 84043 (801) 753-5644 www.pkjdesigngroup.com		DRAWN: JTA ACP CHECKED: JMA PLT DATE: 9/26/2023 <b>IR-503</b>
NO. REVISION	DATE	1811 BLUE STAKES OF UTAH 1811 W. WASHINGTON CENTER, INC. 1-800-662-4111 www.bluestakes.org					
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**WEST ELEVATION**

1/4" = 1'-0"

- 
 EIFS  
 MFR: DRYVIT  
 PRODUCT: OUTSULATION  
 COLOR: GRAY
- 
 EIFS  
 MFR: DRYVIT  
 PRODUCT: OUTSULATION  
 COLOR: WHITE
- 
 BRICK  
 MFR: INTERSTATE BRICK  
 COLOR: MIDNIGHT BLACK
- 
 FIBER CEMENT LAP SIDING  
 MFR: ALLURA  
 PROUDCT: ARMORHELL TIMBER SERIES  
 FINISH: MAHOGANY



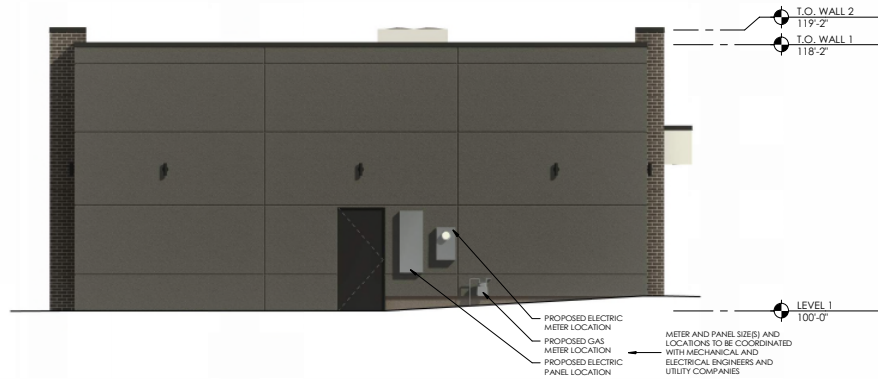
**PERSPECTIVE**



**SOUTH ELEVATION**

1/4" = 1'-0"





**EAST ELEVATION**

1/4" = 1'-0"

- 
 EIFS  
 MFR: DRYVIT  
 PRODUCT: OUTSULATION  
 COLOR: GRAY
- 
 EIFS  
 MFR: DRYVIT  
 PRODUCT: OUTSULATION  
 COLOR: WHITE
- 
 BRICK  
 MFR: INTERSTATE BRICK  
 COLOR: MIDNIGHT BLACK
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 FIBER CEMENT LAP SIDING  
 MFR: ALLURA  
 PROUDCT: ARMORHELL TIMBER SERIES  
 FINISH: MAHOGANY

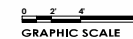


**PERSPECTIVE**

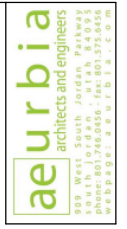
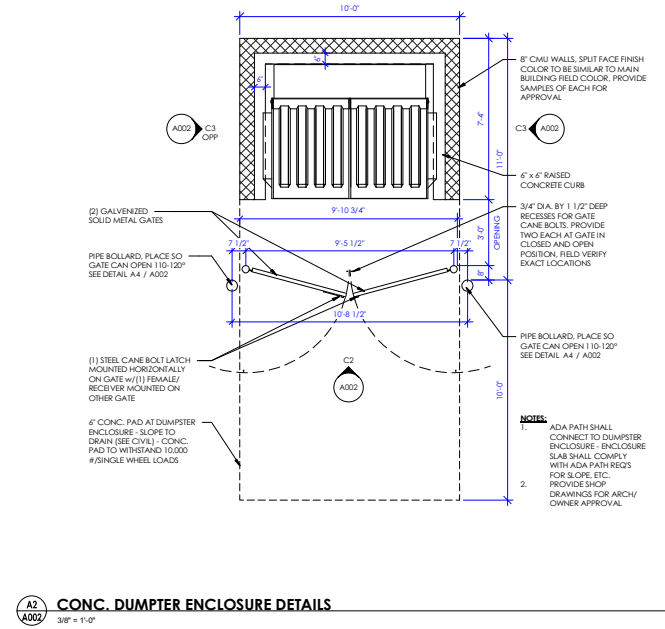
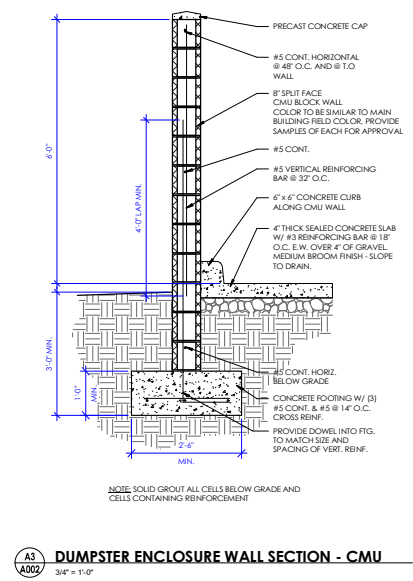
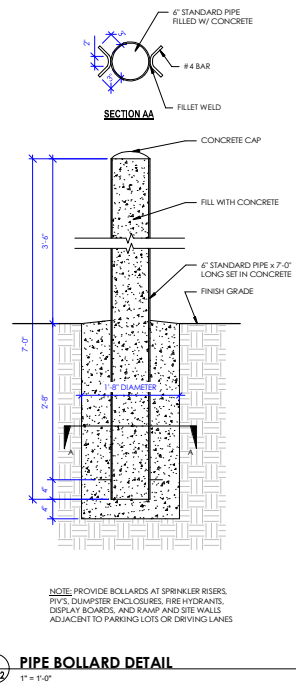
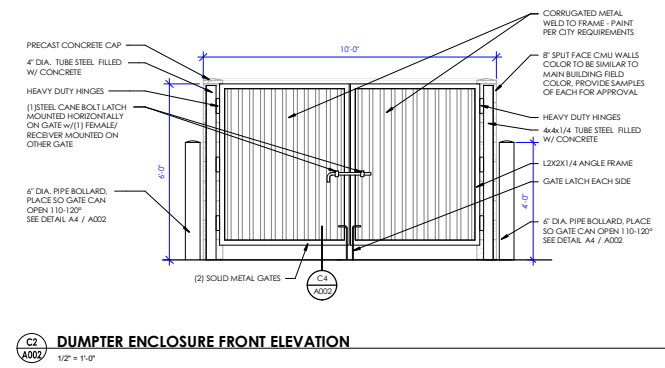
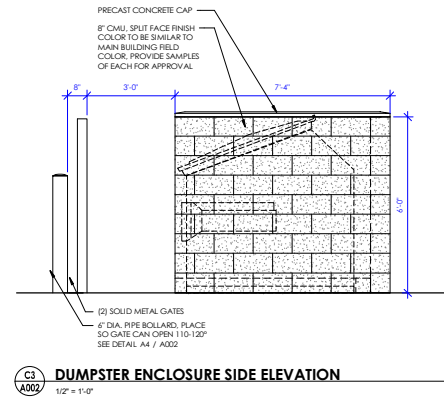
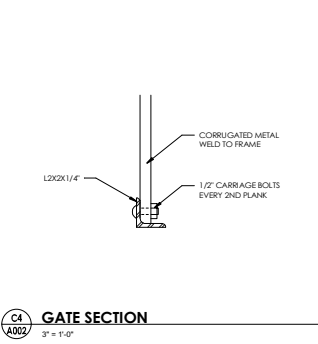


**NORTH ELEVATION**

1/4" = 1'-0"



10/18/2023 8:29:23 PM  
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**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

10/18/2023 8:29:23 PM

**BOUNTIFUL ARCTIC CIRCLE**  
**BOUNTIFUL, UTAH**  
2071 SOUTH ORCHARD DRIVE

Revision Schedule	Revision Data
DATE	DESCRIPTION

**AE2021.082**  
**SITE DETAILS**

DATE: 2021.07.30  
SHEET #:  
**A002**  
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