



**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, October 20, 2020**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 S 100 W, Bountiful, Utah, 84010**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

*Bountiful City Planning Commission meetings, including this one, are open to the public. In consideration of the COVID-19 Pandemic, Bountiful City will be observing social distancing and may limit the number of people at the meeting. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to [planning@bountiful.gov](mailto:planning@bountiful.gov) prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting; you are also welcome to attend the meeting in person.*

1. Welcome and Introductions.
2. Consider approval of the meeting minutes for October 6, 2020.
3. Consider approval of **Finding of Facts** of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1874 Ridge Point.
4. **PUBLIC HEARING** - Consider forwarding a recommendation to the City Council amending the Bountiful City Land Use Code for Accessory Structures in the residential zone. – *Planning Staff*
5. Work Session Discussion for The Brooks, mixed-use development located at 220 N Main St, Justin Atwater, applicant. – *Curtis Poole and Francisco*
6. Planning Director's report, review of pending applications and miscellaneous business.



Draft Minutes of the

BOUNTIFUL CITY PLANNING COMMISSION

October 6, 2020

6:30 p.m.

Present: Chair Sean Monson  
Commission Members Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs, Sharon Spratley, and Councilwoman Harris  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
City Planner Curtis Poole  
Recording Secretary Darlene Baetz (Attended via Zoom)

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**1. Welcome and Introductions.**

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

**2. Approval of the minutes for September 1, 2020.**

Commissioner Spratley made a motion to approve the minutes for September 1, 2020 as written. Commissioner Clark seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson and Spratley voting aye.

**3. PUBLIC HEARING – Consider approval of a Variance - Allow construction of a single-family dwelling on slopes 30% or greater, located at 1874 Ridge Point, Karen Schramm representing Chad and Holly Snyder, property owner/applicant**

Chad and Holly Snyder were present. City Planner Poole presented the staff report.

The Applicant, Karen Schramm, has requested a variance to allow for encroachments on slopes greater than thirty percent (30%) and retaining walls greater than ten feet (10') in height. The property is located at 1874 Ridge Point Drive, which is in the R-F Residential Foothill Zone. The proposed variance would allow for construction of a new residence. The plat was originally approved in 1996.

This property is very steep and the best location for the house and the driveway. Staff feels that the location of the house and driveway should be built as close to the road as possible.

The applicants do meet the state criteria and staff recommends the Planning Commission grant the requested variance related to encroachments on slopes greater than thirty percent (30%) and for the construction of retaining walls greater than ten feet (10') with the approval of the two conditions outlined. The applicant has completed condition 2 which was approved from Lloyd Cheney, City Engineer, and can be removed from the Commission members approval.

1. The Applicant will continue to work with City Staff to ensure the final plans submitted for the residence and retaining walls will have a minimal impact on slopes greater than thirty percent (30%).
2. Provide City Engineer final grading of slopes impacted with the development of the property.

1  
2 Chair Monson opened and closed the **PUBLIC HEARING** at 6:37 without any comments.  
3

4 Mr. Snyder expressed appreciation to the Bountiful City staff for all the help that was given.  
5 Commissioner Bawden feels that the applicant has done a great job in minimizing the footprint and  
6 the encroachment in the 30% slope.  
7

8 Commissioner Jacobs made a motion of approval for the Variance to allow construction of a single-  
9 family dwelling on slopes 30% or greater, located at 1874 Ridge Point with the approval of condition  
10 1 and striking further approval of condition 2. Commissioner Bawden seconded the motion. Voting  
11 passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson and Spratley  
12 voting aye.  
13

14 **4. Consider approval for a preliminary and final plat for Bountiful City Cemetery, located at 2224**  
15 **South 200 West, Bountiful City, applicant.**  
16

17 Lloyd Cheney presented the staff report.  
18

19 Each addition to the City's cemetery requires the preparation of a subdivision plat map, review by  
20 the Planning Commission and the City Council, and then recording of the plat with the Bountiful City  
21 Recorder, all before any new burial plots can be sold. The final plat for the western side of the existing  
22 cemetery is now ready for review and recording.  
23

24 This phase of the cemetery will yield 2,400 additional plots. The roads were constructed in 2015 and  
25 landscaping is currently being worked on. Bountiful City is one of the only cities around that allows  
26 non-residents to purchase plots at the Bountiful City Cemetery. The cemetery receives about 400  
27 burials a year.  
28

29 Commissioner Spratley made a motion to forward a recommendation of approval to the City Council  
30 for the approval of the preliminary and final plat for Bountiful Cemetery, located at 2224 South 200  
31 West with the two conditions outlined by staff. Commissioner Bell seconded the motion. Voting  
32 was 7-0 with Commissioners Bawden, Bell, Clark, Harris, Jacobs, Monson and Spratley voting aye.  
33

34 **5. PUBLIC HEARING – Consider forwarding a recommendation to the City Council amending**  
35 **the Bountiful City Land Use Code for Accessory Dwelling Units (ADU) in the residential zone.**  
36

37 Director Francisco Astorga presented the item.  
38

39 In September of 2018, the City amended the Land Use Code regarding ADUs § 14-14-124 and § 14-  
40 3-102. The City specifically amended residency requirements and changes that clarified owner  
41 occupancy provisions. Accessory Dwelling Units are listed as a conditional use reviewed by the  
42 Bountiful City Administrative Committee. The Planning Department initiated this text amendment.  
43

44 Mr. Astorga discussed each proposed change to the current existing code as specified in the drafter  
45 ordinance as attached to the staff report from October 6, 2020. The Planning department staff did  
46 have a work session with the Administrative Committee members to discuss possible changes to help  
47 create a better code for ADU's. He feels the proposed code would be more specific and easier to  
48 enforce.

1  
2 Mr. Astorga stated that affordable housing is what is driving these changes in our city. He noted that  
3 other city municipalities have a maximum sq ft of 1,000 for ADUs and the residence will have a  
4 maximum size of 60% for primary and 40% for the ADU. Existing homes sometimes need to be  
5 retrofitted for an ADU and need more time to review while new construction of ADU's are easier for  
6 staff. Not all residences will be able to house an ADU. Mr. Astorga clarified that the City code states  
7 that the owner must live in the primary residence but could live in the main floor or in the ADU. He  
8 feels that 50% primary and 50% ADU is not an ADU but a duplex.

9  
10 Councilwoman Harris feels that the maximum of 1,200 sq feet would give more flexibility for ADUs.

11  
12 Commissioner Spratley would like to see the city be less restrictive on the sq footage and the number  
13 of bedrooms. She feels that the 1,000 sq ft and 2 bedrooms are too restrictive and 1,200-1,300 sq ft  
14 and 3 bedrooms would be more flexible.

15  
16 Commissioner Bell discussed the affordable housing flexibility of ADUs for older family members  
17 on a fixed income or those families wanting to stay in the area.

18  
19 Chair Monson feels that the limitation needs to be tied to parking and that the size of the unit and  
20 parking requirements need to go together.

21  
22 Commissioner Jacobs feels that the primary unit needs to be larger and believes the total percentage  
23 should be more flexible.

24  
25 Chair Monson opened the **PUBLIC HEARING** at 7:49 p.m.

26  
27 Kathleen Bailey (1272 Northridge Dr) appreciates the Commission and staff reevaluating this code.  
28 She feels that the two most important changes would be to not allow contract purchaser in 14-14-  
29 124-C-7 and to limit the square footage of the ADU.

30  
31 Chair Monson closed the **PUBLIC HEARING** at 7:57 p.m.

32  
33 Commissioner Spratley made a motion to forward a positive recommendation to the City Council  
34 amending the Bountiful City Land Use Code for Accessory Dwelling Units (ADU) in the residential  
35 zone with the changes outlined by staff in the drafted ordinance with the following changes:

36 ADU should not occupy more than forty-five percent (45%) of the residence.

37 ADU should have a maximum of 1,250 sq footage.

38 ADU should allow not more 3 bedrooms.

39 In addition to the parking required for the principal unit, one (1) off-street parking space shall  
40 be provided for an accessory dwelling unit containing two (2) or less bedrooms and two (2)  
41 off-street parking spaces shall be provided for an accessory dwelling unit containing three (3)  
42 bedrooms.

43  
44 Councilwoman Harris seconded the motion. Voting was 7-0 with Commissioners Bawden, Bell,  
45 Clark, Harris, Jacobs, Monson, and Spratley voting aye.

46  
47 **6. Planning Director's report, review of pending applications and miscellaneous business.**  
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Upcoming agenda items:

1. The Brooks Final Site Plan.
2. Accessory Structure – detached accessory.
3. Xeriscape – Organic.
4. Shipping Containers for the inside structure of the building.
5. Omnibus – Including setbacks and landscape buffers.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:08 p.m.

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Sean Monson  
Planning Commission Chair

PENDING APPROVAL

**BOUNTIFUL CITY PLANNING COMMISSION  
FINDINGS OF FACT AND CONCLUSIONS**

**APPLICANT:** Karen Schramm

**APPLICATION TYPE:** Request for a Variance to allow for encroachments on slopes greater than thirty percent (30%) and retaining walls greater than ten feet (10') in height.

**I. DESCRIPTION OF REQUEST:**

The Applicant, Karen Schramm, has requested a variance to allow for encroachments on slopes greater than thirty percent (30%) and retaining walls greater than ten feet (10') in height. The property is located at 1874 Ridge Point Drive, which is in the R-F Residential Foothill Zone. The proposed variance would allow for construction of a new residence.

**II. LAND USE ORDINANCE AUTHORITY:**

Section 14-2-111 authorizes the Planning Commission as the review body for Variance requests related to encroachments on slopes greater than thirty percent (30%) and retaining walls greater than ten feet (10').

**III. APPEAL PROCEDURE:**

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

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

**IV. SUMMARY OF EVIDENCE:**

- A.** The basic facts and criteria regarding this application are contained in the Planning Commission staff report dated October 6, 2020, which is attached as Exhibit A and is incorporated herein.
- B.** The minutes of the public hearing held by the Planning Commission on Tuesday, October 6, 2020 summarize the oral testimony presented.

**V. FINDINGS OF FACT:**

Based upon the information presented and oral testimony given at the public

hearing the Planning Commission makes the following findings:

- A. The literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;

The purpose of the building standards in the R-F Zone is to preserve the hillsides and manage erosion. The Applicant has submitted a site plan which seeks to utilize the portion of the property with slopes under thirty percent (30%) to minimize the disturbance of the steep slopes. Standards for building on steep slopes require any development to be minimal and reasonable. The Planning Commission determines the disturbance to be minimal.

- B. There are special circumstances attached to the property that do not generally apply to other properties in the district;

Many of the properties in the R-F Zone have similar constraints as the Applicant's property which limit the buildable area and require steep driveways, tall retaining walls and disturbances of slopes greater than thirty percent (30%). The variance has been the process for which these properties have been given the ability to develop.

- C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district;

Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than thirty percent (30%) and construction of retaining walls greater than ten feet (10'). Granting the variance will allow the Applicant to enjoy similar property rights which have been given to other properties in the R-F Zone through the variance process. Denying the variance will allow other properties a right not extended to the Applicant's property.

- D. The variance will not substantially affect the general plan and will not be contrary to the public interest;

Granting the variance for the Applicant will not have a substantial effect to the General Plan as other properties in the R-F Zone have been treated similarly regarding development on steep slopes. It is an interest to the City to have all buildable lots developed as opposed to remaining vacant.

- E. The spirit of the land use ordinance is observed and substantial justice is done

The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and



**manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Zone with special circumstances and the variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been an effort to minimize the impact development will have on the steep slopes of the property.**

## **VI. DECISION AND SUMMARY**

The Planning Commission grants the requested Variance by a vote of 6-0 with the conditions as follows:

1. The Applicant will continue to work with City Staff to ensure the final plans submitted for the residence and retaining walls will have a minimal impact on slopes greater than thirty percent (30%).
2. Provide City Engineer final grading of slopes impacted with the development of the property.

**FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission this 6th day of October 2020.**

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Sean Monson, Chairman  
Bountiful City Planning Commission



# Planning Commission Staff Report



**Subject:** PUBLIC HEARING  
Proposed Land Use Code Text Amendment to § 14-4-105(J) Regarding  
Accessory Structures in the Single Family Residential (R) Zone

**Authors:** Francisco Astorga, AICP, Kendal Black, and Curtis Poole (Planning Dept.)

**Date:** October 20, 2020

## **Background**

The Planning Department recommends that the Planning Commission review a proposed Land Use Code Text Amendment regarding Accessory Structures, hold a public hearing, and consider forwarding a positive recommendation to the City Council.

Due to an issued building permit for an accessory structure in March of 2020 and an appeal submitted in May of 2020, the City convened an Appeal Authority Hearing in July of 2020. The Appeal Authority consisted of an Administrative Law Judge (“ALJ”). The approved building permit included the placement of an accessory structure, a detached garage, proposed within the buildable area of a primary structure and over the rear and side yard setback area, specifically 4 feet from the rear and 3 feet from the side property lines. The neighbor appealed the building permit and the ALJ ruled in favor of the appeal (contrary to the City’s historical and current interpretation). The ALJ’s decision stated that the building permit was illegal because the proposal did not meet the 10% footprint requirement [14-4-105(J)(1)(a)] and violated the setback requirement [14-4-105(J)(1)(b)]. The ALJ’s decision provided the City an opportunity to review the Land Use Code in respect to setbacks of accessory structures to be in line with a more obvious, historical, and current interpretation.

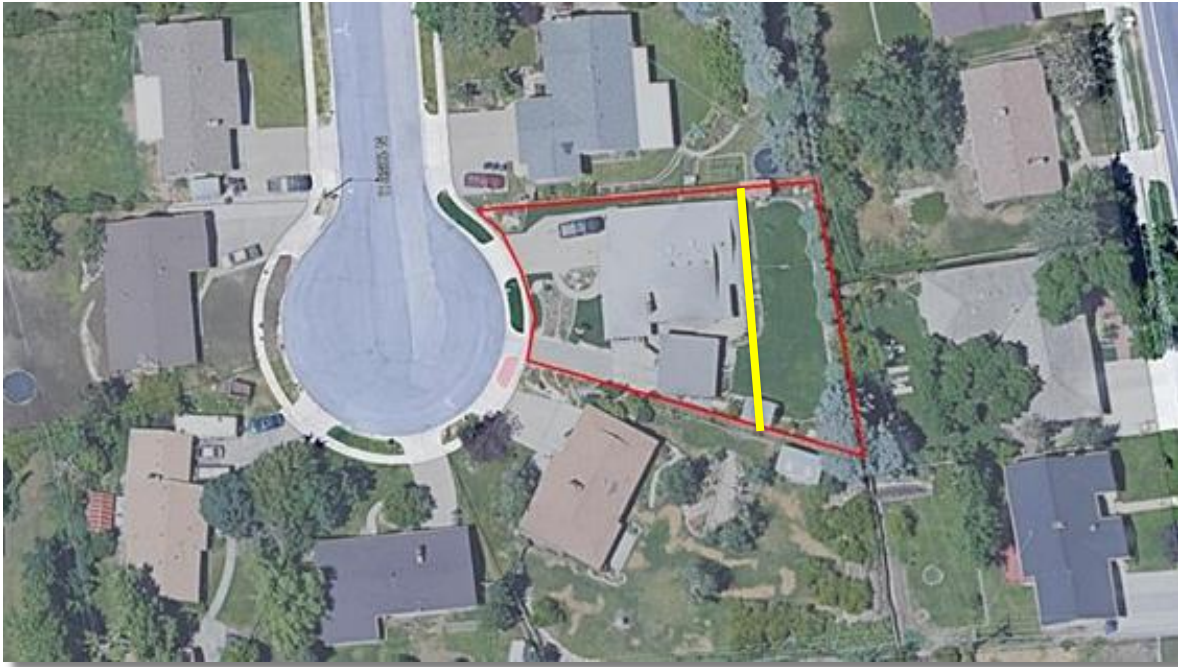
## **Analysis**

Considering this recent decision and its impacts on accessory structures throughout the City, Staff recommends that the Code should be amended to clarify the City’s intent and current and historical interpretation. Staff requests to focus on Land Use Code Section 14-4-105(J)(1)(b) below:

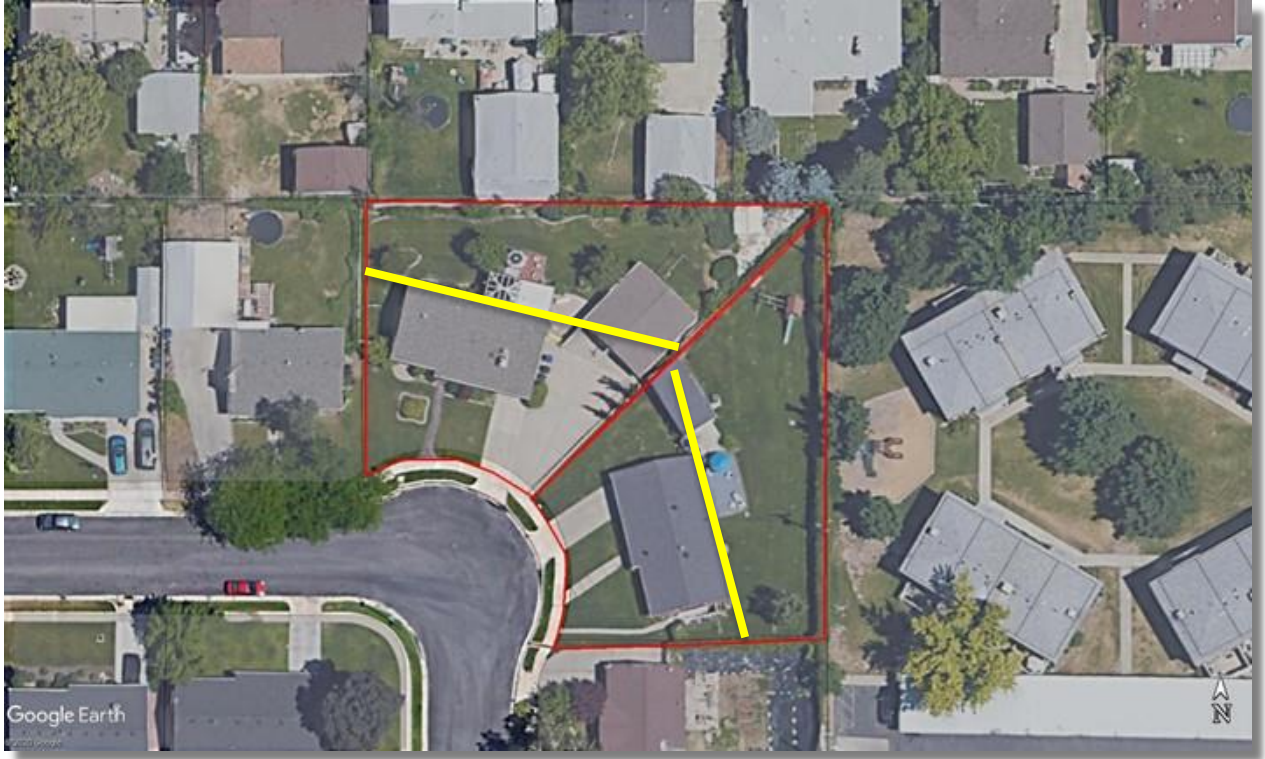
An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.

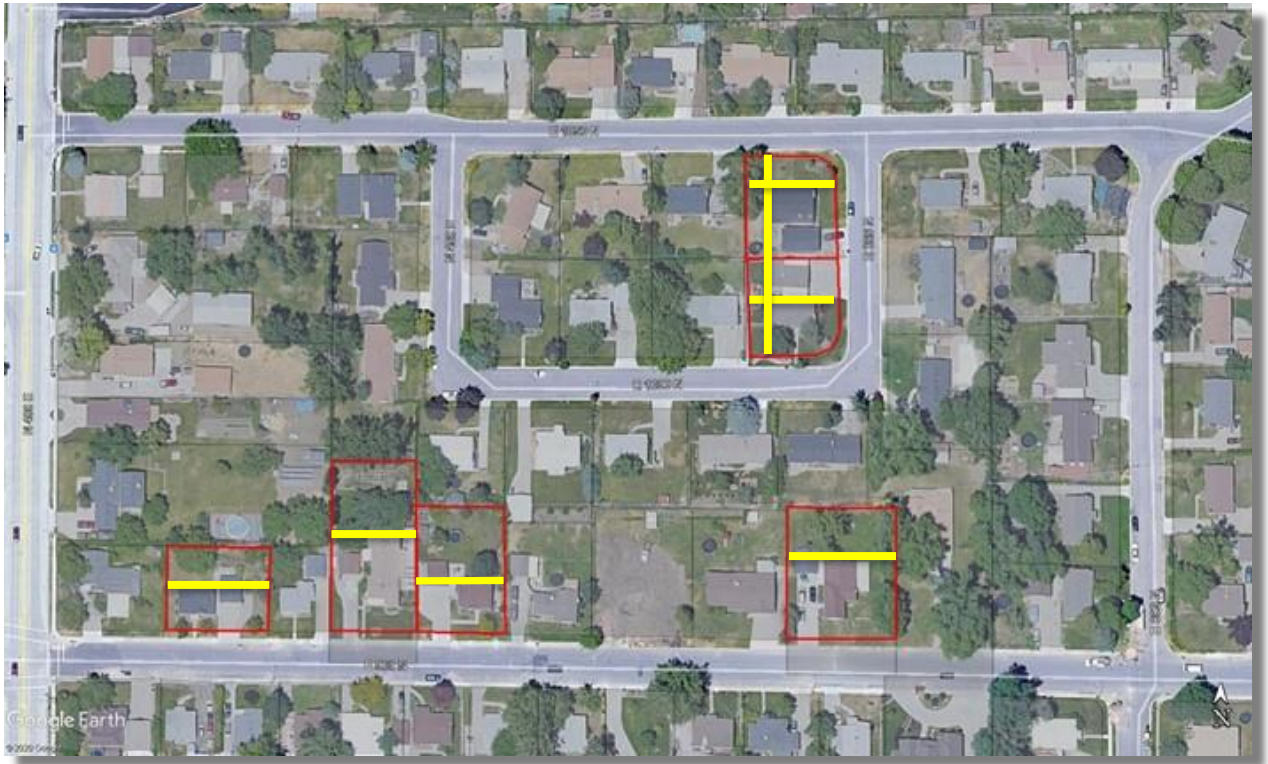
The following aerial photographs are examples of properties in the City that are impacted by the ALJ’s interpretation. The photos provided are not intended to serve as a survey, analysis of compliance, but rather a guide in sites that are under this same interpretation of the Code. The samples shown here are not all properties featuring these conditions

throughout the City, but a simple sampling. In the interest of efficiency, Staff has not included all properties with the same potential issue. There are many more properties were not included with this report. The yellow line shown on the photos below demonstrate the rear building line as interpreted by the ALJ. According to that interpretation, an accessory structure would have to be located completely behind the yellow line. In some photos there are two yellow lines. This is because the lot has two street fronts or it was not clear to Staff where the front door was located.



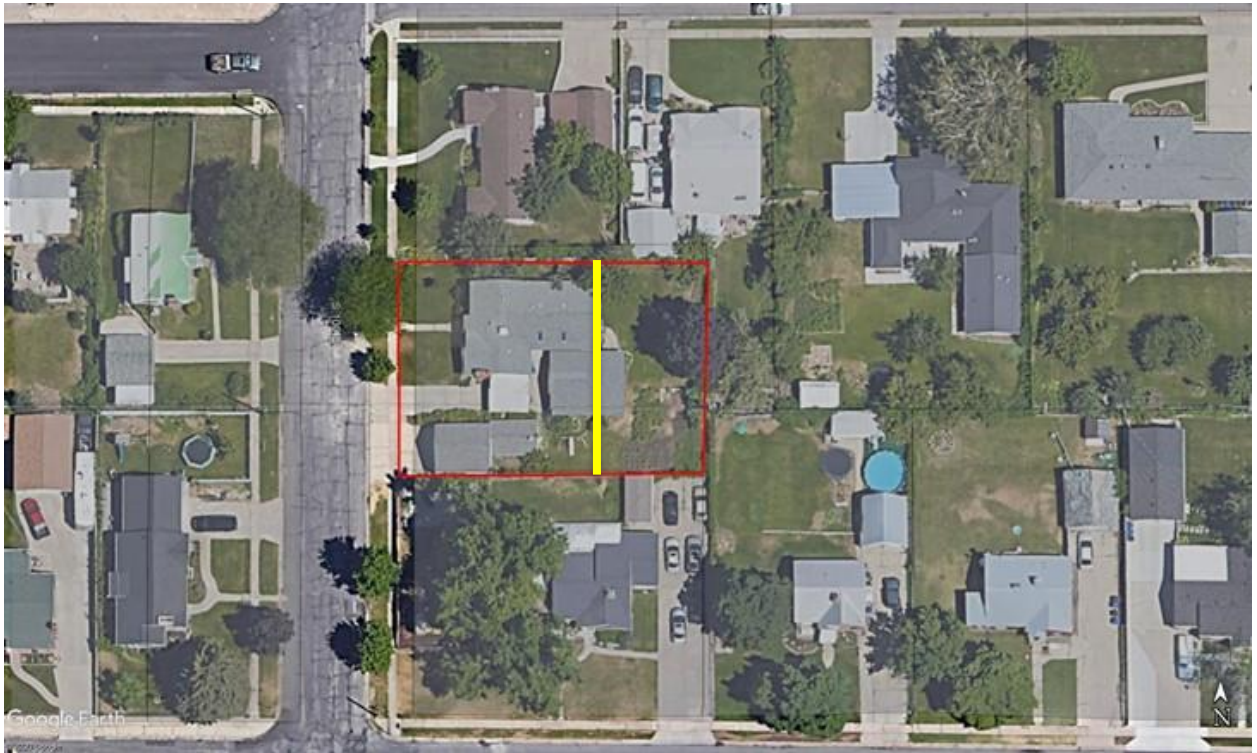




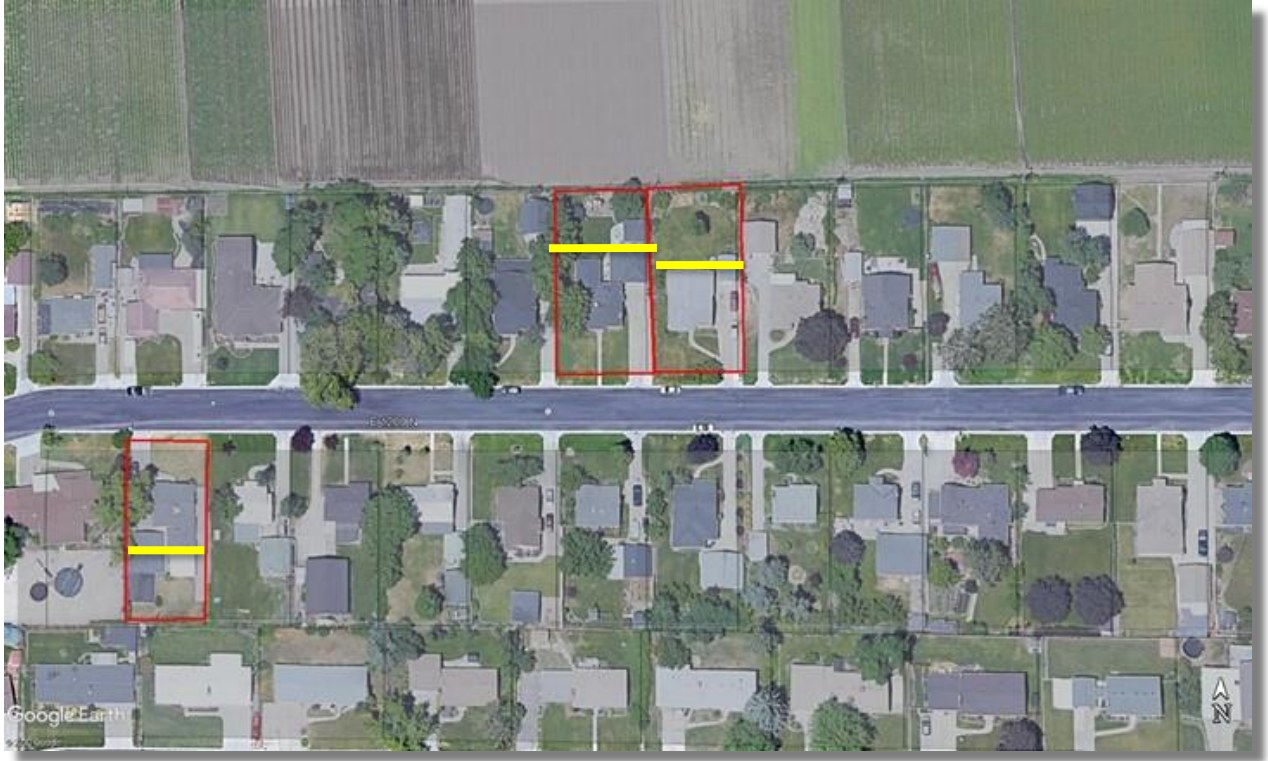




















The above aerial photographs reflect properties with the same interpretation being applied within the Single-Family Residential Zone, where accessory structures are shown with a 3-foot setback yet are not entirely behind the rear building line. Following a strict interpretation of the Code based upon the ALJ's order is inconsistent with the City's historical and recent application of the code, creates an unforeseen burden on the City, and impacts a significant number of properties and existing structures throughout the City. For example, a property owner(s) with an existing structure that was previously approved and legal would now be illegal if the ALJ's interpretation were applied. This means if such a property owner requested a change to their property, such as a remodel, and/or addition, would not be able to because site would now be considered illegal.

A review of the included photographs demonstrates the City's historical interpretation. Amending the Code to reflect the City's interpretation allows sites that would be impacted by the ALJ's determination to be compliant with the referenced part Code and maintains consistency throughout the City. Staff proposes the following amendment:

An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the ~~front~~rear-building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.

#### **Department Review**

This staff report was written and prepared by the Planning Department.

#### **Significant Impacts**

The ALJ's ruling impacts dozens, maybe even hundreds, of properties throughout the City. If the ALJ's interpretation were applied these properties would now be illegal. Amending the Code to be consistent with the City's historical and current interpretation of the code brings clarity, consistency, and compliance for these properties and the citizenry.

#### **Recommendation**

The Planning Department recommends that the Planning Commission review the proposed Land Use Code Text Amendment regarding Accessory Structures, hold a public hearing, and consider forwarding a positive recommendation to the City Council.

#### **Attachments**

1. Drafted Ordinance with Proposed Land Use Code Text Amendment





MAYOR  
Randy C. Lewis

CITY COUNCIL  
Millie Segura Bahr  
Kate Bradshaw  
Kendalyn Harris  
Richard Higginson  
Chris R. Simonsen

CITY MANAGER  
Gary R. Hill

# BOUNTIFUL

## Bountiful City **DRAFT** Ordinance No. 2020-11

**An Ordinance amending Section 14-4-105(J) of the Land Use Code related to accessory structures in the Single-Family Residential (R) Zone. Specifically, amending setbacks provisions to be consistent with current interpretation.**

**It is the finding of the Bountiful City Council that:**

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The City, Planning Department, requests that amendments related to accessory structures in the Single-Family Residential Zone be considered; and
3. Amending the Land Use Code will bring consistency with the City's historical interpretation and application and brings clarity to the Code; and
4. After receiving and considering public comment at a public hearing on October 20, 2020 the Bountiful City Planning Commission forwarded a recommendation to the City Council; and
5. The Bountiful City Council held a public hearing on this Ordinance on October 27, 2020, and after receiving and considering input from the Planning Commission and the public, the Council finds it in the best interests of the health, safety and welfare of the City to adopt the amendment.

**NOW THEREFORE, be it ordained by the City Council of Bountiful, Utah:**

**SECTION 1.** Section 14-4-105(J) of the Bountiful City Land Use Ordinance (Title 14 of the Bountiful City Code) is hereby amended as follows:

### **14-4-105 YARD AND SETBACK REQUIREMENTS**

[...]

J. Accessory Structure Primary Use Required – An accessory structure shall not be permitted on any lot or parcel of land unless a primary structure is first constructed on the site. If the primary structure is removed and not immediately replaced, any accessory structure must also be removed. A lot or parcel shall not be subdivided such that an accessory structure is located on a lot or parcel without a primary structure.

1. Accessory Structure, Permitted Use – An accessory structure allowed as a permitted use shall meet all of the following:

- a. The total footprint of any and all accessory structures shall not exceed ten percent (10%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
- b. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the ~~front~~ rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line.
- c. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.
- d. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any primary dwelling on an adjacent property.
- e. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- f. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- g. An accessory structure shall meet all applicable provisions of the International Building Code.
- h. An accessory structure shall not encroach on any easements, recorded or otherwise.
- i. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.

- j. The height of an accessory structure shall not exceed twenty (20) feet.
  - k. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.
2. Accessory Structure, Conditional Use – An accessory structure may be allowed as a conditional use in accordance with the following:
- a. The approval body shall consider the following when reviewing the proposed accessory structure:
    - i. The extent that sunlight, air and view sheds are obstructed/disturbed,
    - ii. The proximity to adjoining structures,
    - iii. The contour of the land, both existing and proposed,
    - iv. Features peculiar to the site and the immediately adjoining properties.
    - v. The location of windows, doors, balconies and other openings that may intrude on the privacy of adjoining property owners,
    - vi. The proposed and potential uses based on the size, configuration and other aspects of the structure.
  - b. The total building footprint of any and all accessory structures shall not exceed fifteen percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.
  - c. An accessory structure shall meet all of the setbacks of a primary structure, or it shall be located behind the ~~front~~ rear building line of a primary structure, and shall be setback at least three (3) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard property line. The approving body may require an increased setback based on the criteria of 14-4-106(C.)(1.).
  - d. An accessory structure shall be located at least five (5) feet from a primary structure, including eaves, bay windows, chimneys and any other protrusion on either the accessory building or the primary structure.
  - e. No part of an accessory structure, excluding the eaves, shall be closer than twelve (12) feet to any dwelling on an adjacent property.

- f. The eaves of an accessory structure shall be setback at least one (1) foot from any property line.
- g. An accessory structure shall be designed and constructed so as to prevent roof runoff from impacting an adjacent property.
- h. An accessory structure shall meet all applicable provisions of the International Building Code.
- i. An accessory structure shall not encroach on any easements, recorded or otherwise.
- j. The sidewall of an accessory structure shall not exceed fifteen (15) feet in height, as measured from the average slope of the ground to the point where the undersides of the eaves connect to the top of the sidewall. For a flat or mansard roof, the sidewall shall be measured from the average slope of the ground to the highest point of the roof, including any coping, parapet or similar feature.
- k. The height of an accessory structure shall not exceed twenty (20) feet.
- l. Accessory structures used or designed for vehicle parking shall be connected to the street by a paved driveway.

**SECTION 2.** This ordinance shall take effect immediately upon first publication.

**Adopted by the City Council of Bountiful, Utah, this 27<sup>th</sup> day of October 2020.**

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Randy C. Lewis, Mayor

ATTEST:

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Shawna Andrus, City Recorder

# Planning Commission Staff Report



**Item:** Working Discussion regarding proposed Mixed-Use Development in the Downtown Zone.  
**Address:** 220 North Main Street  
**Author:** Curtis Poole, City Planner  
**Date:** October 27, 2020

## Description of Request

The Applicants, Justin Atwater and Phil Holland, have requested a work session discussion with the Planning Commission regarding their proposed mixed-use development, The Brooks, located at 220 North Main Street. The Planning Commission reviewed the preliminary architectural and site plan for this development at its April 7, 2020 meeting and forwarded a positive recommendation to the City Council. The Council reviewed and approved the preliminary architectural and site plan at its April 14, 2020 meeting.

Staff finds the work session would be valuable as this development is the first mixed use development facing Main Street since the Downtown Zone was created. This item will be noticed for a public hearing to be held on November 17, 2020 and a vote will be taken at that meeting. As such, Staff recommends the Planning Commission not give any indications of positive or negative votes but merely provide feedback as requested by the Applicants.

## Attachments

1. Site Plan
2. Landscape Plan
3. Building Elevations and Renderings
4. Floor Plans



NO.	DATE	REVISION

DRAWING IS NOT TO SCALE  
 IF BAR DOES NOT  
 MEASURE 1"=60'  
 0 12 1

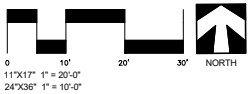
**2ND AND MAIN**  
**PRELIMINARY SITE PLAN**  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

Scott R. McFarland, P.E.  
 247 East 1500 South  
 Bountiful, Utah 84002  
 scott@scottmcfarland.com

**MEA**  
 PROFESSIONAL ENGINEER  
 No. 504870  
 1983

DESIGN: SP1  
 DRAWN: SP1  
 CHECKED: SP1  
 DATE: 10/06

SHEET:  
**SP1**

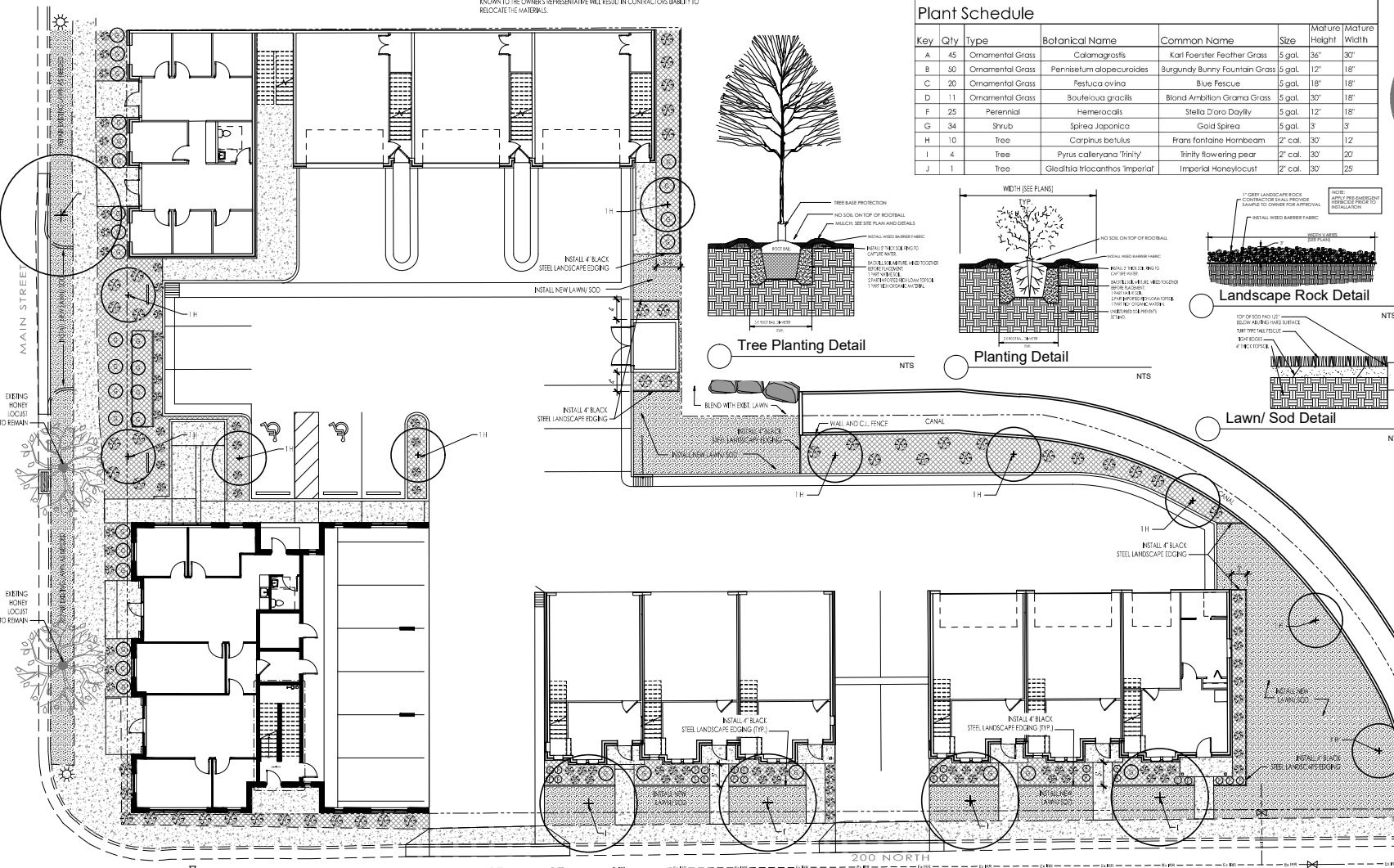


**LEGEND**

	LAWN/SOD (SEE DETAIL THE SHEET)	2,774 SQUARE FEET
	1" DIAMETER LANDSCAPE ROCK (SEE DETAIL THE SHEET)	3,029 SQUARE FEET

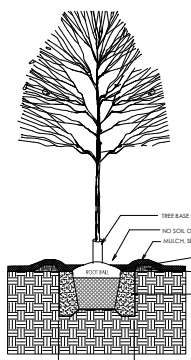
**NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING AWARE OF ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO REDIGGING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITIES INCLUDING DEPTH. PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COSTS OR OTHER LIABILITIES INCURRED DUE TO DAMAGE OF SAID UTILITIES, STRUCTURES, ETC.
- IF CONDITIONS ARE DIFFERENT FROM AREAS AND PLANS, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONDITIONS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
- PLANT NAMES MAY BE ABBREVIATED ON THE DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATIONS, BOTANICAL NAMES, SEES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE ALL PLANT MATERIALS FREE OF ROOTS OR PLANT DISEASES, PRESELECTED OR TAGGED MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERRIFIED PEST AND DISEASE FREE. IF THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND WARRANT ALL PLANT MATERIALS FOR THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SEES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED GRID OR SPACED EQUALLY UNLESS AS SHOWN ON DRAWINGS. ADJUST SPACING (SERIAL TO EQUAL) AS NECESSARY, SUBJECT TO ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CULTIVAR, MEDICINE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE 1% OF PLANTS FOR 12 MONTHS AFTER INSTALLATION.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBMITTAL COMPLETION.
- CONTRACTOR SHALL PROTECT, PLACE AND THE GRADE 4" THICK TOPSOIL TO ALL LAWN AREAS AS SHOWN ON THESE DRAWINGS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE OF A RICH SANDY LOAM MIX.
- ALL EXISTING PARK STRIP TREES SHALL REMAIN IN PLACE AND BE PROTECTED DURING CONSTRUCTION.

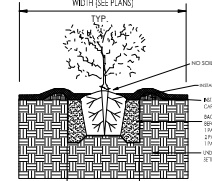


**Plant Schedule**

Key	Qty	Type	Botanical Name	Common Name	Size	Mature Height	Mature Width
A	45	Ornamental Grass	Calamagrostis	Karl Foerster Feather Grass	5 gal.	36"	30"
B	50	Ornamental Grass	Pennisetum alopecuroides	Burgundy Bunny Fountain Grass	5 gal.	12"	18"
C	20	Ornamental Grass	Festuca ovina	Blue Fescue	5 gal.	18"	18"
D	11	Ornamental Grass	Bouteloua gracilis	Bland Ambition Grama Grass	5 gal.	30"	18"
F	25	Perennial	Hemerocallis	Stella D'ora Daylily	5 gal.	12"	18"
G	34	Shrub	Spiraea japonica	Gold Spiraea	5 gal.	3'	3'
H	10	Tree	Carpinus betulus	Frans fontaine Hornbeam	2' cal.	30'	12'
I	4	Tree	Pyrus calleryana 'Hinky'	Itirity flowering pear	2' cal.	30'	20'
J	1	Tree	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	2' cal.	30'	25'



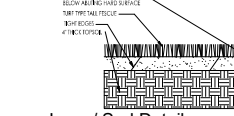
Tree Planting Detail NTS



Planting Detail NTS



Landscape Rock Detail NTS



Lawn/Sod Detail NTS

2546 Beverly Street  
Bountiful, Utah 84010  
P: 801.237.0700  
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E: info@landcurve.com

**LANDCURVE**  
LANDSCAPE ARCHITECTURE

**2020-018**

REID B. MITCHELL  
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT  
UTAH

STAMP

**2nd & Main Development**  
Landscape Plans

250 North Main Street  
Bountiful, Utah 84010

REVISIONS

Landscape Plan & Details

SHEET NAME

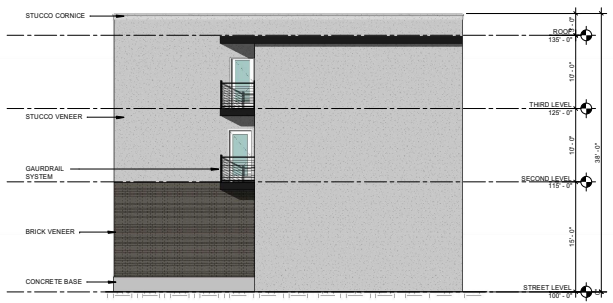
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SHEET NO.

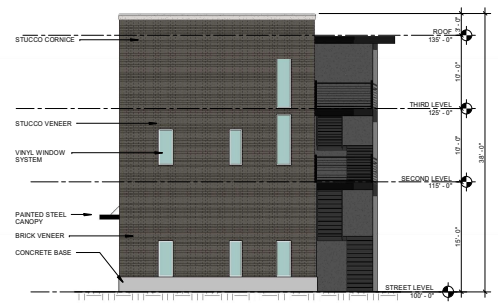
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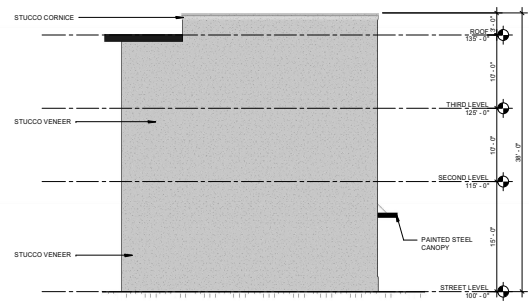
**05 PERSPECTIVE VIEW**



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



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



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



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



**ARCHITECT**  
JSF LLC  
2142 SOUTH 1300 WEST  
SALT LAKE CITY, UT 84115

**2ND & MAIN  
DEVELOPMENT**  
220 NORTH MAIN STREET  
BOUNTIFUL, UT

**STAMP**

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DATE  
**10/13/2020**  
ISSUE

SHEET TITLE  
**BUILDING A -  
EXTERIOR  
ELEVATIONS**

SHEET NO.  
**A5.01**



STAMP

REVISION NO.	DESCRIPTION	DATE

DATE  
**10/13/2020**  
ISSUE





SHEET TITLE  
**BUILDING B -  
EXTERIOR  
ELEVATIONS**  
SHEET NO.

**A5.02**

**ELEVATION GENERAL NOTES**

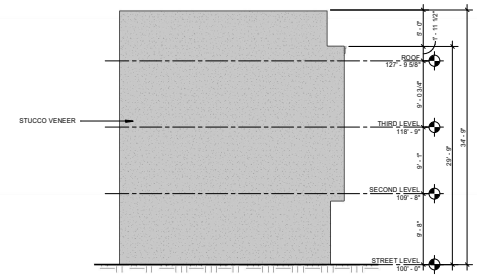
- REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
  - 5% SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
  - REFER TO SHEETS AS-18 FOR DOOR AND WINDOW SCHEDULES
  - REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONSIDERATIONS
  - REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONSIDERATIONS
  - ALL EXTERIOR RAILINGS TO BE 42" HIGH BALLASTERS @ 4 O.C. PER CODE. REFER TO METAL 1018.03
  - ALL BALCONY SOFFITS TO BE ALUM SOFFIT MATERIAL
  - REFER TO WALL SECTION FOR WINDOW FINISH OPENING DIMENSIONS
- ARROW INDICATES OPERABLE PANEL OF SLIDING WINDOW AND DOOR. COORDINATE OPERABLE PANELS WITH MECHANICAL EQUIPMENT

**ELEVATION FINISH MATERIALS**

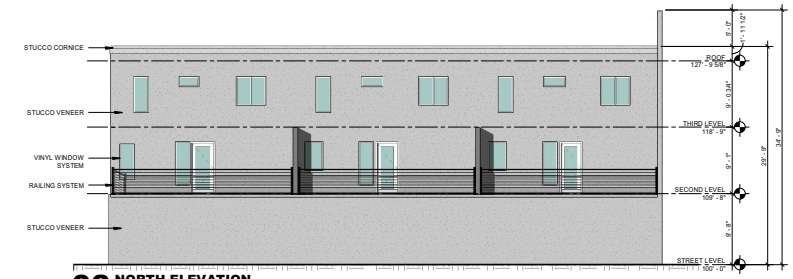
-  CORRUGATED METAL (26 GAUGE)  
STYLE: T2 PANEL  
COLOR: GALVALUME  
MANUFACTURER: MBI
-  STUCCO - LAHBRA  
COLOR: 445 WILD  
PRODUCT: PERMA FLEX  
TEXTURE: SMOOTH LIGHT BASE  
COLOR TO BE APPROVED BY ARCHITECT
-  STUCCO - LAHBRA  
COLOR: 418 SILVER GRAY  
PRODUCT: PERMA FLEX  
TEXTURE: SMOOTH LIGHT BASE  
COLOR TO BE APPROVED BY ARCHITECT
-  HORIZONTAL CEMENT BOARD SIDING  
SIZE: 3"X7"  
COLOR: SHERWIN WILLIAMS - NEEDLEPOINT NAVY (SW520)  
TEXTURE: SMOOTH  
MANUFACTURER: JAMES HARDIE OR EQUAL
- ALUMINUM STOREFRONT SYSTEM  
ALUMINUM MULLIONS  
COLOR: ANODIZED ALUM.  
MANUFACTURER: MANKO OR EQUAL
- GLAZING (GL-01) MANUFACTURER: NBI GLASS  
TYPE: 1" O.A. CLEAR LOW E 8X8 6227 LOW E
- BALCONY SOFFIT/FASCIA  
MANUFACTURER: FIRESTONE - UC-01  
FINISH: KYNAR 500 / HYLAR 500 FLUOROCARBON  
SIZE: 1"  
COLOR: TO BE APPROVED BY ARCHITECT  
STYLE: FLUSH ALUMINUM PANELS
- RAILINGS  
MATERIAL: STEEL (SEE DETAIL 01A7.03)  
MANUFACTURER: EN CUSTOM RAILINGS  
COLOR: SILVER TEXT



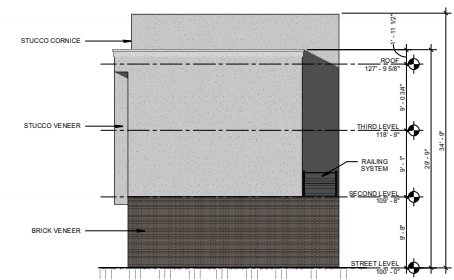
**05 PERSPECTIVE VIEW**



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



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



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



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

REVISION NO.	DESCRIPTION	DATE

DATE  
**10/13/2020**  
 ISSUE

SHEET TITLE  
**EXTERIOR ELEVATIONS SW BUILDING**  
 SHEET NO.

**A5.03**



**05 PERSPECTIVE VIEW**



**04 SW BUILDING - NORTH ELEVATION**  
 1/8" = 1'-0"



**03 SW BUILDING - EAST ELEVATION**  
 1/8" = 1'-0"



**02 SW BUILDING - SOUTH ELEVATION**  
 1/8" = 1'-0"



**01 SW BUILDING - WEST ELEVATION**  
 1/8" = 1'-0"

STAMP

REVISION NO.	DESCRIPTION	DATE

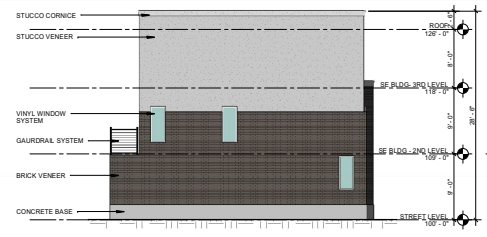
DATE  
**10/13/2020**  
 ISSUE

SHEET TITLE  
**EXTERIOR ELEVATIONS SE BUILDING**  
 SHEET NO.

**A5.04**



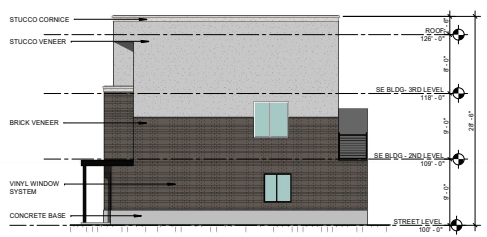
**05 PERSPECTIVE VIEW**



**04 SE BUILDING - WEST ELEVATION**  
 1/8" = 1'-0"



**03 SE BUILDING - NORTH ELEVATION**  
 1/8" = 1'-0"



**02 SE BUILDING - EAST ELEVATION**  
 1/8" = 1'-0"



**01 SE BUILDING - SOUTH ELEVATION**  
 1/8" = 1'-0"

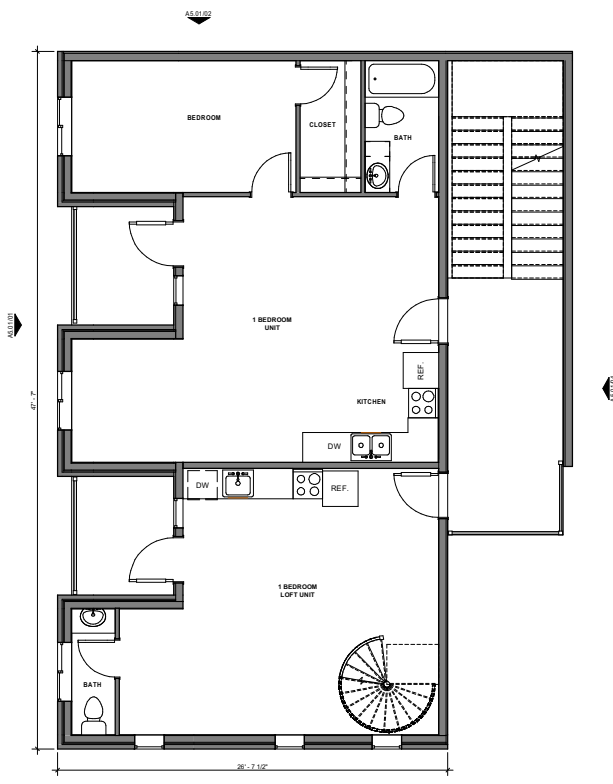
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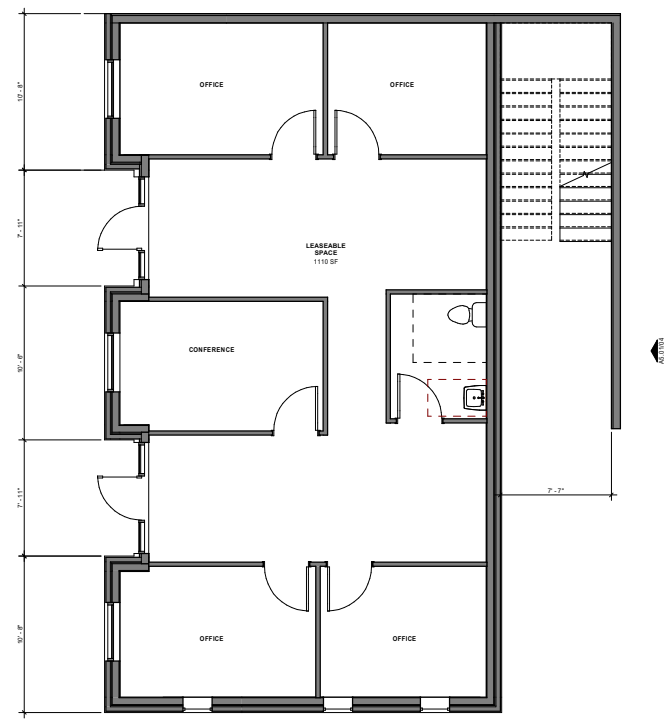
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**10/13/2020**  
 ISSUE

SHEET TITLE  
**BUILDING A -  
 OVERALL  
 FLOOR PLANS**  
 SHEET NO.

**A2.01**



**02 NW BUILDING - SECOND LEVEL**  
 1/4" = 1'-0"



**01 NW BUILDING - MAIN LEVEL**  
 1/4" = 1'-0"



ARCHITECT  
JSF LLC  
218 SOUTH 88 WEST  
SALT LAKE CITY, UT 84115

2ND & MAIN  
DEVELOPMENT  
220 NORTH MAIN STREET  
BOUNTIFUL, UT

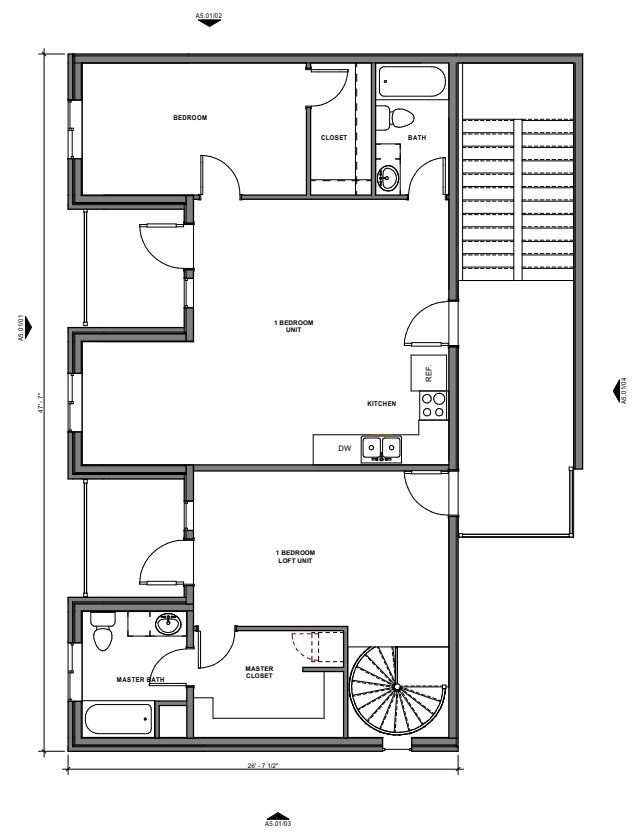
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REVISION NO.	DESCRIPTION	DATE

DATE  
**10/13/2020**  
ISSUE

SHEET TITLE  
**BUILDING A -  
OVERALL  
FLOOR PLANS**  
SHEET NO.

**A2.02**



**01 NW BUILDING - THIRD LEVEL**  
1/4" = 1'-0"



ARCHITECT  
JSF LLC  
2148 SOUTH 880 WEST  
SYRACUSE, UT 84075

2ND & MAIN  
DEVELOPMENT  
220 NORTH MAIN STREET  
BOUNTIFUL, UT

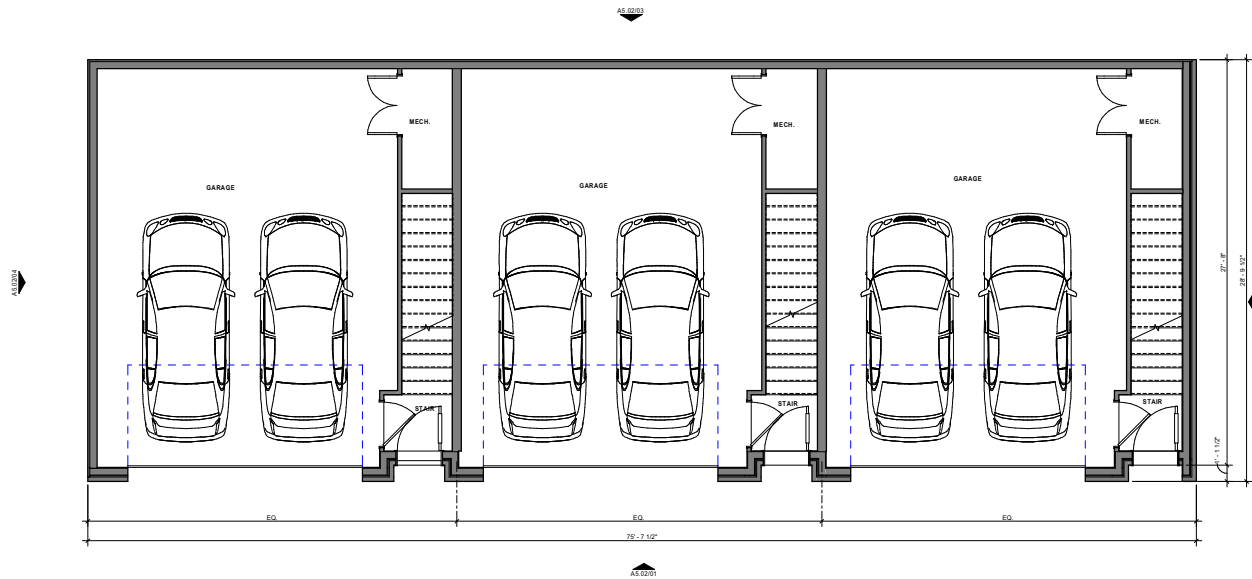
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10/13/2020  
ISSUE

SHEET TITLE  
BUILDING B -  
OVERALL  
FLOOR PLANS  
SHEET NO.

**A2.03**



**01** GROUND LEVEL NORTH BUILDING  
1/4" = 1'-0"

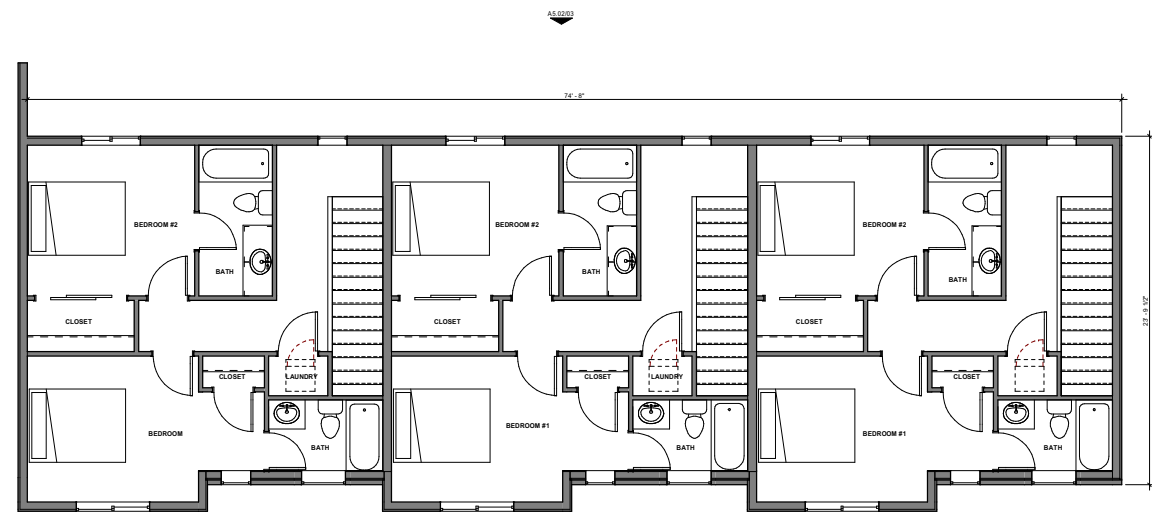
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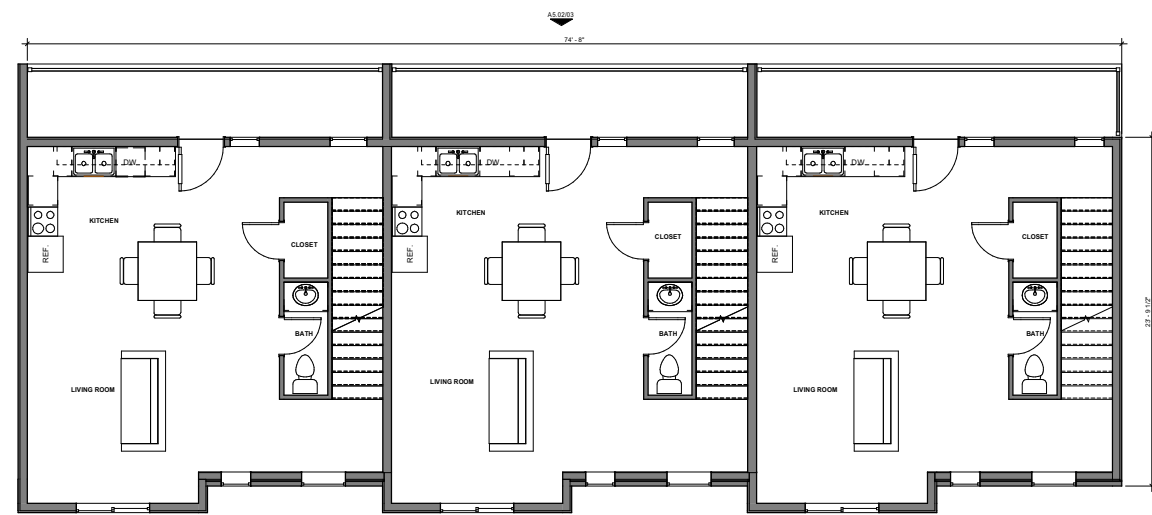
DATE  
**10/13/2020**  
 ISSUE

SHEET TITLE  
**BUILDING B -  
 OVERALL  
 FLOOR PLANS**  
 SHEET NO.

**A2.04**



**02 THIRD LEVEL**  
 1/4" = 1'-0"



**01 SECOND LEVEL**  
 1/4" = 1'-0"



**ARCHITECT**  
 JSF LLC  
 218 SOUTH 88 WEST  
 DRYDAUSE, UT 84075

**2ND & MAIN  
 DEVELOPMENT**  
 220 NORTH MAIN STREET  
 BOUNTIFUL, UT

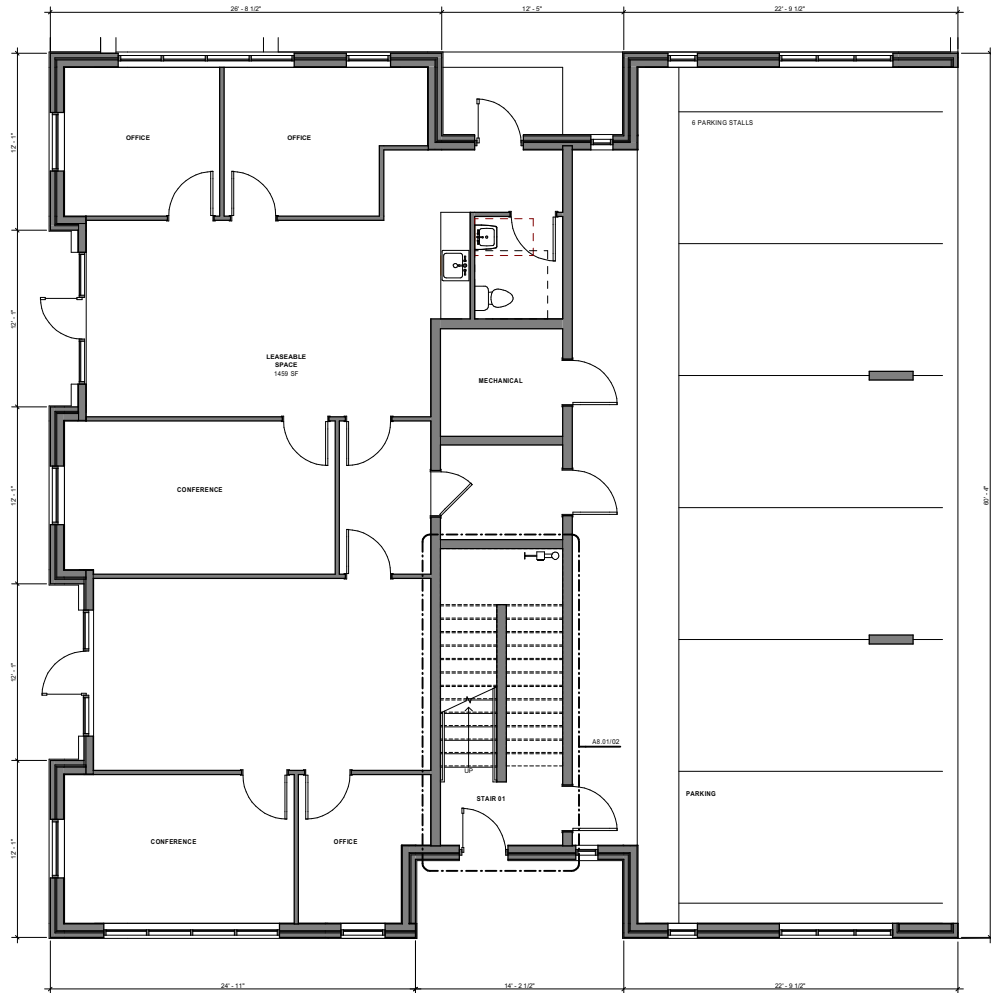
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REVISION NO.	DESCRIPTION	DATE

DATE  
**10/13/2020**  
 ISSUE

SHEET TITLE  
**BUILDING C -  
 OVERALL  
 FLOOR PLANS**  
 SHEET NO.

**A2.05**



**01 MAIN LEVEL**  
 1/4" = 1'-0"



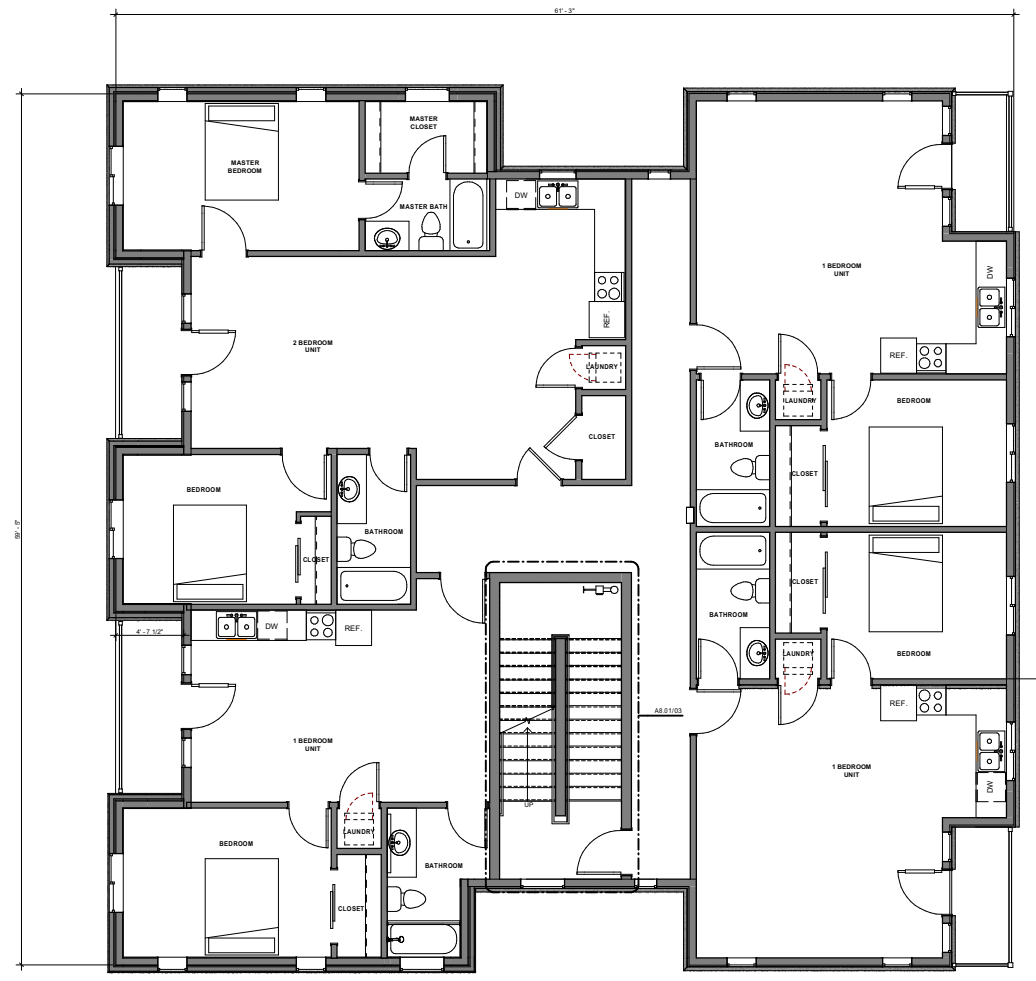
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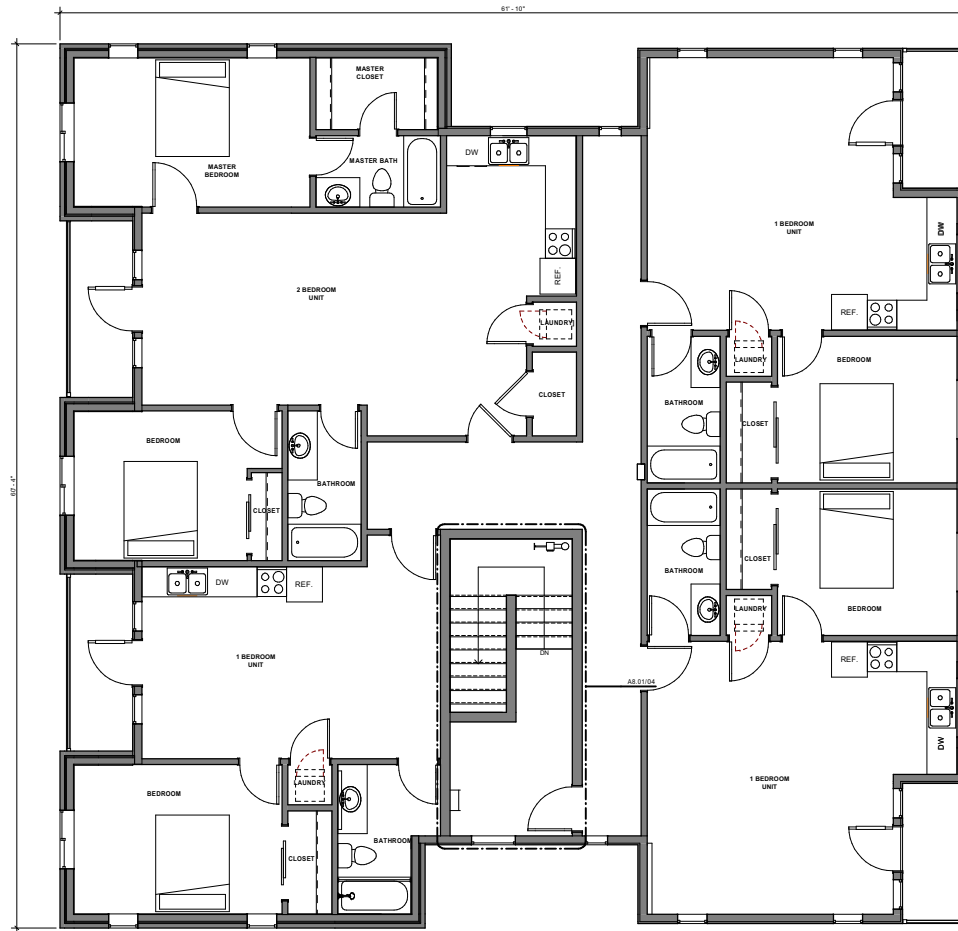
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**10/13/2020**  
 ISSUE

SHEET TITLE  
**BUILDING C -  
 OVERALL  
 PLANS**  
 SHEET NO.

**A2.06**



**01 SECOND LEVEL**  
 1/4" = 1'-0"



**01 THIRD LEVEL**  
1/4" = 1'-0"



**ARCHITECT**  
JSF LLC  
2198 SOUTH 800 WEST  
DURANGO, UT 84075

**2ND & MAIN  
DEVELOPMENT**  
220 NORTH MAIN STREET  
BOUNTIFUL, UT

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DATE  
**10/13/2020**  
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SHEET TITLE  
**BUILDING C -  
OVERALL  
FLOOR PLANS**  
SHEET NO.

**A2.07**

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE  
**10/13/2020**  
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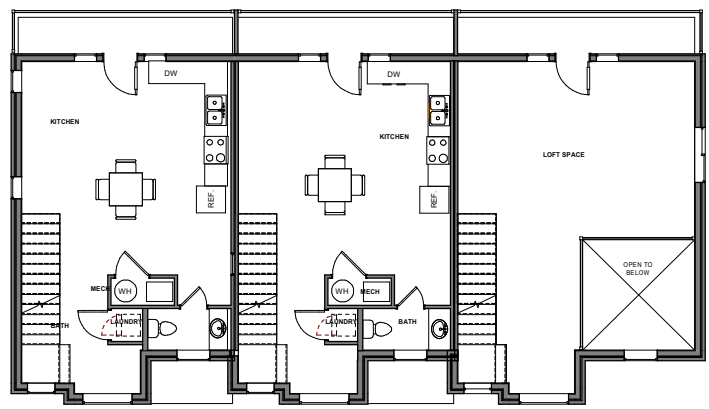
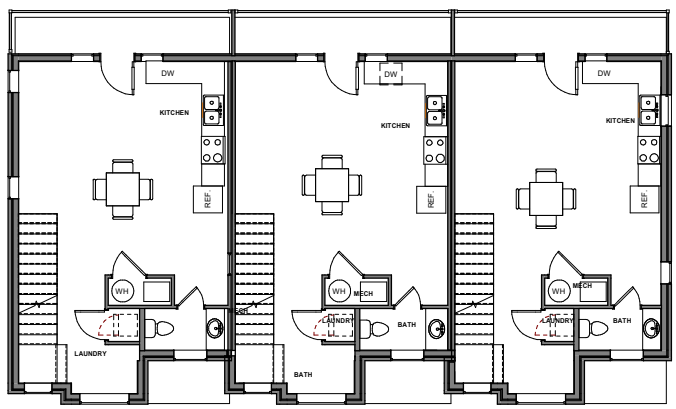
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**BUILDINGS D & E OVERALL FLOOR PLANS**  
 SHEET NO.

**A2.08**

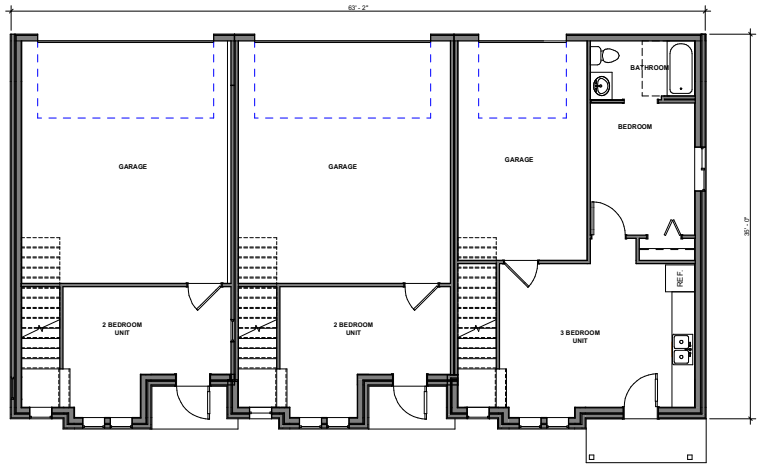
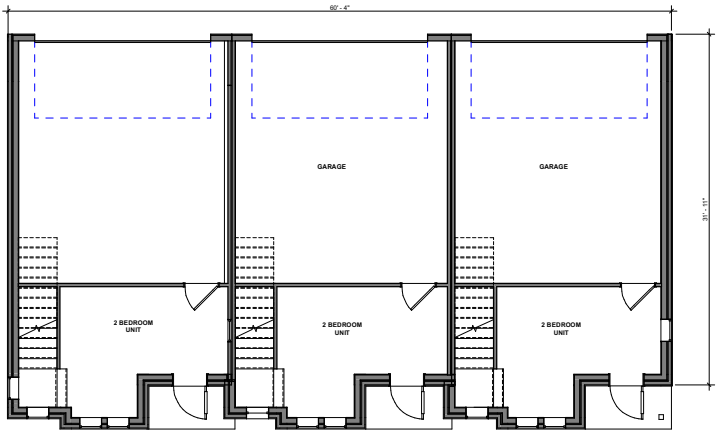
AS SHOWN

AS SHOWN

AS SHOWN



**02 BUILDINGS D & E - SECOND LEVEL**  
 3/16" = 1'-0"



**01 BUILDINGS D & E - MAIN LEVEL**  
 3/16" = 1'-0"



ARCHITECT  
JSF LLC  
218 SOUTH 280 WEST  
DURHAM, UT 84305

2ND & MAIN  
DEVELOPMENT  
220 NORTH MAIN STREET  
BOUNTIFUL, UT

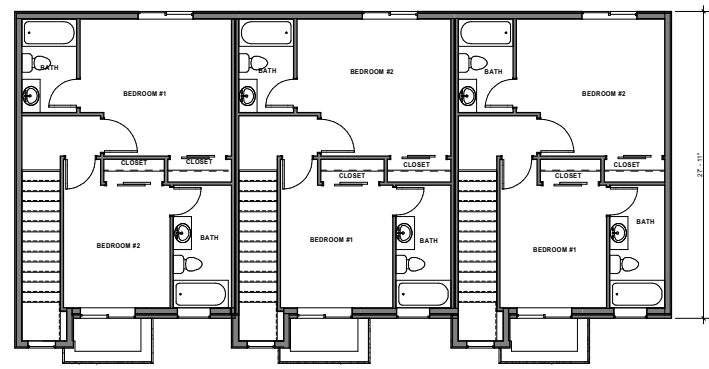
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REVISION NO.	DESCRIPTION	DATE

DATE  
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SHEET TITLE  
BUILDINGS D &  
E OVERALL  
FLOOR PLANS  
SHEET NO.

**A2.09**



**01 BUILDING E & D - THIRD LEVEL**  
3/16" = 1'-0"

