



Bountiful City
Planning Commission Agenda
Tuesday, October 01, 2024
6:30 p.m.

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

1. Welcome
2. Meeting minutes from September 17, 2024
 - Review
 - Action
3. Architectural and Site Plan Review Amendment at 406 South Main Street
 - Review
 - Recommendation to City Council
4. Land Use Code Text Amendment regarding Funeral Homes and Assembly uses in the Residential Zones
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation to City Council
5. Preliminary Plat - Gelhart 2 Lot Subdivision at 378 West 1500 South
Planning Technician Morgan
 - Review
 - Public Hearing
 - Recommendation to City Council
6. Planning Director's report, update, and miscellaneous items
7. Adjourn

1 **DRAFT Minutes of the**
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **Tuesday, September 17, 2024 – 6:30 p.m.**
4

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

8 **City Council Chambers**
9 795 South Main Street, Bountiful, Utah 84010
10

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

20 Excused: Planning Commission Jim Clark, Sean Monson, and Alan Bott
21

22 **1. Welcome**
23

24 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.
25

26 **2. Meeting minutes from August 20, 2024**
27

28 Commissioner Gilmore motioned to approve the minutes from August 20, 2024. Commissioner
29 Higginson seconded the motion. The motion was approved with Commissioners Jacobs,
30 Gilmore, Ward, and Higginson voting “aye.”
31

32 **3. Land Use Code Text Amendment regarding PUDs/Condominiums**
33

34 Senior Planner Corbridge presented the item as outlined in the packet.
35

36 Commissioner Higginson asked Staff what possible Land Use Code requirements might trip one
37 of these up. Senior Planner Corbridge mentioned that setbacks, landscaping and parking
38 requirements might hold it up; Planning Director Astorga clarified that staff added the catch all
39 provisional last sentence. Commissioner Higginson was curious if the applicant has a current
40 duplex or triplex and if he will run a foul of any land use code requirements. Planning Director
41 Astorga stated that the applicant does have a duplex and that there is nothing that has been
42 recognized at this time.
43

44 Chair Jacobs opened the Public Hearing at 6:40 p.m. Resident Gary Davis made comment
45 regarding the city mandating separate ownerships of each unit and the cost of each unit.

46 Mr. Davis also had concerns about code requirements being in place then potentially changing
47 code or getting variances. Chair Jacobs closed the Public Hearing at 6:42 p.m.
48

49 Commissioner Gilmore motioned to forward a positive recommendation to the City Council.
50 Commissioner Ward seconded the motion. The motion was approved with Jacobs, Gilmore,
51 Ward, and Higginson voting “aye.”
52

53 **4. Preliminary/ Final Culvers Commercial Subdivision Amendment at 638 North 500 West**
54

55 Senior Planner Corbridge presented the item as outlined in the packet.
56

57 Commissioner Gilmore motioned to forward a positive recommendation to the City Council
58 subject to meeting all staff review comments. Commissioner Higginson seconded the motion.
59 The motion was approved with Jacobs, Gilmore, Ward, and Higginson voting “aye.”
60

61 **5. Planning Director’s Report/Update**
62

63 Planning Director Astorga gave an update on the General Plan stating that a Work Session with
64 the City Council is coming up next week on October 8, 2024, the City Council is going to be
65 reviewing the Existing Conditions Report. He also introduced DeAnne Morgan, the Planning
66 Departments Planning Technician. Commissioner Higginson asked if Assistant Planner Jonah
67 was gone. Planning Director Astorga stated he is no longer with the City and that there is an open
68 position.
69

70 **6. Adjourn**
71

72 Chair Jacobs adjourned the meeting at 6:50 p.m.

Planning Commission Staff Report



Subject: Preliminary/Final Architectural and Site Plan Amendment for a Multi-Family Mixed Use Development at 406 South Main Street

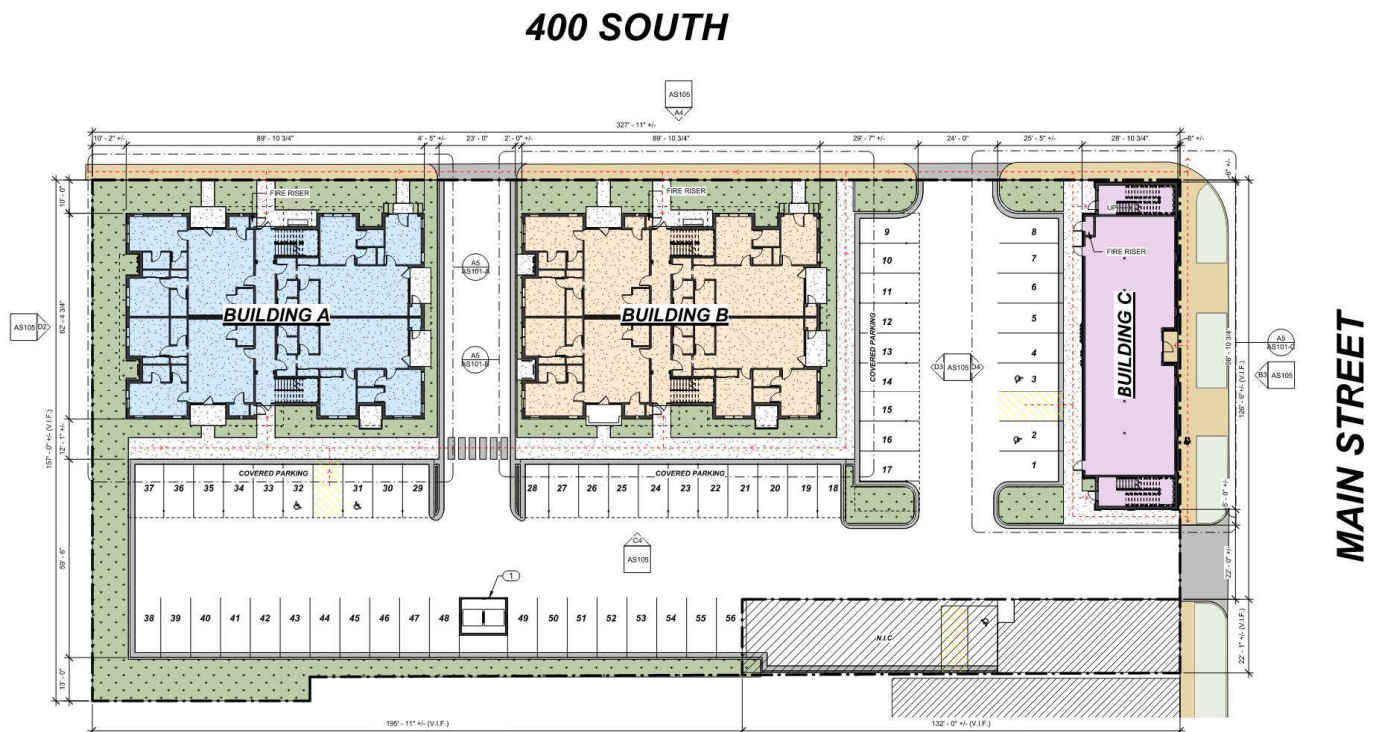
Author: Amber Corbridge, Senior Planner

Date: October 1, 2024

Background

Previously, on February 28, 2023, the City Council approved plans for a multi-family mixed use development at 406 South Main Street. This project proposal consisted of three (3) structures, two (2) three-story multi-family residential buildings facing 400 South, and one (1) three-story mixed-use building facing Main Street. The applicant received building permits to build the two (2) multi-family residential buildings facing 400 South in June 2024, known as Building A and B (see below).

The applicant, Randy Beyer, representing Knowlton General, is requesting Architectural and Site Plan Amendment Approval to make changes to the mixed-use multi-family residential and commercial building facing Main Street, known as Building C (see below). This building was approved with four (4) two-bedroom residential units on the second and third floors, and office space/mercantile space on the main floor. The applicant is now proposing eight (8) one-bedroom residential units on the second and third floors, and a restaurant on the main floor (about 2,048 SF).



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 orderly and safe development of the 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.*

Parking Requirements

An updated parking study was provided (see attachments) for this proposed residential/restaurant mixed use where the site would require the following parking:

1. Forty-eight (48) parking stalls on a weekday and forty-nine (49) parking stalls on a Saturday for the multi-family residential use. Higher percentages of stalls needed would be between 7:00 PM and 7:00 AM.
2. Thirty-six (36) parking stalls on a weekday and fifty-two (52) parking stalls on a Saturday would be required for a sit-down restaurant.
3. The maximum number of stalls for both uses would put the total number of parking stalls needed during the weekday is eighty-four (84) and one-hundred and one (101) on a Saturday.
4. Using Parking Demand Percentages tables from Institute of Transportation Engineers (ITE) practice for both land uses, the site would need a maximum of seventy-one (71) parking stalls on a weekday and seventy-nine (79) parking stalls on a Saturday. This is based on the highest peak hour parking demand between restaurant and multi-family residential, between 5:00 PM and 8:00 PM, as people are eating out and coming home from work.

With the current layout of the site, there are fifty-six (56) parking stalls designed, which means the site is short of twenty-three (23) parking stalls on Saturdays and fifteen (15) parking stalls on weekdays. The Land Use Code 14-15-106(A)(5) states that the Planning Commission may increase or reduce the minimum required number of parking spaces required by the Code based on City approved parking studies.

Although there are not enough parking stalls for the proposed restaurant and multi-family units on site, it may be beneficial to waive the remaining parking spaces mentioned above (23 stalls). There is a presence of businesses utilizing Main Street and connector streets for parking in the Downtown Zone. For example, many of the existing downtown uses utilize the adjacent street parking spaces. Figure 1 below demonstrates that at least thirty (30) street parking stalls are located within a 250 ft radius of the proposed project.

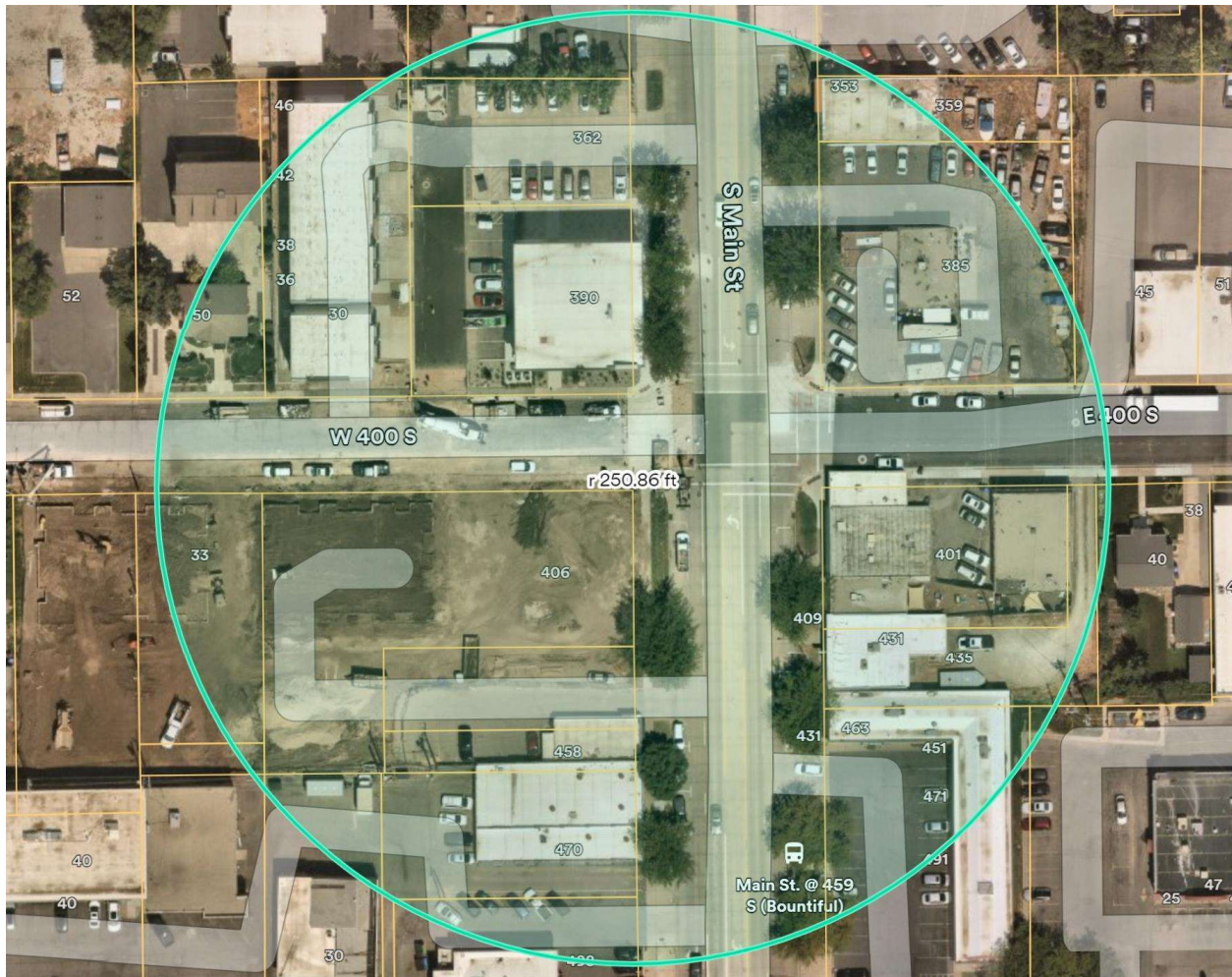


Figure 1. Nearmap Imagery August 2024

Additionally, there are concerns regarding the decline of Main Street addressed in the current General Plan and Downtown Master Plan. Specifically, the Downtown Master Plan goals include bringing in new businesses and/or uses that will contribute to the critical activity mass necessary for a vibrant downtown (2009 Downtown Master Plan). Restaurants provide vibrancy and activity to a city's center, and it would be beneficial for Bountiful City to have a new space proposed for a restaurant on Main Street.

Department Review

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

Significant Impacts

The development would be in an area with existing urban infrastructure levels. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water utility systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

Recommendation

Staff recommends that the Planning Commission review this Architectural and Site Plan Amendment and recommend the City Council approve the proposed changes subject to meeting all department staff review comments and corrections.

Note: Final approval and building permits will be issued when all conditions are met and satisfied.

Attachments

1. Updated Site Plan
2. Updated Building Elevations
3. Parking Study

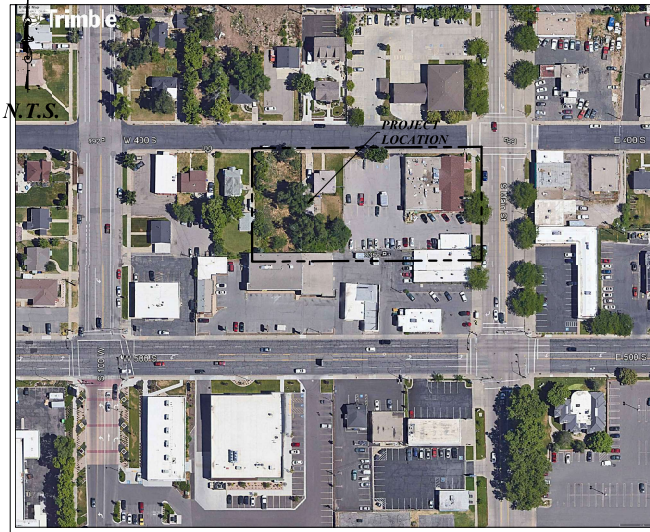


KNOWLTON GENERAL - 4TH AND MAIN

49 WEST 400 SOUTH, 29 WEST 400 SOUTH, AND 408 SOUTH MAIN STREET
 TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NE 1/4 OF SECTION 30, T. 2 N., R. 1 E., S.L.B.&M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH



VICINITY MAP



DRAWING INDEX

	COVER
C100	COVER
C101	NOTES & LEGEND
C200	TOPOGRAPHIC SURVEY
C300	DEMOLITION PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C700	PLAN & PROFILE
C710	PLAN & PROFILE
C900	SITE DETAILS
C910	UTILITY DETAILS
C920	CITY UTILITY DETAILS
C921	CITY DETAILS
C930	STORMTECH DETAILS
EC100	EROSION CONTROL
TOTAL SHEETS	15

GENERAL NOTES

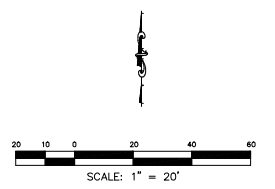
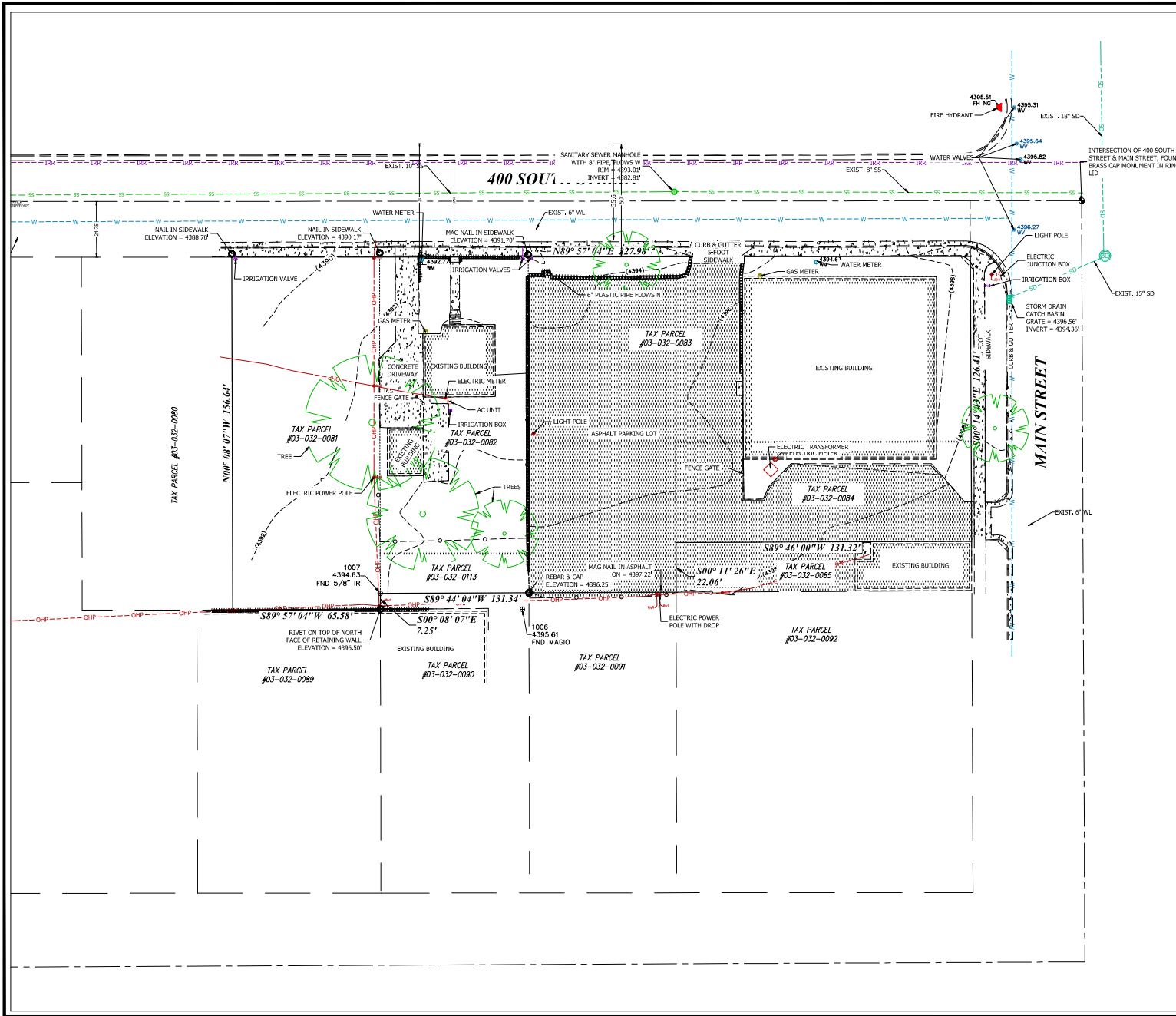
- 1) ALL WORK WITHIN A PUBLIC RIGHT-OF-WAY SHALL CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.
- 2) ALL UTILITY WORK SHALL CONFORM TO THE UTILITY OWNER'S STANDARDS & SPECIFICATIONS.
- 3) THESE PLANS DO NOT INCLUDE DESIGN OF DRY UTILITIES. THESE PLANS MAY CALL FOR RELOCATION, AND/OR REMOVAL AND/OR CONSTRUCTION OF DRY UTILITIES, BUT ARE NOT OFFICIAL DRAWINGS FOR SUCH. DESIGN AND COORDINATION OF DRY UTILITIES IS BY OTHERS.
- 4) THE CONTRACTOR SHALL COORDINATE AND OBTAIN ANY PERMITS REQUIRED FOR THE WORK SHOWN HEREON.
- 5) THE LOCATION AND ELEVATIONS OF UNDERGROUND UTILITIES SHOWN ON THESE PLANS IS A BEST ESTIMATE BASED ON UTILITY COMPANY RECORDS, BLUESTAKES, AND FIELD MEASUREMENTS OF READILY OBSERVABLE ABOVE-GROUND FEATURES. AS SUCH, THIS INFORMATION MAY NOT BE COMPLETE, UP-TO-DATE, OR ACCURATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO STOP WORK AND NOTIFY THE ENGINEER IF CONFLICTING INFORMATION IS FOUND IN THE FIELD.
- 6) THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION AND ELEVATIONS OF EXISTING MANHOLES AND OTHER UTILITIES PRIOR TO STAKING AND CONSTRUCTION.
- 7) CALL BLUESTAKES AT LEAST 48 HOURS PRIOR TO DIGGING. DO NOT PROCEED UNTIL BLUESTAKES ARE MARKED.
- 8) IT SHALL BE THE CONTRACTOR'S AND SUBCONTRACTOR'S RESPONSIBILITY TO MEET ALL APPLICABLE HEALTH AND SAFETY REGULATIONS, AND SHALL ASSUME SOLE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING CONSTRUCTION OF THIS PROJECT, SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED.
- 9) SWPPP PLAN AND PERMIT REQUIRED FOR THIS SITE. BMP'S TO BE INSTALLED AND VERIFIED BY THE BOUNTIFUL CITY ENGINEERING DEPARTMENT PRIOR TO A BUILDING PERMIT BEING ISSUED.



BENCHMARK: NAIL IN SIDEWALK, NW CORNER
 ELEVATION: 4390.17

COVER	REV.	BY	DATE
DRAWN:	JBC	JBC	02/28/21
JBC	06/03/22	JBC	10/26/2021
APPROVED:	JBC	JBC	11/01/2021
STA	06/03/22	JBC	02/20/22
PROJECT:	JBC	JBC	01/28/2024
JBC	06/03/22	JBC	02/20/22

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com



TOPOGRAPHIC PLAN

THIS DRAWING IS FOR TOPOGRAPHICAL INFORMATION ONLY. ALL BOUNDARIES AND EASEMENTS ARE APPROXIMATE AND ARE BASED SOLELY ON THE INFORMATION AVAILABLE ON THE SUBDIVISION PLAT OR OTHERWISE PROVIDED TO THE SURVEYOR.

LEGEND

- PROPERTY LINE _____
- ADJACENT PROPERTY _____
- ROAD CENTERLINE _____
- EASEMENT LINE _____
- EDGE OF PAVEMENT _____
- CURB, GUTTER, SIDEWALK _____
- FENCE LINE _____
- WALL _____

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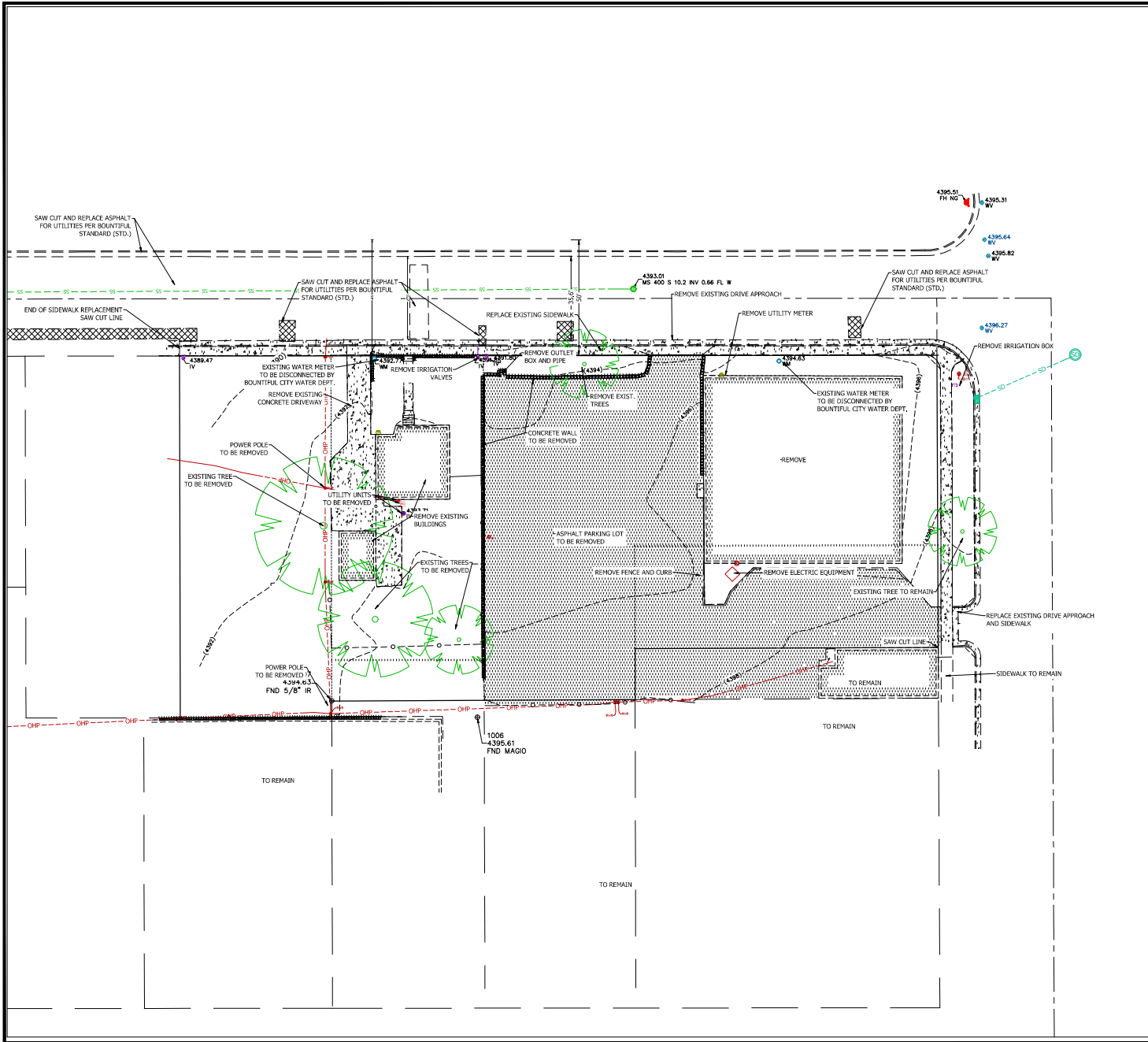


KNOWLTON GENERAL - 4TH & MAIN

49 AND 29 WEST 400 SOUTH AND 408 SOUTH MAIN ST
 TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, T.2N., R.1E., S.L.R.A.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1185019
 SET: 1185019.dwg

V200
 TOPOGRAPHY PLAN



PARKING TABLE

31 COVERED STALLS
21 UNCOVERED STALLS
4 STANDARD ADA RESERVED STALLS

- NOTES:
1. REFER TO PARKING STUDY BY OTHERS
 2. REMOVE AND REPLACE BROKEN OR DAMAGED CURB AND GUTTER OR SIDEWALK ALONG THE PROJECT FRONTAGES.
 3. WORK IN THE PUBLIC RIGHT OF WAY REQUIRES A BOUNTIFUL CITY EXCAVATION PERMIT AND INSPECTIONS.

SITE STATISTICS

	AREA (SQ.FT.)	PERCENTAGE
BUILDING FOOTPRINT	12,928	29%
IMPROVEMENTS	26,680	5%
LANDSCAPING	6885.19	16%
TOTAL SITE	46,478	100%

- SYMBOL LEGEND**
- (C00) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C300
 - (C01) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C300
 - (C02) PRIVATE DRAINAGE CURB CUT HI-BACK CURB AND GUTTER PER DETAIL, SHEET 900
 - (C03) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C300
 - (C04) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C300
 - (C05) PRIVATE PERMANENT BENCH PER DETAIL OR SIMILAR, SHEET C300
 - (C07) COVERED PARKING AREA/CARPORT PER ARCHITECTURAL DRAWING
 - (C08) 6' WHITE VINYL FENCE
 - (C09) ACCESSIBLE CONCRETE DUMPSTER ENCLOSURE PER DETAIL, SHEET C300
 - (C10) ADA ACCESSIBLE PARKING & RAMPS PER DETAIL, SHEET C300
 - (C11) ADA RAMP IN SIDEWALK CORNER WITH CAST IRON DETECTABLE WARNING PANELS PER BOUNTIFUL DETAILS
 - (C12) ADA POLE-MOUNTED VAN-ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C300
 - (C13) OUTDOOR STAIRS, TYPICAL PER DETAIL, SHEET C300
 - (C14) CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
 - (C15) BOUNTIFUL TYPE "B" DRIVE APPROACH PER BOUNTIFUL DETAILS, SHEET C321
 - (C16) CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
 - (C17) BOUNTIFUL TYPE "X" DRIVE APPROACH PER BOUNTIFUL DETAILS, SHEET C321
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

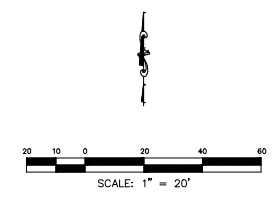
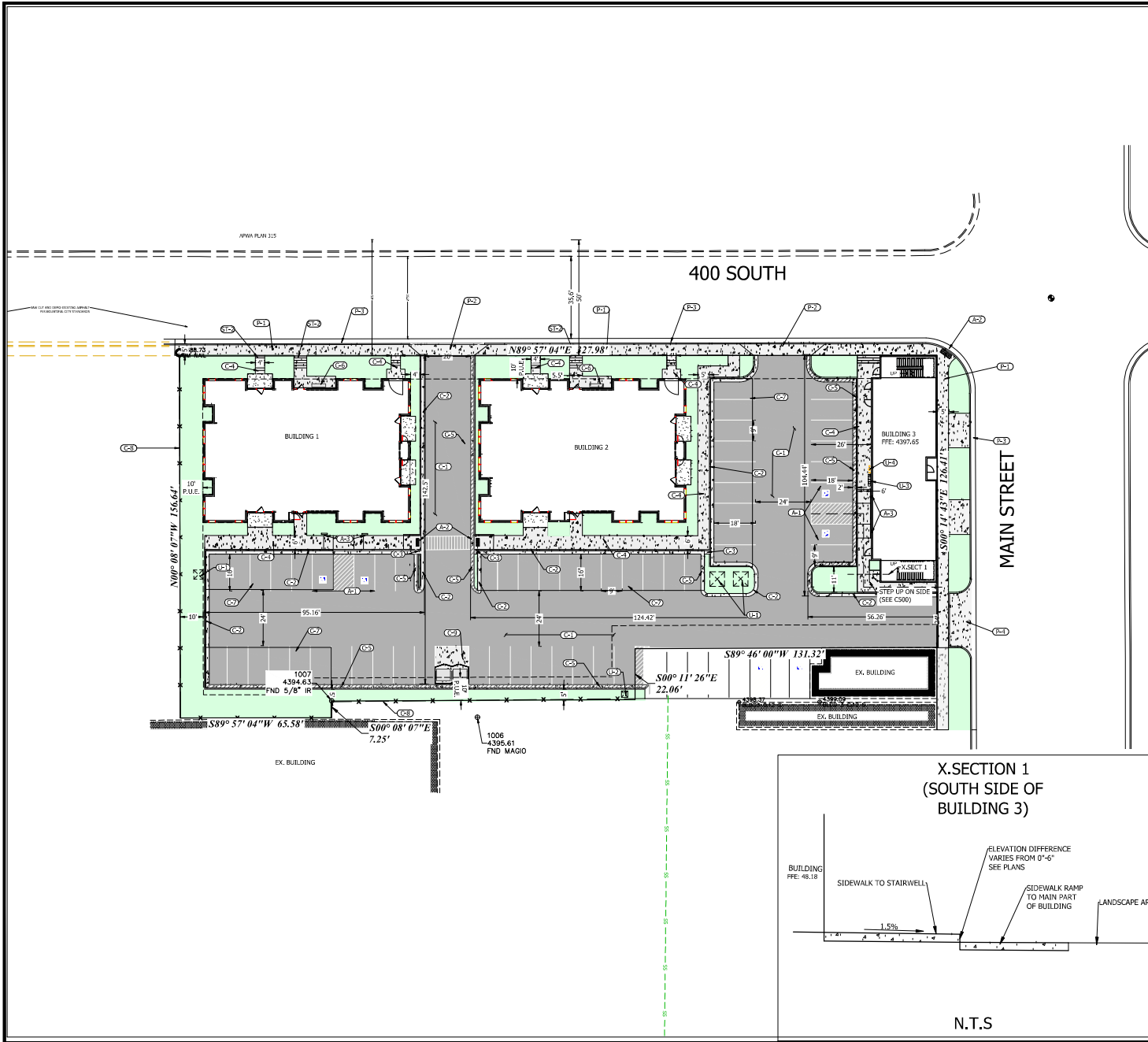
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 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, T.2N., R.1E., S.1.R.6.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 188580
 S.E. 1/88916.dwg

C300
 SITE PLAN



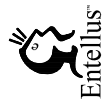
PARKING TABLE	
31 COVERED STALLS	
21 UNCOVERED STALLS	
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 3. WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A BOUNTIFUL CITY EXCAVATION PERMIT AND INSPECTIONS.

SITE STATISTICS		
	AREA (SQ. FT.)	PERCENTAGE
BUILDING FOOTPRINT	13,619	29%
IMPROVEMENTS	26,859	58%
LANDSCAPING	7,000	15%
TOTAL SITE	46,478	100%

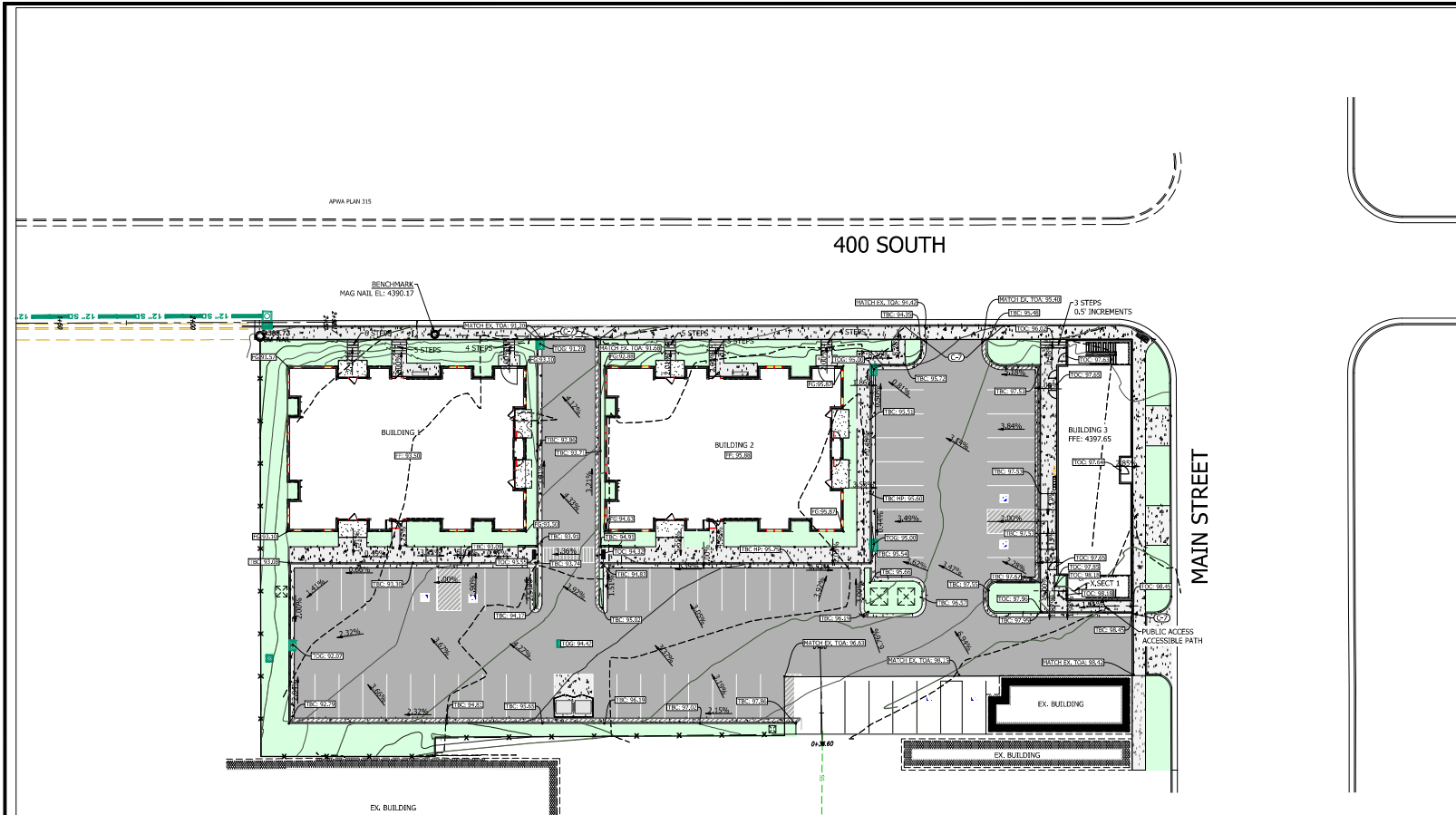
- SYMBOL LEGEND**
- (C-1) PRIVATE ASPHALT SECTION PER DETAIL, SHEET C300
 - (C-2) PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C300
 - (C-3) PRIVATE DRAINAGE CURB OUT HI-BACK CURB AND GUTTER PER DETAIL, SHEET 900
 - (C-4) PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C300
 - (C-5) PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C300
 - (C-6) PRIVATE PERMANENT BENCH PER DETAIL OR SIMILAR, SHEET C300
 - (C-7) COVERED PARKING AREA/CANOPY PER ARCHITECTURAL DRAWING
 - (C-8) WHITE VISUAL FENCE
 - (C-9) ACCESSIBLE CONCRETE DUMPSTER ENCLOSURE PER DETAIL, SHEET C300
 - (A-1) ADA ACCESSIBLE PARKING & RAMPS PER DETAIL, SHEET C300
 - (A-2) ADA RAMP IN SIDEWALK CORNER WITH CAST IRON DETECTABLE WARNING PANELS PER BOUNTIFUL DETAILS
 - (A-3) ADA WALL-MOUNTED VAN-ACCESSIBLE PARKING SIGN PER DETAIL, SHEET C300
 - (C-10) OUTDOOR STAIRS, TYPICAL PER DETAIL, SHEET C300
 - (E-1) ELECTRICAL TRANSFORMERS SEE SHEET C600 FOR MORE INFORMATION
 - (E-2) ELECTRICAL CAN SEE SHEET C600 FOR MORE INFORMATION
 - (E-3) ELECTRICAL METERS SEE SHEET C600 FOR MORE INFORMATION
 - (G-1) GAS METER SEE SHEET C600 FOR MORE INFORMATION
 - (R-1) CONCRETE SIDEWALK REPLACEMENT PER BOUNTIFUL CITY STANDARDS
 - (R-2) BOUNTIFUL TYPE "B" DRIVE APPROACH PER BOUNTIFUL DETAILS, SHEET C321
 - (R-3) CONCRETE CURB & GUTTER REPLACEMENT PER BOUNTIFUL CITY STANDARDS
 - (R-4) BOUNTIFUL TYPE "X" DRIVE APPROACH PER BOUNTIFUL DETAILS, SHEET C321
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KNOWLTON GENERAL - 4TH & MAIN
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 LOCATED IN THE NORTHEAST 1/4 OF SECTION 36 T.2N., R.1E., S.12.R.6M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
 APPROVED: STA
 PROJECT #: 1185019
 SHEET: 1185019.dwg
C400
 SITE PLAN



DRAINAGE CALCULATIONS

29-Nov-23

Pre-Development Area Analysis

	sq.ft.	Acres	C
Building	8,315	0.19	0.85
Improvements	19,220	0.44	0.90
Landscape	18,943	0.43	0.15
Total	46,479	1.07	0.59

Post-Development Area Analysis

	sq.ft.	Acres	C
Building	12,928	0.30	0.85
Improvements	26,690	0.61	0.90
Landscape	6,865	0.16	0.15
Total	46,479	1.07	0.78

10 Year Detention Analysis

NOAA Precipitation Frequency Data Server
Latitude: 40.8851° Longitude: -111.8808°
Allowable Runoff 0.20 cfs/acre Allowable

Time (min.)	I (in./hr)	Runoff (cfs/acre)	Runoff (cfs/acre)	Storage (ft ³)
5	3.360	1.84	64	770
10	2.560	1.271	128	1,143
15	2.120	1.079	192	1,387
30	1.430	0.719	384	1,745
60	0.882	0.467	768	1,859
120	0.529	0.315	1,536	1,615
180	0.386	0.230	2,304	1,144
360	0.237	0.143	4,608	0
720	0.147	0.089	9,216	0
1440	0.092	0.055	18,432	0

Required Detention: 1,859

50th Percentile Retention Analysis

Pass EQ. A $R_{new} = 0.22(\text{Imp}) - 25$ when $\text{Imp} > 55\%$
Pass EQ. B $R_{new} = 1.14(\text{Imp}) - 371$ when $\text{Imp} > 55\%$
WQV EQ. $WQV = (2 \times \text{Imp} - 9) / 12$
Retention $(\text{Detention} \times WQV) / 43.560$

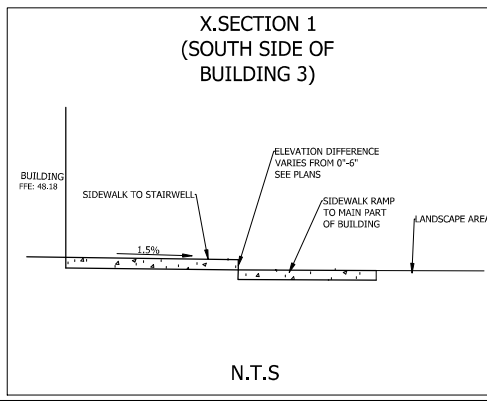
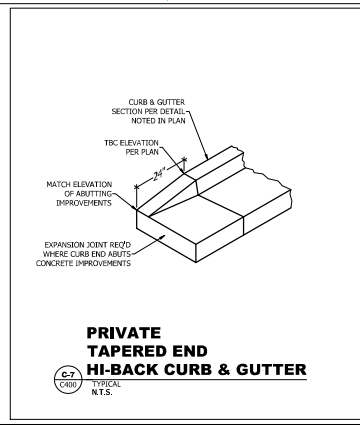
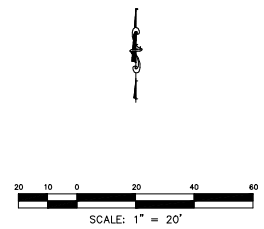
Pass	Retention (ft)
Pass	0.60 (ft)
Imp	0.59
Imp	85%
A	1.07 (acre)
R _{new}	0.30
R _{old}	0.60
WQV	0.016 ac-ft
Retention	689 cu-ft

Combined Storage

Retention	689 cu-ft
Detention	1,170 cu-ft
Combined Storage	1,859 cu-ft

Office Siting

Highwater Elevation	4,394.15 ft
Office Elevation	4,392.07 ft
Flow	0.21 cfs
C _s	0.63 square-edge
Office Size	2.33 sq.



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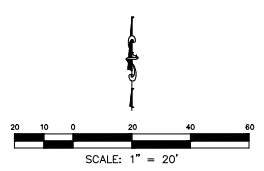
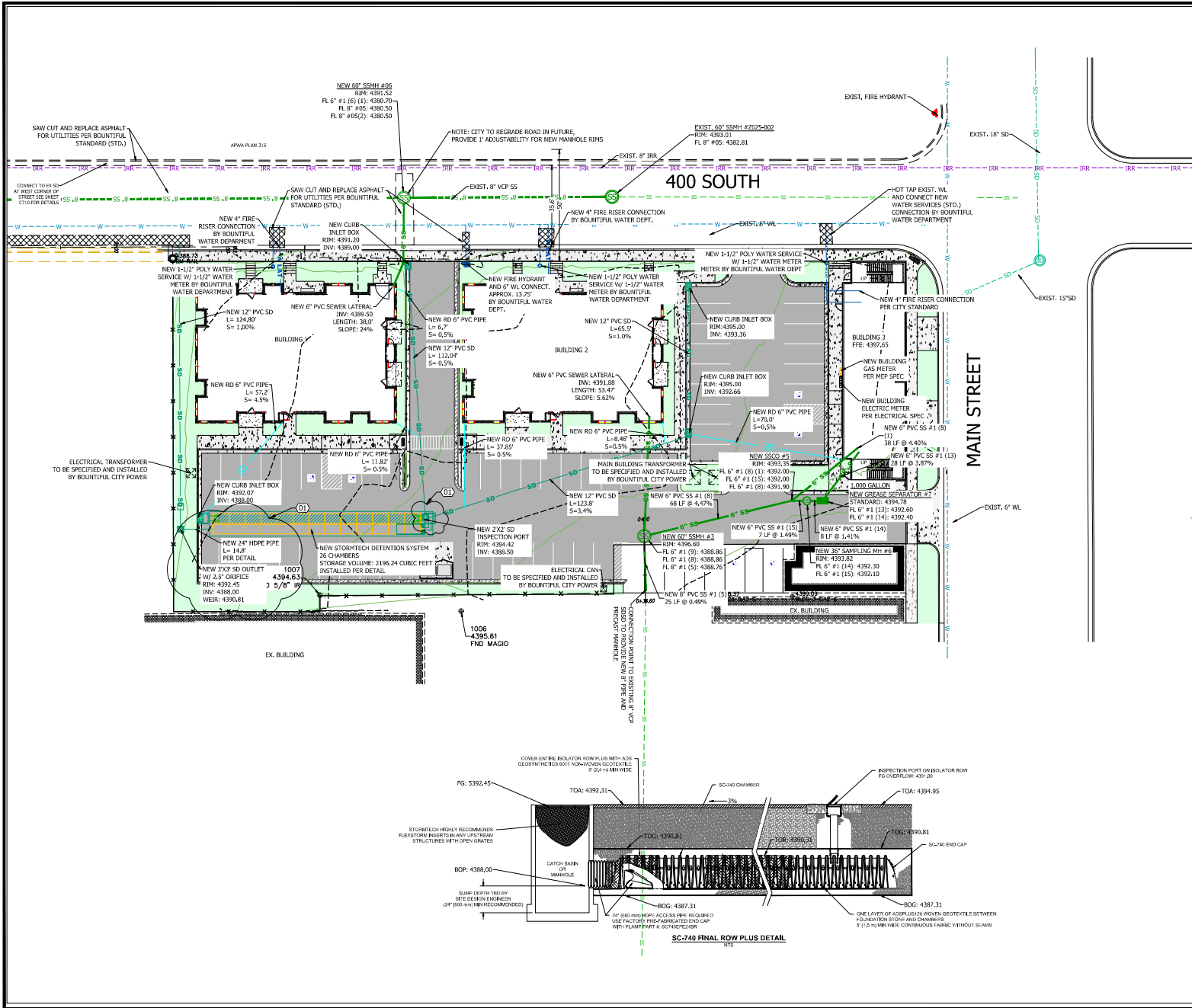
PROFESSIONAL
No. 1885806
SCOTT R. JACOBSON
REGISTERED PROFESSIONAL ENGINEER

KNOWLTON GENERAL - 4TH & MAIN

49 AND 29 WEST 400 SOUTH, AND 408 SOUTH MAIN ST
TAX PARCELS #03-032-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTHEAST 1/4 OF SECTION 36, T.2N., R.1E., S.1.R.6.M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: JBC
APPROVED: STA
PROJECT #: 1885019
SHEET: 1885019-04

C500
GRADING PLAN



METER SIZING PER BUILDINGS 1,2

Room	Fixtures	Units	Fixture Units	Future Units
1 Bedroom	1	1.4	1.4	
Bath/Shower	1	0.7	0.7	
Laundry	2	1.4	2.8	
Dishwasher / Sink	1	2.2	2.2	
Flush Tank Toilet	1	1.4	1.4	
Clothes Washer	1	1.4	1.4	
Total			12.5	

Room	APIS	FUA/APT	Fixture Units
1 Bedroom Units	0	8.5	0
2/3 Bedroom Units	12	32.8	154
Total Fixture Units			154

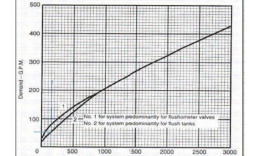
GPM from Hunter Curve
Required Meter Size 1-1/2"

METER SIZING PER BUILDING 3

Room	Fixtures	Units	Fixture Units	Future Units
1 Bedroom	0	8.5	0	
Bath/Shower	0	0.7	0	
Laundry	0	1.4	0	
Dishwasher / Sink	0	2.2	0	
Flush Tank Toilet	0	2.2	0	
Clothes Washer	0	1.4	0	
Total			0	

Room	APIS	FUA/APT	Fixture Units
1 Bedroom Units	0	0	0
2/3 Bedroom Units	4	12.8	24
Commercial	2	5.8	12
Total Fixture Units			63

GPM from Hunter Curve
Required Meter Size 1-1/2"



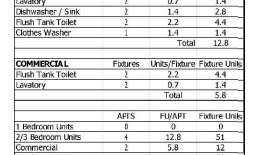
METER SIZING PER BUILDING 3

Room	Fixtures	Units	Fixture Units	Future Units
1 Bedroom	0	1.4	0	
Bath/Shower	0	0.7	0	
Laundry	0	1.4	0	
Dishwasher / Sink	0	2.2	0	
Flush Tank Toilet	0	2.2	0	
Clothes Washer	0	1.4	0	
Total			0	

Room	Fixtures	Units	Fixture Units
Flush Tank Toilet	2	2.2	4.4
Laundry	2	0.7	1.4
Total			5.8

Room	APIS	FUA/APT	Fixture Units
1 Bedroom Units	0	0	0
2/3 Bedroom Units	4	12.8	24
Commercial	2	5.8	12
Total Fixture Units			63

GPM from Hunter Curve
Required Meter Size 1-1/2"



METER SIZING PER BUILDING 3

Room	Fixtures	Units	Fixture Units	Future Units
1 Bedroom	0	1.4	0	
Bath/Shower	0	0.7	0	
Laundry	0	1.4	0	
Dishwasher / Sink	0	2.2	0	
Flush Tank Toilet	0	2.2	0	
Clothes Washer	0	1.4	0	
Total			0	

Room	APIS	FUA/APT	Fixture Units
1 Bedroom Units	0	0	0
2/3 Bedroom Units	4	12.8	24
Commercial	2	5.8	12
Total Fixture Units			63

GPM from Hunter Curve
Required Meter Size 1-1/2"

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Lentillus.com



KNOWLTON GENERAL - 4TH & MAIN
49 AND 29 WEST 400 SOUTH, AND 408 SOUTH MAIN ST
TAX PARCELS #03-002-0081, -0082, -0083, -0084, & -0113
LOCATED IN THE NORTH-EAST 1/4 OF SECTION 36, T.2N., R.1E., S.1.R.6M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

APPROVED CLARIFICATION TO STORM TECH SYSTEM 46/22
JAN/2024
6 - SEWER REDLINE UPDATE
DRAWN: JBC
APPROVED: STA
PROJECT NO: 1885919
SHEET: 1885919-6

C600
UTILITY PLAN

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4TH + MAIN BUILDING C

MAIN STREET AND 400 SOUTH, BOUNTIFUL UT 84010

OWNERS: HEPWORTH INVESTMENT GROUP LLC

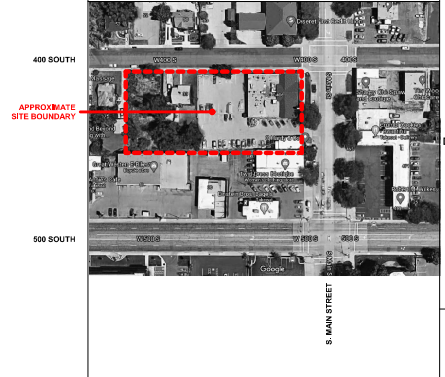
SITE PLAN REVIEW | 08.29.2024



MAIN STREET

400 SOUTH

VICINITY MAP:



PROJECT INFORMATION:

PROJECT TYPE: MAIN STREET BUILDING	400 SOUTH BUILDINGS
MIXED USE (MERCANTILE/RESIDENTIAL MULTIFAMILY)	RESIDENTIAL MULTIFAMILY
BUILDING HEIGHT ALLOWED: 55'-0"	45'-0"
ACTUAL: 40'-0"	35'-0"
AREA TABULATIONS	
LEVEL 03: 2,859 SF	5,133 SF
LEVEL 02: 2,859 SF	5,133 SF
LEVEL 01: 2,213 SF	5,178 SF
TOTAL: 8,231 SF	15,480 SF X 2 BLDGS = 30,960 SF
OFFICE AREA: 1,925 SF	
RESIDENTIAL UNITS	
1-BEDROOM: 8 UNITS	0 UNITS
2-BEDROOM: 0 UNITS	12 UNITS X 2 BLDGS = 24 UNITS
PARKING COUNTS	
OFFICE: 1,925 SF / 200 SF PER STALL =	10 STALLS
RESIDENTIAL	
1 BEDROOM: 8 UNITS X 1.75 STALLS PER UNIT =	14 STALLS
2-BEDROOM: 0 UNITS X 2.25 STALLS PER UNIT =	0 STALLS
TOTAL:	78 STALLS REQUIRED
	97 STALLS PROVIDED*
*INCLUDES 4 ADA STALLS (min. required is 3 ADA for 61-75 stalls) SEE OWNER PROVIDED PARKING USE STUDY	
LANDSCAPE: PROPERTY AREA = 50,127 SF	
LANDSCAPE AREA REQUIRED	5,013 SF
10% OF PROPERTY =	1,400 SF
TOTAL REQUIRED =	6,413 SF
TOTAL PROVIDED =	7,275 SF

DRAWING LIST:

SHEET #	SHEET NAME
GENERAL	
GI001	COVER SHEET
ARCHITECTURAL	
AS101	ARCHITECTURAL SITE PLAN - OVERALL
AS102C	SITE PLAN - BUILDING C
AS102	SITE AERIAL VIEW
AS103	SITE AERIAL VIEW
AS104	SITE STREET VIEWS
AS105	SITE EXTERIOR ELEVATIONS
AE101	BLDG FLOOR PLANS (MAIN STREET)
AS106	MAIN STREET ELEVATIONS
AS107	MAIN STREET RENDERINGS

P R O C E S S I O S

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SALT LAKE CITY, UTAH 84109
PH: 801.966.0906
WWW.PROCESSIOPRO.COM

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PHONE: 801.965-1001
CONTACT: MATT JACKSON
EMAIL: mjackson@m3structuralengineers.com

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CONTACT: RANDY BEYER
EMAIL: randy@kinowtongeneral.com

No.	Description	Date

4TH + MAIN BUILDING C
COVER SHEET

Project Status: SITE PLAN REVIEW
Project Number: 19-0016
Date: 08.29.2024
Drawn by: EGE
Checked by: DJY
GI001
Scale:

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GENERAL NOTES:

- 1. SEE SHEET A601 FOR GENERAL NOTES.
- 2. DO NOT SCALE DRAWINGS.
- 3. CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- 4. ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.
- 5. FURNITURE PLAN IS SUGGESTED ONLY. TO BE DETERMINED BY TENANT.
- 6. ALL INTERIOR WALLS TO BE WALL TYPE "P" UNLESS OTHERWISE NOTED/DIMAGED.
- 7. CASEWORK DRAWINGS SHOWS DESIGNMENT. CABINET SUPPLIER VERIFY FIELD CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW BY OWNER/ARCHITECT.

SITE LEGEND:

- 1. APPROXIMATE PROPERTY BOUNDARY
- 2. LANDSCAPE AREA (6,271 SF)
- 3. CURB + GUTTER

NOTE: SEE CIVIL DRAWINGS FOR ADDITIONAL GRADING, DIMENSIONS, AND DETAILS.

SITE LEGEND:

- 1. CITY / PUBLIC SIDEWALKS
- 2. SITE SIDEWALKS
- 3. PEDESTRIAN CIRCULATION

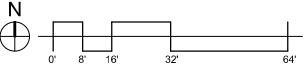
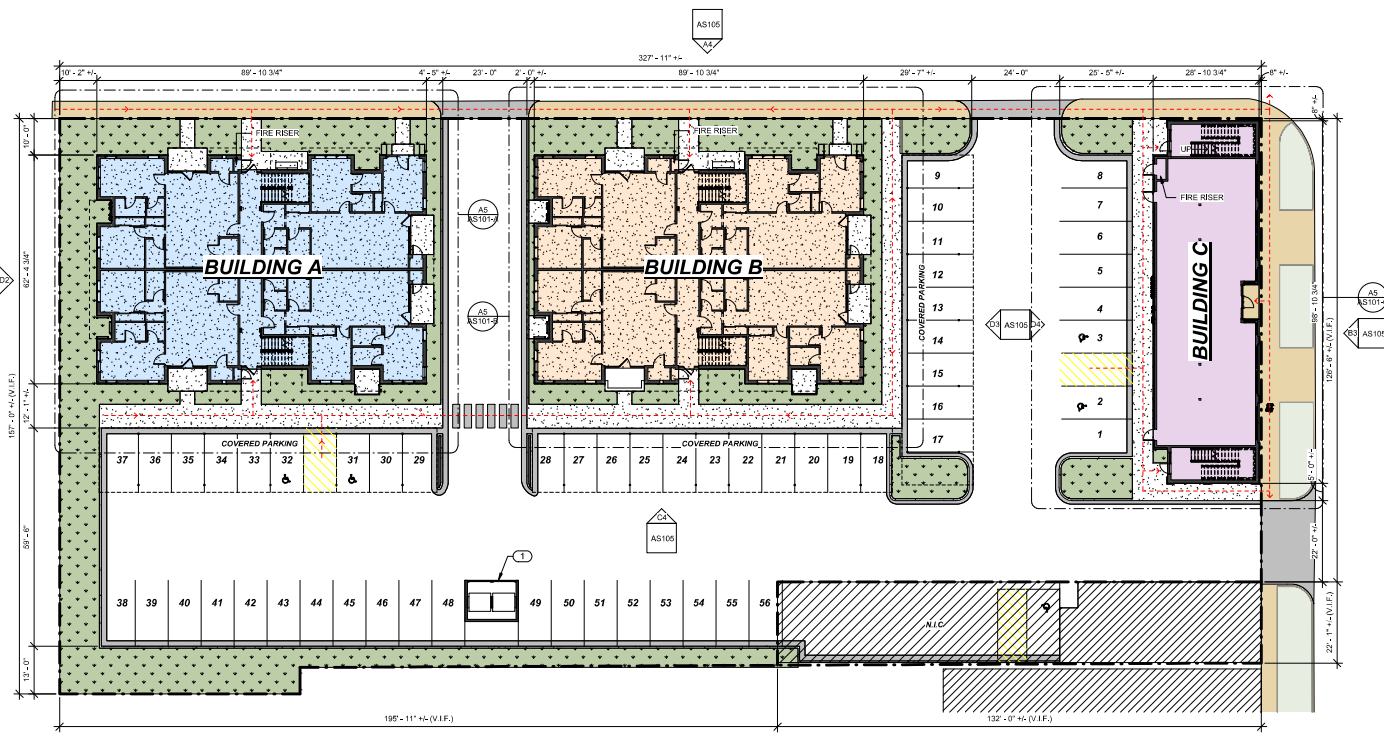
KEYED NOTES:

- 1. DUMPSTER ENCLOSURE. SEE CIVIL DRAWINGS

KEYED NOTES:

400 SOUTH

MAIN STREET



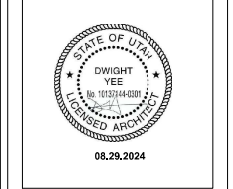
ARCHITECTURAL SITE PLAN AS101
1/16" = 1'-0"

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PHONE: 801.426.9720
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EMAIL: randy@rindltongeneral.com



No.	Description	Date

**4TH + MAIN BUILDING C
ARCHITECTURAL SITE PLAN - OVERALL**

Project Status	SITE PLAN REVIEW
Project Number	19-00116
Date	08.29.2024
Drawn by	EGE
Checked by	DJY
AS101	
Scale	As Indicated

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CODE & ZONING ANALYSIS:

APPLICABLE CODES PER CITY OF BOUNTIFUL CITY:

- 2021 INTERNATIONAL BUILDING CODE
- 2021 INTERNATIONAL RESIDENTIAL CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL ENERGY CODE
- 2009 NATIONAL ELECTRICAL CODE
- 2009 ICC ANS I 17.1 ACCESSIBLE AND USABLE BUILDING & FACILITIES

ZONING DESIGNATION: DOWNTOWN (DN)

BUILDING HEIGHT:
 MAXIMUM: BUILDINGS AT LEAST 200' FROM 100 WEST SHALL NOT EXCEED 55'
 ACTUAL: 35'-6" +/- AT PARAPETS

BUILDING LENGTH: 28'-10 3/4" X 98'-10 3/4"

SETBACKS:
 40' SOUTH: WITHIN 10' OF STREET PROPERTY LINE.
 MAIN STREET: WITHIN 10' OF STREET PROPERTY LINE.

LANDSCAPING:
 REQUIRED: 10% OF PROPERTY + 50 SF/UNIT
 (46,498 SF X 10%) + (33 UNITS X 50 SF) = 6,249 SF
 PROVIDED: 6,473 SF +/- (SEE OVERALL SITE PLAN)

PARKING:
 REQUIRED: SEE OWNER PROVIDED PARKING STUDY
 PROVIDED: SEE SITE PLAN AND OWNER PROVIDED PARKING STUDY

OCCUPANCY TYPE: MIXED OCCUPANCY:
 BUSINESS 'B' (LEVEL 01 COMMERCIAL)
 RESIDENTIAL GROUP 'R-2' (LEVEL 0203 APARTMENTS)

CONSTRUCTION TYPE: VB SPRINKLERED (PER IBC 420.4)
 FIRE (SMOKE ALARMS (PER IBC 420.5))

MAXIMUMS (TYPE VS)	B (S)	R (S)	ACTUAL
AREA	27,000 SF	7,000 SF	<3,000 SF
STORES	3 STORES	3 STORES	
HEIGHT	60'	60'	47' +/-

FIRE RESISTANCE:
 PRIMARY STRUCTURE: 0 HOURS
 BEARING WALLS: EXTERIOR 0 HOURS, INTERIOR 0 HOURS
 NON-BEARING WALLS: EXTERIOR 10'-0" X 30" = 0 HOURS, INTERIOR 0 HOURS
 FLOOR CONSTRUCTION: 0 HOURS
 ROOF CONSTRUCTION: 0 HOURS

HEIGHT AND AREA:
 ALLOWED: 3 STORES / 60 FEET / 21,000 SF
 ACTUAL: 3 STORES / 40' - 3" / 2,740 +/- SF PER FLOOR
 CLIMATE ZONE: 5 (DAVIS COUNTY, UTAH)

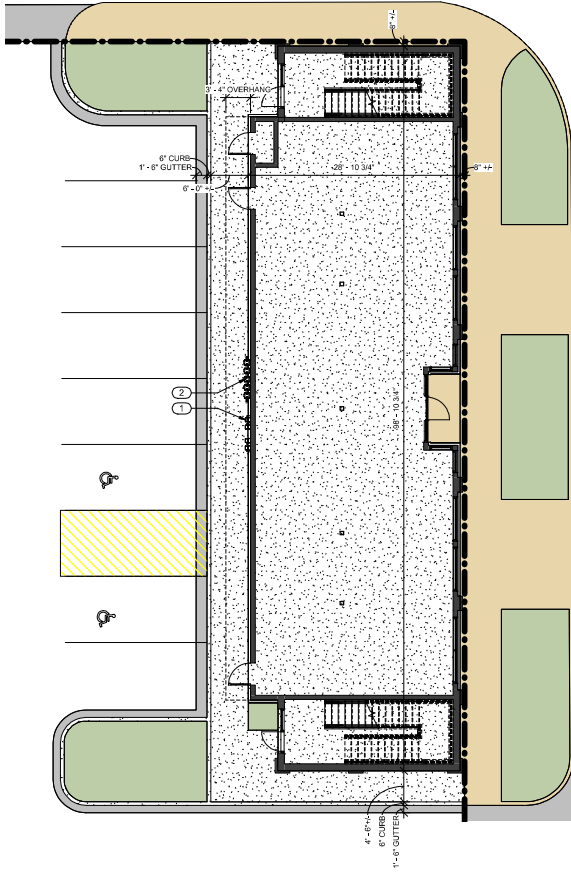
INSULATION:
 CEILING: R-38
 WOOD FRAMED WALL: R-20 OR R-13 + 5
 SLAB: R-10, 2" DEPTH

OCCUPANT LOAD:
 AREA PER OCCUPANT: 200 SF GROSS (RESIDENTIAL)
 150 SF GROSS (BUSINESS)

OCCUPANTS:
 GROUND LEVEL: 2,470 SF / 150 = 17 OCCUPANTS
 SECOND LEVEL: 2,470 SF / 200 = 13 OCCUPANTS
 THIRD LEVEL: 2,470 SF / 200 = 13 OCCUPANTS

EGRESS:
 CORRIDOR WIDTH: MINIMUM 44", 0.2" PER OCCUPANT + 0.2" X 13 = 2.6"
 ACTUAL: 107.25"
 CORRIDOR RATING: MINIMUM 0.5 HOUR, ACTUAL 1 HOUR
 STAIR WIDTH: MINIMUM 44", 0.2" PER OCCUPANT + 0.3" X 13 = 3.9"
 ACTUAL: 44" CLEAR
 STAIR RATING: MINIMUM 1 HOUR (+4 STORES), ACTUAL 1 HOUR (STAIR AND HALL ENCLOSURE)
 TRAVEL DISTANCE: MAXIMUM 200' (NON-SPRINKLERED), 250' (SPRINKLERED)
 ACTUAL: TBD

FAIR HOUSING ACT COMPLIANCE:
 AS A NON-ELEVATED BUILDING CONTAINING FOUR OR MORE DWELLING UNITS, THE GROUND FLOOR DWELLING UNITS ARE CONSIDERED TO BE COVERED BY THE FAIR HOUSING ACT. THE GROUND FLOOR DWELLING UNITS HAVE BEEN DESIGNED AND SHALL BE CONSTRUCTED TO MEET THOSE GUIDELINES WITH MINIMAL INTERVENTION. BATHROOMS HAVE BEEN DESIGNED TO MEET THE USABILITY STANDARDS WITH ONE BATHROOM IN EACH UNIT MEETING THE "B" GUIDELINES FOR ADDITIONAL ACCESS.



ARCHITECTURAL SITE PLAN - BUILDING C A5
 1/8" = 1'-0" AS101-C

GENERAL NOTES:

- SEE SHEET A601 FOR GENERAL NOTES.
- DO NOT SCALE DRAWINGS.
- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK AND SHALL REPORT TO THE ARCHITECT ANY ERRORS, INCONSISTENCIES OR OMISSIONS BEFORE BEGINNING WORK. SEE GENERAL NOTES AND SPECIFICATIONS.
- ALL MECHANICAL AND ELECTRICAL SYSTEMS TO BE DESIGN-BUILD BY SUBCONTRACTOR.
- FURNITURE PLAN IS SUGGESTED ONLY. TO BE DETERMINED BY TENANT.
- ALL INTERIOR WALLS TO BE WALL TYPE 'P' UNLESS OTHERWISE NOTED/TAGGED.
- CASEWORK DRAWINGS SHOWS DESIGN INTENT. CABINET SUPPLIER VERIFY FIELD CONDITIONS AND PROVIDE SHOP DRAWINGS FOR REVIEW BY OWNER/ARCHITECT.

MATERIAL LEGEND:

KEYED NOTES:

1. ELECTRIC GEAR AND METERS - (UP TO 10) UNITS.
2. GAS METERS - (UP TO 10) UNITS.

P r o c e s s S t u d i o

3055 s. grace street
 salt lake city, utah 84119
 (801) 908-0899
 www.processpr.com

**4TH + MAIN
BUILDING C**

**SITE PLAN - BUILDING
C**

Project Status	SITE PLAN REVIEW
Project Number	19-0016
Date	08.29.2024
Drawn by	MOB
Checked by	DJY
AS101-C	
Scale	1/8" = 1'-0"

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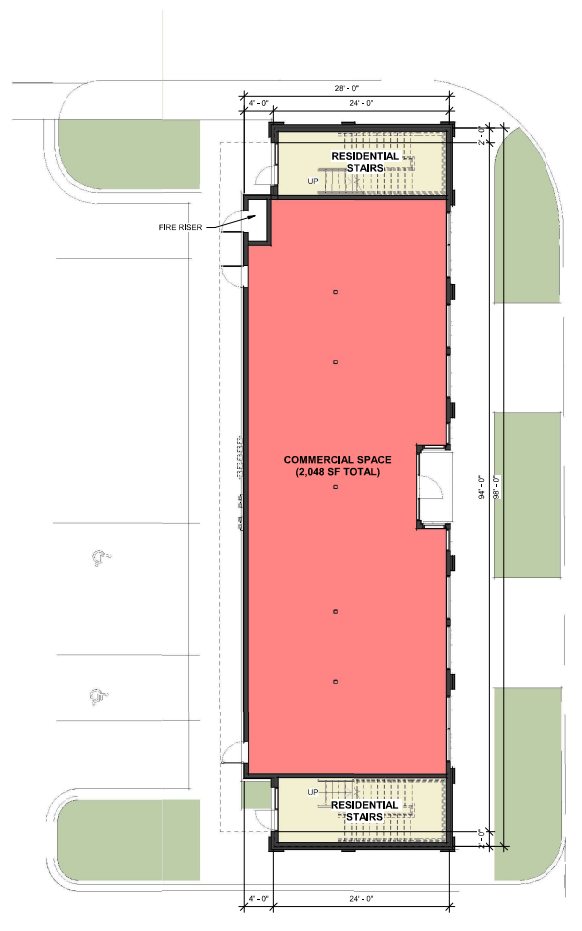
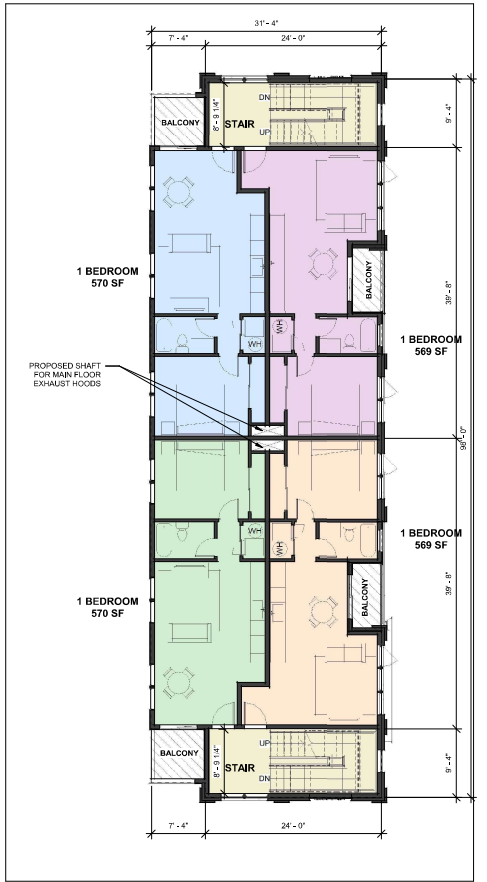
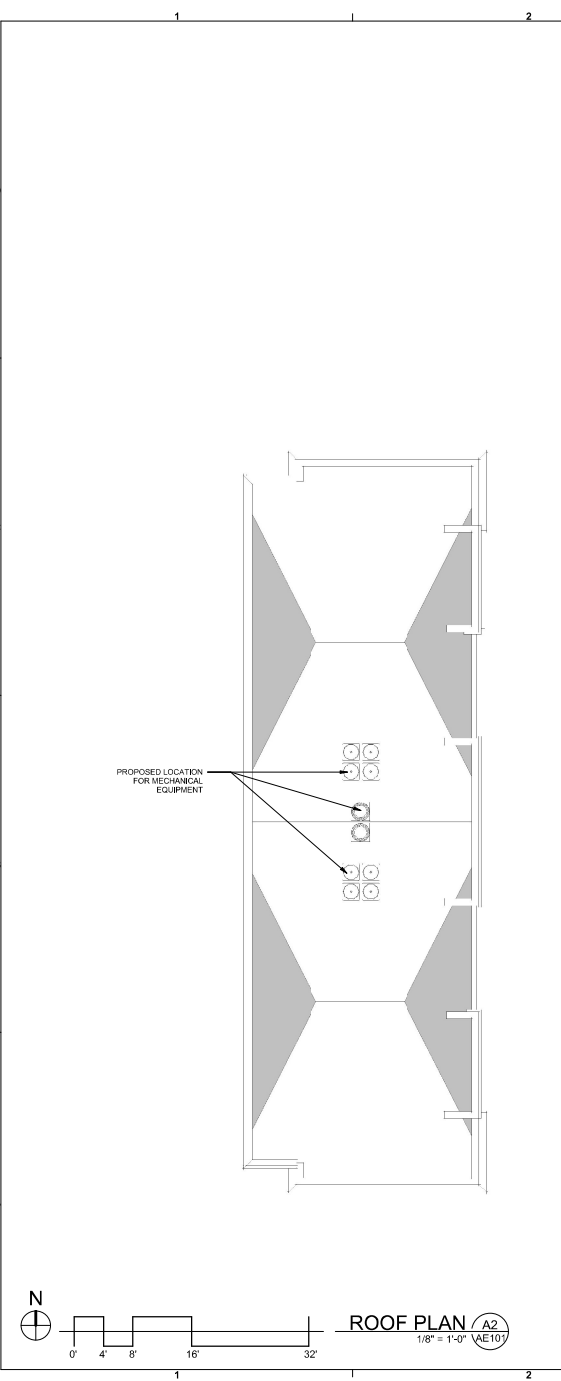
No.	Description	Date

**4TH + MAIN BUILDING C
BLDG FLOOR PLANS
(MAIN STREET)**

AE101

Project Status: SITE PLAN REVIEW
 Project Number: 19-0016
 Date: 08.29.2024
 Drawn by: EGE
 Checked by: DJY

Scale: 1/8" = 1'-0"



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AERIAL VIEW FROM MAIN STREET AND 400 SOUTH A5
AS102

P R O C E D E I S O S

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No.	Description	Date

**4TH + MAIN
BUILDING C
SITE AERIAL VIEW**

Project Status: SITE PLAN REVIEW
 Project Number: 19-00116
 Date: 08.29.2024
 Drawn by: EGE
 Checked by: DJY

AS102

Scale

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AERIAL VIEW FROM BLOCK INTERIOR AS
AS103

P R O C E E S

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08.29.2024

No.	Description	Date

**4TH + MAIN
BUILDING C
SITE AERIAL VIEW**

Project Status	SITE PLAN REVIEW
Project Number	19-00116
Date	08.29.2024
Drawn by	EGE
Checked by	DJY
Scale	AS103

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400 SOUTH



MAIN STREET

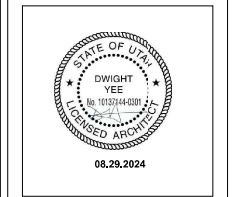
400 SOUTH

P R O C E E D S

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No.	Description	Date

4TH + MAIN BUILDING C
 SITE STREET VIEWS

Project Status	SITE PLAN REVIEW
Project Number	19-0116
Date	08.29.2024
Drawn by	EGE
Checked by	DJY
	AS104
Scale	

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MATERIAL PERCENTAGES PER BUILDING	
<u>400 SOUTH BUILDINGS A & B</u>	
ALL FACADES (EXCL. GLASS):	7,714 SF
BRICK =	4,168 SF (54%)
MASONITE / SIDING =	3,229 SF (42%)
CORNICE =	317 SF (4%)
<u>MAIN SHEET BUILDING C</u>	
ALL FACADES:	9,917 SF
BRICK =	2,831 SF (29%)
GLAZING =	1,946 SF (20%)
MASONITE / SIDING =	2,182 SF (22%)
CONCRETE =	383 SF (4%)
STUCCO =	2,062 SF (21%)
CORNICE =	534 SF (5%)
<u>ARCHITECTURAL ARTICULATION PER BUILDING</u>	
<u>400 SOUTH BUILDINGS A & B</u>	
PRIMARY FRONTAGE (400 S) =	2,283 SF
RECESSES/BALCONIES =	744 SF (31%)
CANOPIES =	68 SF (3%)
MASONRY (SOLDIER) =	62 SF (3%)
SECONDARY FRONTAGE:	NONE
OTHER FACADES (INTERNAL):	5,431 SF
RECESSES/BALCONIES =	1,290 SF (24%)
FRIEZE / CORNICE =	222 SF (4%)
MASONRY (SOLDIER) =	183 SF (3%)
<u>MAIN SHEET BUILDING</u>	
PRIMARY FRONTAGE (MAIN ST):	3,887 SF
RECESSES/BALCONIES =	891 SF (23%)
FRIEZE / CORNICE =	512 SF (13%)
MASONRY PILASTERS =	584 SF (15%)
DECORATIVE PANELING =	270 SF (7%)
SECONDARY FRONTAGE (400 S):	1,172 SF
RECESSES =	149 SF (13%)
FRIEZE / CORNICE =	63 SF (5%)
MASONRY PILASTERS =	212 SF (18%)
DECORATIVE PANELING =	46 SF (4%)
OTHER FACADES (INTERNAL):	4,878 SF
RECESSES / CANTILEVERS =	589 SF (12%)
FRIEZE / CORNICE =	93 SF (2%)
MASONRY PILASTERS =	333 SF (7%)
DECORATIVE PANELING =	46 SF (1%)

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EMAIL: randy@kinggeneral.com

08.29.2024

No.	Description	Date

4TH + MAIN BUILDING C SITE EXTERIOR ELEVATIONS

Project Status: **SITE PLAN REVIEW**
Project Number: 19-00116
Date: 08.29.2024
Drawn by: EGE
Checked by: DJY
AS105
Scale: 1/16" = 1'-0"

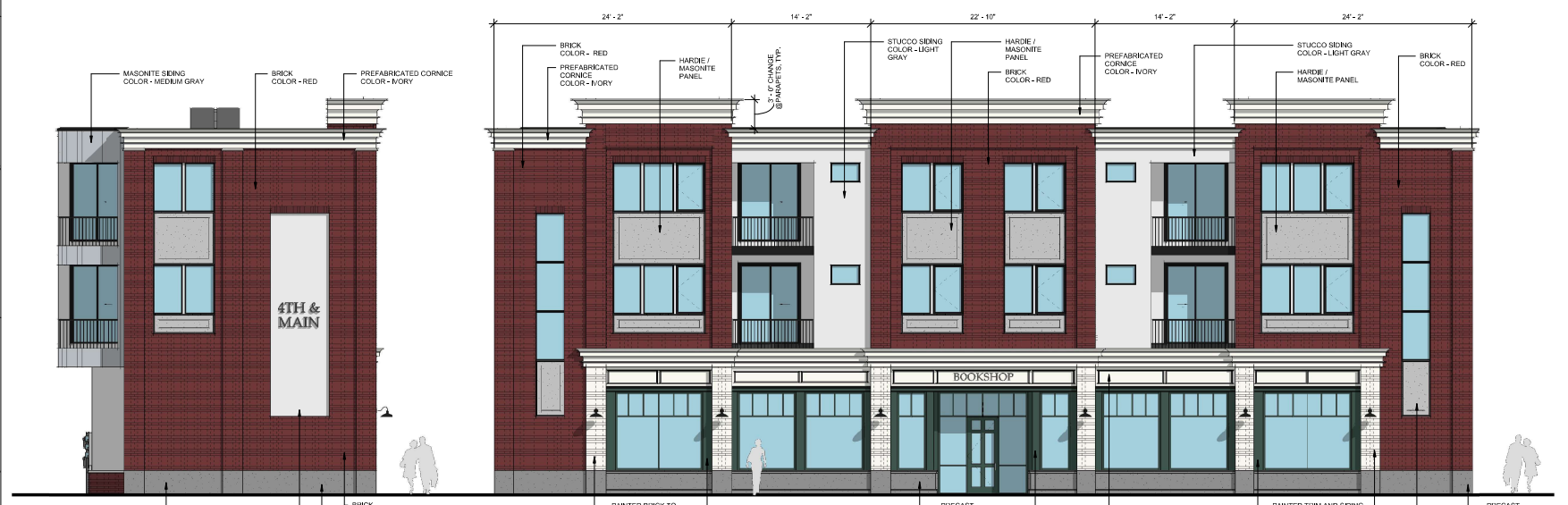
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NORTH (400 SOUTH) ELEVATION C2
 3/16" = 1'-0" AS106

WEST (MIDDLE DRIVEWAY) ELEVATION C5
 3/16" = 1'-0" AS106



SOUTH (PARKING) ELEVATION A2
 3/16" = 1'-0" AS106

EAST (MAIN STREET) ELEVATION A5
 3/16" = 1'-0" AS106

P R O J E C T D E S I G N S

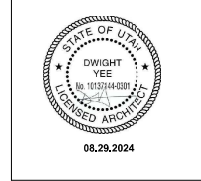
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 EMAIL: randy@rinoltongeneral.com



No.	Description	Date

4TH + MAIN BUILDING C MAIN STREET ELEVATIONS

Project Status: SITE PLAN REVIEW
 Project Number: 19-0016
 Date: 08.29.2024
 Drawn by: MDB
 Checked by: EGE

AS106

Scale: 3/16" = 1'-0"

Subject: FW: 4th and Main Parking Updated with Restaurant
Date: Wednesday, September 4, 2024 at 10:28:09 PM Mountain Daylight Time
From: Randy Beyer
Attachments: image001.gif, image002.gif, image003.gif, image004.gif, image005.gif, image006.gif, image007.gif

From: Jason Watson <jwatson@focus-es.com>
Date: Wednesday, September 4, 2024 at 4:42 PM
To: Randy Beyer <randy@knowltongeneral.com>, Brian Knowlton <brian@knowltongeneral.com>
Subject: RE: 4th and Main Parking Updated with Restaurant

Randy and Brian,

Again, I apologize for misunderstanding the two projects and what needed to be updated.

I relooked at the parking generation numbers for this project on 4th and Main to compare the parking generation from the original study with 2,048 SF of Office Space, to the parking generation numbers if it were converted to 2,048 SF of High-Turnover (Sit Down) Restaurant. In the original parking study, we showed the Small Office land use would need 9 parking stalls on a weekday and 0 parking stalls on a Saturday. The Multi-Family would need 48 parking stalls on a weekday and 49 stalls on a Saturday. Using the Parking Demand Percentages tables based on ITE, the maximum number of parking stalls that would be needed with these two land uses, is 48 stalls. Again, the Parking Demand Percentages tables takes into account the percentage of the land use that would be using the parking at certain times of day. Meaning an office doesn't use any parking stalls between 7:00pm to about 7:00am, where the multi-family will have their higher percentage of stalls needed during those hours.

Looking at the parking generation numbers if the 2,048 SF office space is changed to a High-Turnover (Sit Down) Restaurant, the parking numbers increase to 36 parking stalls needed on a weekday and 52 parking stalls needed on a Saturday. Combining these numbers with the 48 weekday and 49 Saturday parking stalls needed from the multi-family, this would put the total number of parking stalls needed at 84 during a weekday and 101 during a Saturday. Using the Parking Demand Percentages tables from ITE for these two land uses, the maximum number of stalls that would be needed is 71 on a weekday and 79 on a Saturday. The highest peak hour demand for parking between restaurant and multi-family is between 5:00pm to 8:00pm, as people are out to eat and also coming home from work.

The current layout of the site is designed for 56 parking stalls.

Please let me know if you have any questions.

Planning Commission Staff Report



Subject: Land Use Code Text Amendment to the Single-Family Residential Zone Use Table
Author: Amber Corbridge, Senior Planner
Date: October 1, 2024

Background

The Single-Family Residential Zone use table includes a list which differentiates uses as either P (Permitted), C (Conditional), or N (Prohibited). The Land Use Code section 14-4-103 also states that *any use not listed herein is also expressly prohibited*. The applicant, Jordan T. Buckner representing Memorial Mortuaries and Cemeteries, is proposing to amend the Land Use Code by adding two (2) new uses to the existing land use table in the Single-Family Residential Zone (14-4-103), which are not listed. Memorial Mortuaries and Cemeteries is a locally owned funeral home and cemetery organization which developed the Lakeview Cemetery (in 1980) at 1640 Lakeview Drive (Single-Family Residential, R-4 Zone).

The applicant’s proposal is to add the following uses: 1) **“Funeral Home or Memorial Mortuary”** as a conditional use (C) in the R-3, R-4, and R-F Zones, and prohibited (N) in the R-1 Zone, and 2) **“Public or Private Assembly”** as a conditional use (C) in the R-3, R-4, and R-F Zones, and prohibited (N) in the R-1 Zone, as shown below:

Use	R-3, R-4, & R-F	R-1	Use	R-3, R-4, & R-F	R-1
Private Recreational Facility	C	C	Private Recreational Facility	C	C
Public or Private Cemetery	C	C	Public or Private Assembly	C	N
Funeral Home or Mortuary	C	N	Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C	Public or Private Utility Facility	C	C
Public Recreational Facility	P	P	Public Recreational Facility	P	P
Public Schools	P	P	Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P	Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C	Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P	Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C	Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P	Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P	Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C	Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P	Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N	Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P	Utility Lines and Rights-of-Way	P	P

The applicant states the following reasons (See Attached Applicant’s Narrative) for the above proposed amendments:

1. Update the codes to allow for funeral homes/mortuaries in the single-family residential zones, specifically R-3 and R-4 Zones where existing facilities exist, such as Lindquist Mortuary (at 727 North 400 East, R-4 Zone).
2. Desire to build a new mortuary/funeral home and event venue on grounds of the Memorial Lakeview Mortuary and Cemetery (at 1640 Lakeview Drive, R-3 Zone).

Analysis

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

Funeral Home or Mortuary

The applicant states multiple reasons why the proposed amendment to add “Funeral Home or Mortuary” to the Single-Family Residential Zone is a necessity and in the interest of the public. Memorial Mortuaries and Cemeteries have served the surrounding residential neighborhood holding funeral services at the cemetery on Bountiful Boulevard for over 30 years with no complaints or issues. Funeral homes are gathering places for the community and allow for family, friends, and acquaintances to process grief in an emotionally safe environment. The applicant believes allowing a funeral home to be built on a private cemetery in Bountiful would improve the sense of community for the surrounding neighborhood and create a better experience for the funeral service.

It is common to see a funeral home or mortuary structure with the use of a public or private cemetery, which is currently listed as a conditional use in the Single-Family Residential Zone. The applicant provided other funeral home locations established on cemetery properties in Utah, such as in Sandy, Salt Lake City, Millcreek, Riverton, West Valley, West Jordan, Cottonwood Heights, and Ogden.

Additionally, there are existing funeral homes/mortuaries in residential zones, such as in Sandy, Cottonwood Heights, and Bountiful (*Lindquist Mortuary, R-4 Zone*). Although Lindquist Mortuary (built in 1966) was established legally (zoned Commercial C-3A in 1966), the property is considered a legal nonconforming use, as mortuaries are currently prohibited in the R-4 Zone (See Figure 1 below). It would be beneficial for the City to update the Land Use Code to allow the existing mortuary on 400 East in Single-Family Residential zones.

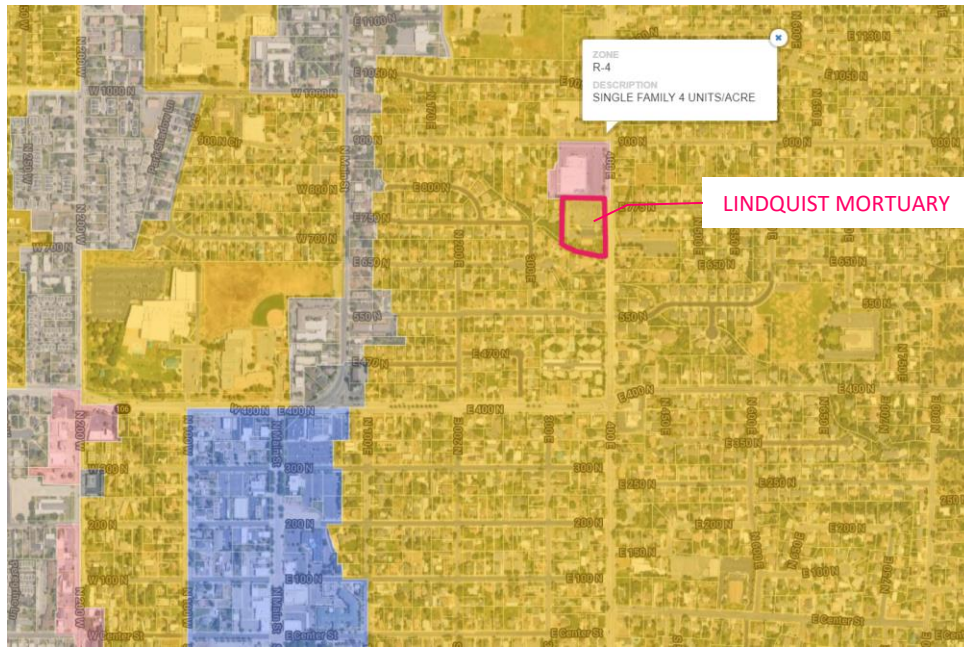


Figure 1. Lindquist Mortuary at 727 North 400 East, Bountiful Zoning Map, 2024

The applicant addresses how the proposed amendment to allow funeral home or mortuary to residential zones meets the Bountiful Goals and objectives in Title 14, Chapter 1:

1. *To encourage and facilitate the orderly growth and development of the community*
2. *To provide adequate open space for light and air; to prevent overcrowding of the land*
3. *To place compatible uses together in the community.*
4. *To enhance the economic, historical, and cultural well-being of the inhabitants of the community.*

The addition of a funeral home or mortuary in a residential zone would support the needs of the community by providing a venue for funeral services in an aesthetic way. This proposal is to include this as a conditional use (in R-3, R-4 and R-F Zones), which would require the land use authority to impose applicable conditions to mitigate any potential negative impacts of a funeral home or mortuary in a residential neighborhood. A funeral home or mortuary may be placed in a cemetery, which supports keeping and maintaining open spaces in the community, as cemeteries are commonly viewed as parks and open space in development patterns. Funeral homes and mortuaries are similar in nature to other gathering places, such as churches or places of worship, where funeral services have been known to take place and are generally allowed in residential zones (e.g. Bountiful City).

Staff recommends including the following definition of “Funeral Home or Mortuary” in the Code (14-3) to clarify the meaning and intent of the proposed amendment (See Attached

Draft Ordinance), as well as creating a minimum lot size of two (2) acres to potentially mitigate any negative impacts to the surrounding neighborhood.

FUNERAL HOME AND/OR MORTUARY: An establishment where the activities necessary for the care and custody of the dead, including refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

Public or Private Assembly

In addition to the above proposed amendment, the applicant would also like to request adding “Public or Private Assembly” to the Single-Family Residential Zone (R-3, R-4, and R-F) as a conditional use. The applicant states that weddings and event centers are important focal points of the community and may be a place where people like to celebrate life events close to home. There are examples of these types of venues in residential zones found in Utah, such as Le Jardin in Sandy (R-1-20A), Barbwire and Lace in Pleasant Grove (R1-12), and La Capella in Bountiful (RM-13). Although La Capella was originally built as a church in 1910, it was converted to an event center after the 1950s when the property was zoned R-3. This property may be considered a legal nonconforming use, as event centers are currently prohibited in the R-M-13 Zone.

Although the City’s goals include enhancing the economic, historical, and cultural well-being of the inhabitants of the community, there is a need to maintain residential character in neighborhoods, in the single-family residential zones. There are different terms to describe gathering places used for weddings and/or life events. It is important to understand the different types of gathering places and specify which ones are appropriate in single-family residential zones. Typically, places of worship or other similar non-residential buildings and sites may be used for events on occasion, such as a wedding or reception. Staff recommends the following definition with this proposed amendment to ensure the **public or private assembly** meets the best interest of single-family residential neighborhoods:

Public or Private Assembly: a business that provides for a fee, with indoor or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

Although the proposed use would be listed as a conditional use, staff recommends adding the following regulations (also shown in the attached draft ordinance):

1. Limit public or private assembly to parcels to at least two (2) acres.
2. Increase structure setbacks to a minimum of fifty (50) feet.

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 potential negative impacts to amending the Land Use Code to allow funeral homes/mortuaries in the Single-Family Residential Zone based on the language added by staff. There may be potential negative impacts to allowing event centers, or public private assembly in this zone, as stated above, that can be mitigated via the Conditional Use Permit process.

Recommendation

Staff recommends the Planning Commission review the proposed Land Use Code Text Amendments, hold a Public Hearing, and forward one of the following recommendations:

1. Positive recommendation to City Council approving the staff Drafted Ordinance No. 2024-08 (attached).
2. Positive recommendation to City Council approving the application as submitted.
3. Recommendation to City Council to approve the addition of “Funeral Home and/or Mortuary” use (Conditional) in the Single-Family Residential Zone with a new definition, and deny the addition of “Public or Private Assembly” use to the Single-Family Residential Zone.

Attachments

1. Applicant’s Narrative
2. Draft Ordinance 2024-08

Proposed Land Use Code Amendment – Memorial Mortuaries & Cemeteries

The proposed amendment to the land use code would add a use to the Permitted, Conditional, and Prohibited Uses table 14-4-103 of Bountiful’s land use code located in Chapter 4, section 14. The use titled “Public or Private Assembly” would be added to the table. This amendment would also establish public or private assembly as a “C” or conditional use to zones R-3, R-4, and R-F zones and a “N” or not permitted to the R-1 zone.

Existing Land Use Table

Table 14-4-203

<u>Use</u>	<u>R-3, R-4, & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Proposed Land Use Table (with changes highlighted in yellow)

Table 14-4-203

<u>Use</u>	<u>R-3, R-4, & R-F</u>	<u>R-1</u>
Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Use

R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Use

R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Assembly	C	N
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Supporting Documentation – Land use code amendments to allow funeral homes as a conditional use in R-3 zones

Funeral Homes

Memorial Mortuaries and Cemeteries is a locally owned funeral home and cemetery organization, with roots going back 65 years. In the late 1980's, Memorial acquired and developed a beautiful cemetery in the foothills of Bountiful. For over 30 years, Memorial Lakeview Cemetery has been serving families, creating a gorgeous environment for families to honor their loved ones that have passed away.

Memorial also owns and operates funeral homes and cemeteries in Salt Lake County. Because of our infrastructure in Salt Lake, we have been offering funeral services to families in Bountiful out of our Lakeview Cemetery offices for over 30 years. During that time, we've conducted and handled hundreds of funeral services for Bountiful families with no complaints or issues from our wonderful residential neighbors. It recently came to our attention that the land use tables for the zone in which our property resides currently does not specify that a funeral home is an acceptable land use in an R-3 zone.

Considering the long history of Lakeview Mortuary and Cemetery serving families in Bountiful, we desire to operate in good standing with the city and to therefore update the land use table to reflect that. In our research, we have also discovered that Lindquist Mortuary, located on 727 North, 400 East in Bountiful currently resides in an R-4 Zone, which utilizes the same land use standards as the R-3 zone. Lindquist has been operating as a funeral home in Bountiful since 1966. This amendment would also bring Lindquist Mortuary into good standing from a zoning perspective.

It is very common in Utah for private cemeteries to have funeral homes established on the cemetery property. The following cemeteries in Utah also have a funeral home located on their property:

- Larkin Sunset Gardens – 1950 East 10600 South, Sandy, Utah
- Larkin Sunset Lawn Cemetery and Mortuary – 2350 East 1300 South, Salt Lake City, Utah
- Wasatch Lawn Memorial Park and Mortuary - 3401 South Highland Drive, Millcreek, Utah
- Wasatch Lawn Memorial Park South Valley Cemetery and Mortuary – 13001 South 3600 West, Riverton, Utah
- Valley View Memorial Park and Funeral Home - 4335 West 4100 South, West Valley City, Utah 84120
- Memorial Redwood Mortuary and Cemetery – 6500 South Redwood Road, West Jordan, Utah

- Memorial Lake Hills Mortuary and Cemetery – 10055 South State Street, Sandy, Utah
- Memorial Mountain View Mortuary and Cemetery – 3115 East Bengal Blvd, Cottonwood Heights, Utah
- Leavitt’s Mortuary & Aultorest Memorial Park – 836 36th Street, Ogden, Utah

The language of the proposed amendment to the land use ordinance table is limiting in that we are only requesting funeral homes to be a conditional use. This should help the city have control about where future potential funeral homes are or are not allowed to be located in the affected zones.

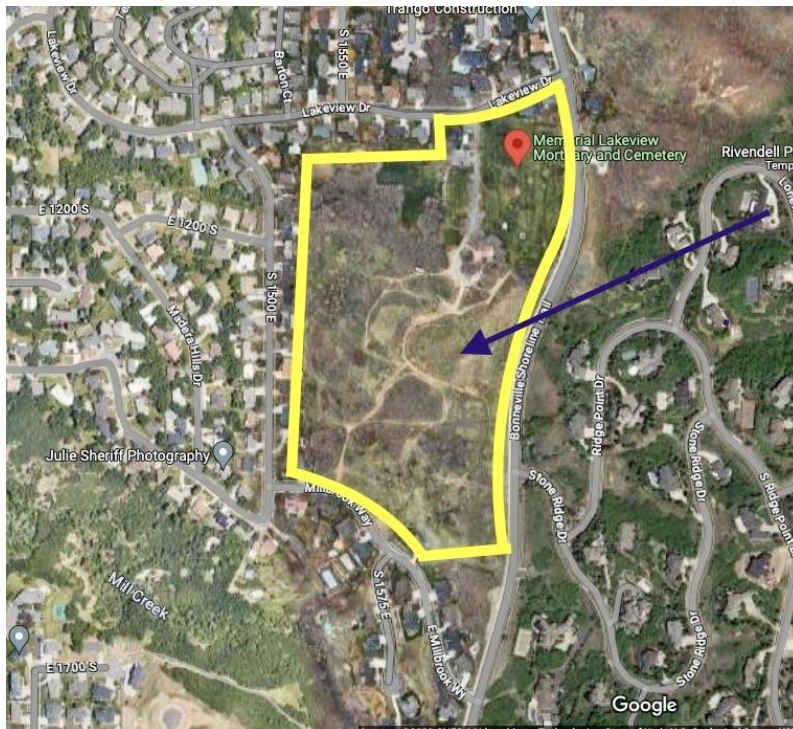
Additionally, there is precedent for a funeral home to be located in a residential zone, even in Bountiful, as noted above. The following funeral homes, all located in Utah, currently reside in residential zones (and is not reflective of the ONLY funeral homes in residential zones, but merely a sampling):

- Larkin Sunset Gardens – 1950 East 10600 South, Sandy, Utah, currently located in a R-1-20A zone
- Memorial Mountain View Mortuary – 3115 E. Bengal Blvd, Cottonwood Heights, Utah RR-1-21
- Lindquist Mortuary – 727 North, 400 East, Bountiful Utah, currently located in a R-4 zone

There may be concerns about increased traffic along Bountiful Blvd or Lakeview Drive. However, it is important to remember that the Lakeview cemetery already conducts hundreds of burials each year, and to our knowledge there have been no complaints about traffic to this point.

Funeral Homes are gathering places for the community. They allow family, friends, and acquaintances to process their grief in an emotionally safe environment. They provide a venue for the community to support the circle of family and friends that have lost someone dear to them. We believe that allowing for a funeral home to be built on a private cemetery in Bountiful will improve the sense of community for the surrounding neighborhoods and create a better experience for those that have selected Lakeview Cemetery for the burial spot of their loved one.

Memorial Mortuaries and Cemeteries owns the property outlined in yellow below. The current funeral home facilities do not adequately meet the needs of Bountiful families, as there is limited space for viewings and services indoors. Therefore, we desire to build a beautiful, modern, tasteful funeral home that is large enough to accommodate families that desire to hold viewings and services onsite. We feel strongly this will create immense value to the community. The new facility will have beautiful views of the Bountiful Temple and the Great Salt Lake and will enhance the funeral home service offerings for residents of the city.



The funeral home would be built on the elevated, undeveloped land just to the south of the developed cemetery (which is located in the northeast corner of the land owned by Memorial).

Our desire is to continue serving families in Bountiful for decades to come. We believe Bountiful and Davis County deserve to have a venue with fantastic views on the east bench to meet their grieving needs in a beautiful setting that many life-long residents have enjoyed throughout their entire lives.

What is the reason for the land use amendment?

There are two core reasons for why we have submitted this land use amendment and why we believe it is justified:

1. There exist two funeral homes in Bountiful that reside in either the R-3 or R-4 zone. Currently, funeral homes or mortuaries are not listed as a permitted or conditional use in those zones. These firms are Memorial Lakeview Mortuary and Cemetery and Lindquist Mortuary. Considering that both firms are firmly entrenched in the community and have been operating as mortuaries for decades, we feel that there will be no impact on the community by amending the land use table to allow funeral homes or mortuaries as conditional uses in the R-3 or R-4 zones.
2. Our desire is to build a new mortuary on the grounds of the Memorial Lakeview Mortuary and Cemetery property to meet the current needs of Bountiful residents. Considering that we've operated as a funeral home for decades with no complaints from residents or city officials, we believe a new, modern facility with captivating views of the city and Bountiful Temple will improve the service offerings available to Bountiful residents. Upon discovery that the current land-use table does not appear to be up-to-date, it is our desire to rectify that before proceeding forward with construction of our new mortuary building.

How does the code text amendment further promote the objectives and purposes of this Ordinance

Chapter 1 of Bountiful's City Land Use Code states that the following are a part of the city's purposes and objectives with regards to the Land use Code:

- “To encourage and facilitate the orderly growth and development of the community and to implement the goals and policies of the General Plan.”
 - As Bountiful grows, so will the needs of its families. An additional event venue facilitates that growth in a tasteful, orderly way.
- “To Provide adequate open space for light and air; to prevent overcrowding of the land.”
 - Memorial Mortuaries and Cemeteries owns acres and acres of open space. Being able to establish a beautiful venue will improve the economic feasibility of keeping that open space reserved for future cemetery development (which would reduce future overcrowding of the land). Without the ability to construct a new facility, it potentially becomes more economically feasible to sell off the land to developers for additional housing developments.
- “To place compatible uses together in the community.”
 - With the Bountiful LDS temple just down the road from the property in question, a beautiful venue creates a wonderful synergy for families that can hold their ceremony and then luncheons or receptions nearby.
- “To enhance the economic, historical, and cultural well-being of the inhabitants of the community.”
 - Memorial's goal is to construct an event venue that highlights Bountiful's historical, cultural, and beautiful sites – The LDS Temple and the Great Salt Lake.
 - The lack of sufficient public or private gathering centers in Bountiful likely means that Bountiful families are using facilities in other cities for their gathering needs. Adding a venue to Bountiful will increase the tax base for the city instead of that tax revenue filtering to surrounding communities.

How does the code text amendment further promote the objectives and purposes of this Ordinance

Chapter 1 of Bountiful's City Land Use Code states that the following are a part of the city's purposes and objectives with regards to the Land use Code:

- “To encourage and facilitate the orderly growth and development of the community and to implement the goals and policies of the General Plan.”
 - This land use amendment brings clarity to the land use table. Considering multiple funeral homes currently and have operated in R-3 and R-4 zones (as outlined in other supporting documentation) this amendment brings order to the general plan, by bring up-to-date the table to reflect what has been occurring in the zones for decades.
- “To Provide adequate open space for light and air; to prevent overcrowding of the land.”
 - Memorial Mortuaries and Cemeteries owns acres and acres of open space. Being able to establish a new, modern facility will improve the economic feasibility of keeping that open space reserved for future cemetery development (which would reduce future overcrowding of the land). Without the ability to construct a new facility, it potentially becomes more economically feasible to sell off the land to developers for additional housing developments.
- “To place compatible uses together in the community.”
 - As presented in our other supporting documentation, funeral homes and cemeteries are incredibly synergistic. The vast majority of private cemeteries have a full-service mortuary on-site. Families like to be able to take care of both their funeral and cemetery needs all in one place.
- “To enhance the economic, historical, and cultural well-being of the inhabitants of the community.”
 - Memorial's goal is to construct a funeral home facility that highlights Bountiful's historical, cultural, and beautiful sites – The LDS Temple and the Great Salt Lake.

Supporting Documentation – Land use code amendments to private and public gatherings as a conditional use in R-3 zones.

Wedding and Event Centers

Wedding and event centers are important focal points in the community. It is where residents gather to celebrate life events and achievements. Many young adults like to hold these events close to where they grow up. A beautiful event venue surrounded by residential neighborhoods matches the community’s needs perfectly. Bountiful currently has no wedding or event venues situated high up on the benches of the city. A venue that provided beautiful views of the Great Salt Lake and the Bountiful Temple would be an incredible addition to the community, providing residents a unique venue offering not found anywhere else in Davis County.

Private or public gathering spaces in a residential zone is not without precedent in Utah. The following are examples of existing venues that are currently situated in residential zones:

- Le Jardin, located at 1910 Dimple Dell Road, Sandy, Utah and situated in an R-1-20A zone (also owned and operated by a funeral home and cemetery)
- Barbwire and Lace, located at 2182 Glendon Way, Pleasant Grove, Utah and situated in an R1-12 Zone
- La Capella at Canterbury, located at 197 E., 500 S., Bountiful, Utah and situated in an RM-13 zone.

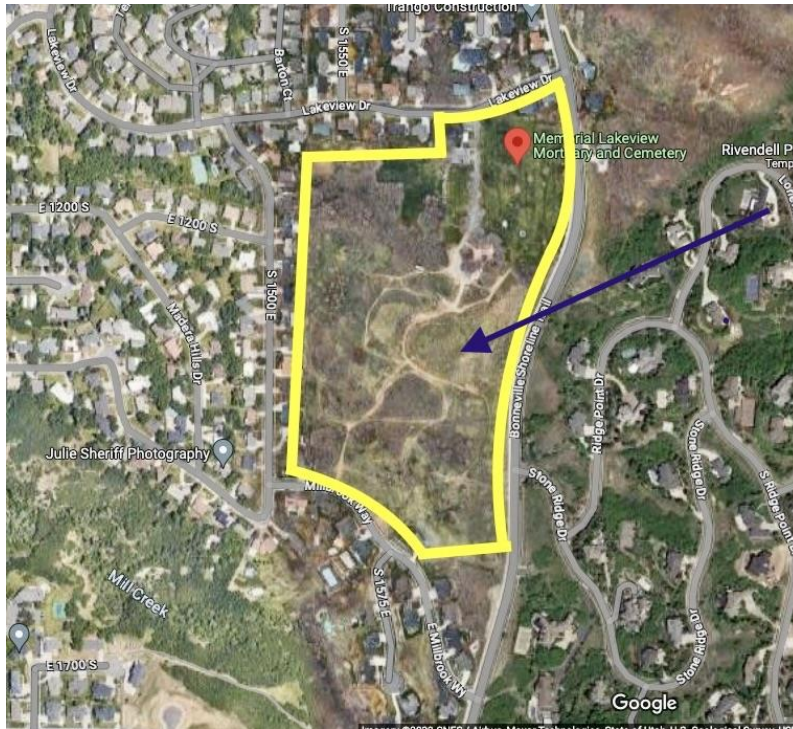
As noted, the city of Bountiful already allows the existence of an event center in a residential zone. The precedent exists, therefore, to allow additional public or private gathering space in other residential zones in the city on a conditional use basis.

There may be concerns about increased traffic along Bountiful Blvd or Lakeview Drive. However, it is important to remember that the Bountiful LDS temple already conducts hundreds of weddings each year, and to our knowledge there have been no complaints about traffic to this point.

Places of gathering are important “third spaces” where the community gathers together to celebrate important life events. These spaces allow for members of the community to meet new people, foster relationships with existing friends and family, affirm their identity, and build empathy for others.

The city of Bountiful is lacking in modern, beautiful facilities for gathering, especially those that have beautiful views of the city, the temple, and the Great Salt Lake. Allowing for a place of gathering place on a conditional basis would greatly enhance the city and the community.

Memorial Mortuaries and Cemeteries owns the property outlined in yellow below. Our vision is to build a full-service funeral home facility along with a wedding/venue center on our undeveloped land.



The funeral home and event venue would be built on the elevated, undeveloped land just to the south of the developed cemetery (which is located in the northeast corner of the land owned by Memorial).

Proposed Land Use Code Amendment – Memorial Mortuaries & Cemeteries

The proposed amendment to the land use code would add a use to the Permitted, Conditional, and Prohibited Uses table 14-4-103 of Bountiful’s land use code located in Chapter 4, section 14. The use titled “Funeral Home or Mortuary” would be added to the table. This amendment would also establish funeral homes or mortuaries as a “C” or conditional use to zones R-3, R-4, and R-F zones and a “N” or not permitted to the R-1 zone.

Existing Land Use Table

Table 14-4-203

Use R-3, R-4, & R-F R-1

Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Proposed Land Use Table (with changes highlighted in yellow)

Table 14-4-203

Use R-3, R-4, & R-F R-1

Accessory Dwelling Unit, detached, as set forth in the Supplementary Development Standards of this Title	C	C
Accessory Dwelling Unit, internal, as set forth in the Supplementary Development Standards chapter of this Title	P	P
Chickens and related structures as set forth in this title	P	P
Churches, Synagogues, and Temples	P	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Denominational and Private School	C	C
Domesticated Farm Animals, as set forth in this Chapter	N	P
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Household Pets as set forth in this Title	P	P
Library	C	C
Multi-Family Residential Dwelling	N	N
Municipal Facility	P	P
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P

Use R-3, R-4, & R-F R-1

Private Recreational Facility	C	C
Public or Private Cemetery	C	C
Funeral Home or Mortuary	C	N
Public or Private Utility Facility	C	C
Public Recreational Facility	P	P
Public Schools	P	P
Residence for Persons with Disability as set forth in 10-9a 504 of the Utah Code	P	P
Residential Accessory Structure	P/C	P/C
Residential Facility for Elderly Persons as set forth in 10-9a 519 of the Utah Code	P	P
Schools for the Disabled	C	C
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Telecommunication Facility no on City Property	C	C
Telecommunication Facility on City Property	P	P
Two Family Dwelling - New	N	N
Utility Lines and Rights-of-Way	P	P



MAYOR
Kendalyn Harris

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

CITY MANAGER
Gary R. Hill

BOUNTIFUL

Bountiful City
DRAFT Ordinance No. 2024-08

**Amending Chapter 4 Single-Family Residential, Permitted, Conditional, and Prohibited Uses
14-4-103 of the Land Use Code of Bountiful City**

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on **October 1, 2024**, the Bountiful City Planning Commission forwarded a **positive** recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on **October 22, 2024**, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

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

SECTION 1. Chapter 4 Single-Family Residential of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-4), related to permitted, conditional, and prohibited uses, is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. Chapter 3 Definitions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-3), related to definitions for funeral home or mortuary and public or

private assembly, is hereby adopted and enacted as shown in Exhibit B, which is attached hereto and incorporated by this reference.

Adopted by the City Council of Bountiful, Utah, this 22nd day of October 2024.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

14-4-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Residential zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-4-103

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Single or Two-Family Dwelling – Existing	P	P
Single-Family Dwelling – New	P	P
Two Family Dwelling – New	N	N
Multi-Family Residential Dwelling	N	N
Residence for Persons with Disability as set forth in 10-9a-504 of the Utah Code	P	P
Residential Facility for Elderly Persons as set forth in 10-9a-519 of the Utah Code	P	P
Churches, Synagogues, and Temples	P	P
Residential Accessory Structure	P/C	P/C
Accessory Dwelling Unit, as set forth in the Supplementary Development Standards chapter of this Title	C	C
Utility Lines and Rights-of-Way	P	P
Public or Private Utility Facility	C	C
Public or Private Cemetery	C	C
Funeral Home or Mortuary*	C	C
Public or Private Assembly**	C	C
Public Schools	P	P

Exhibit A

<u>Use</u>	<u>R-3, R-4 & R-F</u>	<u>R-1</u>
Home Occupation, Temporary, and Seasonal Uses as set forth in this Title	P/C	P/C
Preschool, Group Instruction, or Daycare with eight (8) or less children, including those residing in the home	P	P
Preschool, Group Instruction, or Daycare with nine (9) to twelve (12) children, as set forth in this Title and State Licensing Requirements	C	C
Denominational and Private School	C	C
Schools for the Disabled	C	C
Library	C	C
Private Recreational Facility	C	C
Public Recreational Facility	P	P
Household Pets as set forth in this Title	P	P
Domesticated Farm Animals, as set forth in this Chapter	N	P
Coops, barns, stalls, pens, and any other animal housing as set forth in this Title	N	P
Chickens and related structures as set forth in this Title	P	P
Telecommunication Facility on City property	P	P
Telecommunication Facility not on City Property	C	C

*Property shall have a minimum of two (2) acres.

**Property shall have a minimum of two (2) acres and all structures require a fifty (50) foot minimum setback. The use shall not be considered a Home Occupation.

Exhibit B

CHAPTER 3

DEFINITIONS

14-3-101 PURPOSE

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Ordinance. Words used in the present tense include the future; the singular number shall include the plural and the plural the singular; the word building shall include the word structure; the words used or occupied shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used; the word shall is mandatory and not directory and the word may is permissive; the word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual; the word lot includes the words plot or parcel. Words which are not included herein, but are defined in the International Building Code, shall have the meaning as defined within said International Building Code.

14-3-102 DEFINITIONS

FUNERAL HOME AND/OR MORTUARY: An establishment where the activities necessary for the care and custody of the dead, including refrigeration, embalming; cremation; other necessary care; viewings; wakes; funerals; and other rites and ceremonies consistent with the proper final disposition of the dead, are conducted.

PUBLIC OR PRIVATE ASSEMBLY: a business that provides for a fee, indoor and/or outdoor facilities for gatherings, such as weddings, receptions, meetings, parties, ceremonies, or similar activities.

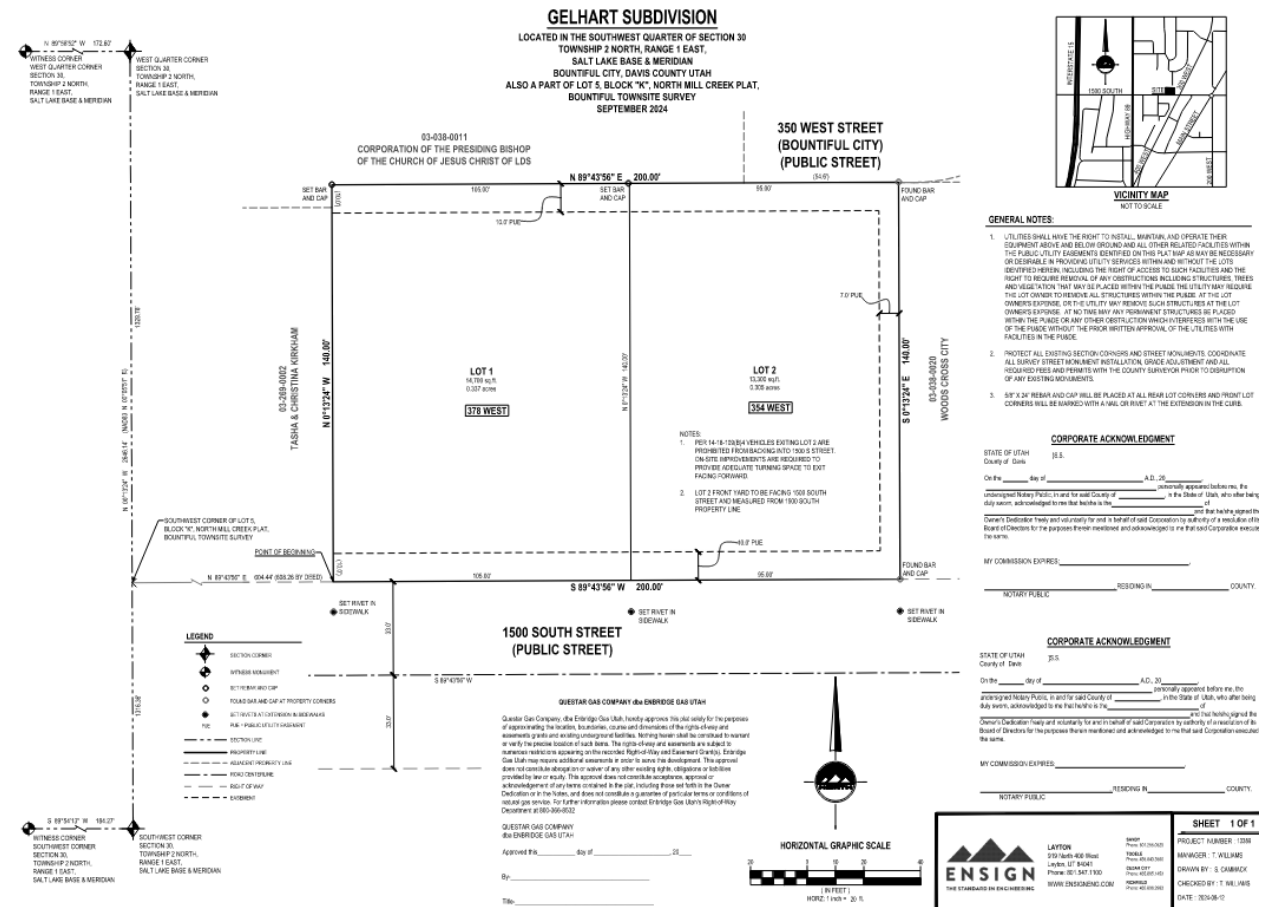
Planning Commission Staff Report



Subject: Preliminary Gelhart 2 Lot Subdivision at 378 West 1500 South
Author: DeAnne Morgan, Planning Technician
Date: October 1, 2024

Background

The applicant, Rick Gelhart, is requesting Preliminary Approval of the Gelhart 2 Lot Subdivision at 378 West 1500 South, located in the Single-Family Residential Zone (R-3). This request is to subdivide Lot 1 of the current subdivision plat (see attached) into two (2) lots: Proposed Lot 1 with 14,700 sq. ft. and Proposed Lot 2 with 13,300 sq. ft. as shown below (also attached):



Analysis

The Planning Commission will need to find that the proposed Preliminary Subdivision Plat meets the following:

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

The proposed Preliminary Subdivision Plat complies with the following Lot standards:

Lot Standards		Proposed Lot 1	Proposed Lot 2
Min. Lot Size	8,000 Sq Ft	14,700 Sq Ft, complies	13,300 Sq Ft, complies
Min. Buildable Area	2,000 Sq Ft	8,455 Sq Ft, complies	7,505 Sq Ft, complies
Min. Lot Width	70 Ft	105 Ft, complies	95 Ft, complies

The property currently contains a single-family dwelling (as shown in Figure 1 below), and the owner requests to subdivide the property to allow the sale of the proposed second lot. This would allow for a new single-family dwelling to be built, providing an additional home-ownership opportunity in the neighborhood. The existing single-family dwelling (built in 1952) to be within Proposed Lot 1, will meet the minimum side yard setback as the newly proposed property line is proposed to be twenty-two feet (22') away from the existing house (towards the east). The minimum side yard setback is eight feet (8').



Figure 1. Aerial Imagery of 378 West 1500 South, Bountiful, UT, Nearmap September 2024

Staff has reviewed the proposed plat for compliance with City codes. It was discovered that the property formerly was subdivided as requested in 2007, through application by a previous property owner, and met the subdivision code requirements at that time. The approved subdivision was then vacated by the current property owner, Mr. Gelhart, in 2016. The desire at that time was to be able to add improvements such as RV parking on the 2nd lot. The code requires a lot to have a primary structure in order to add accessory structures and improvements; therefore, the subdivision was vacated and a paved RV pad was added. The property currently contains a fence, which marks the approximate location of the proposed new lot line. There is also an existing paved drive approach on the proposed second lot, off 1500 South, which ends a few feet behind the front property line.

There are typical comments (redlines) from staff noted on the attached Proposed Plat Amendment, such as showing dimensions, various labels, etc. The City Engineer has noted that improvements will need to be added to Proposed Lot 2 that would allow adequate improvements for vehicles to exit onto 1500 south facing forward and not backing onto the road.

Department Review

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

Significant Impacts

There are no anticipated impacts of the proposed plat, as the changes to the existing plat are minimal.

Recommendation

Staff recommends that the Planning Commission review the proposed Preliminary Subdivision Plat and move to approve it, subject to meeting all staff review comments.

Attachments

1. Gelhart 2 Lot Subdivision Preliminary Plat Map
2. Proposed Plat Amendment with Staff Review Comments

DRAWINGS SUBMITTED TO THE CITY AS PART OF AN APPLICATION ARE TO BE STAMPED AND SEALED PER STATE LAW. FUTURE DOCUMENTS SUBMITTED AS PART OF THIS LAND USE APPLICATION WILL BE REJECTED IF NOT PROPERLY STAMPED AND SEALED AND THE MATTER MAY BE REFERRED TO THE DEPARTMENT OF PROFESSIONAL LICENSING FOR INVESTIGATION.

SURVEYOR'S CERTIFICATE

TRENT WILLIAMS
 I, Trent Williams, a duly licensed Professional Surveyor in the State of Utah, and License No. 12345, do hereby certify that the above described plat was prepared and surveyed by me or under my direct supervision and in accordance with the Utah Code, Chapter 22, of the Professional Engineers and Land Surveyors Act, and Section 14-221 and other laws of this state. I further certify that all data used for the plat and all measurements were taken by me or under my direct supervision and in accordance with the Utah Code, Chapter 22, of the Professional Engineers and Land Surveyors Act, and Section 14-221 and other laws of this state. I further certify that all data used for the plat and all measurements were taken by me or under my direct supervision and in accordance with the Utah Code, Chapter 22, of the Professional Engineers and Land Surveyors Act, and Section 14-221 and other laws of this state.

BOUNDARY DESCRIPTION

A parcel of land located in Lot 5, Block "K", North Mill Creek Hill Bountiful Township located in the Southwest Quarter of Section 30, Township 2 North, Range 1 East, Salt Lake Base and Meridian, Salt Lake County, Utah, being more particularly described as follows:
 Beginning at a point on the North-South line of 1500 South Street, when an East 806.26 feet from the Southwest Corner of Lot 4, Block "K", North Mill Creek Hill, Bountiful Township Survey, said point being 1007.12 feet West 1215.26 feet along the Section Line and North 87°42'51" East 806.26 feet along the North-South line of 1500 South Street from the Southwest Corner of Section 30 and thence thence:
 North 01°12'24" West 140.00 feet to the Southeast Corner of the Corporation of the Presiding Bishop, Thence North 89°43'56" East 200.00 feet along said Section Line and the Section Line of the Bountiful City property, Thence South 07°12'24" East 140.00 feet to the North-South line of 1500 South Street, Thence South 89°43'56" West 200.00 feet along said Section Line, thence back to the point of beginning.
 Contains 28,000 square feet, 0.643 acres.
 NAD83 bearing is North 01°12'24" East between the Southeast and West Quarter Corners of said Section 30 per the Davis County Township Reference Plat.

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ASSUMPTION OR WAIVER OF ANY OTHER RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PREScriptive RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER'S DECLARATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS, CONDITIONS OF NATURAL GAS SERVICE. FOR THE FULL DISCUSSION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-6522.
 APPROVED THIS _____ DAY OF _____, 20____
 BY: _____
 TITLE: _____
 03-038-0020
 WOODS CROSS CITY

Date: _____
 Trent Williams
 License No. 12345

PROVIDE A CONSENT TO DEDICATE FOR THE DEED OF TRUST IDENTIFIED IN THE TITLE REPORT, LISTED AS LINCOLN TITLE INSURANCE, TRUSTEE AND GOLDEN WEST CREDIT UNION (MERS), AS BENEFICIARY

OWNER'S DECLARATION
 We, the undersigned owners of the herein described parcel of land, do hereby sever and dedicate the same to the town and name said tract:
NOR-DEL SUBDIVISION
 Grant and dedicate a certain right and easement over, upon and under the above described parcel of land, to be used for the installation, maintenance and operation of public utility services, with no buildings or structures being erected within said easement.

INDIVIDUAL ACKNOWLEDGMENT
 By: _____
 STATE OF UTAH, J.S.S.,
 County of Davis

On this _____ day of _____, A.D. 20____, I, _____ of said State of Utah, who after being duly sworn, acknowledged to me that he/she/they signed the Owner's Declaration, _____ in number, book, and volume, for the purposes herein mentioned.

MY COMMISSION EXPIRES: _____ RESIDING IN _____ COUNTY,
 NOTARY PUBLIC

NOR-DEL SUBDIVISION

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
 TOWNSHIP 2 NORTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DAVIS COUNTY RECORDER
 ENTRY NO. _____ FILED FOR RECORD AND
 RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF OFFICIAL RECORDS
 BY _____ COUNTY RECORDER
 _____ DEPUTY RECORDER

APPROVED THIS _____ DAY OF _____, 20____
 BY _____ CITY COUNCIL

SIGNATURE BLOCK NOT REQUIRED FOR CITY COUNCIL

NOR-DEL SUBDIVISION

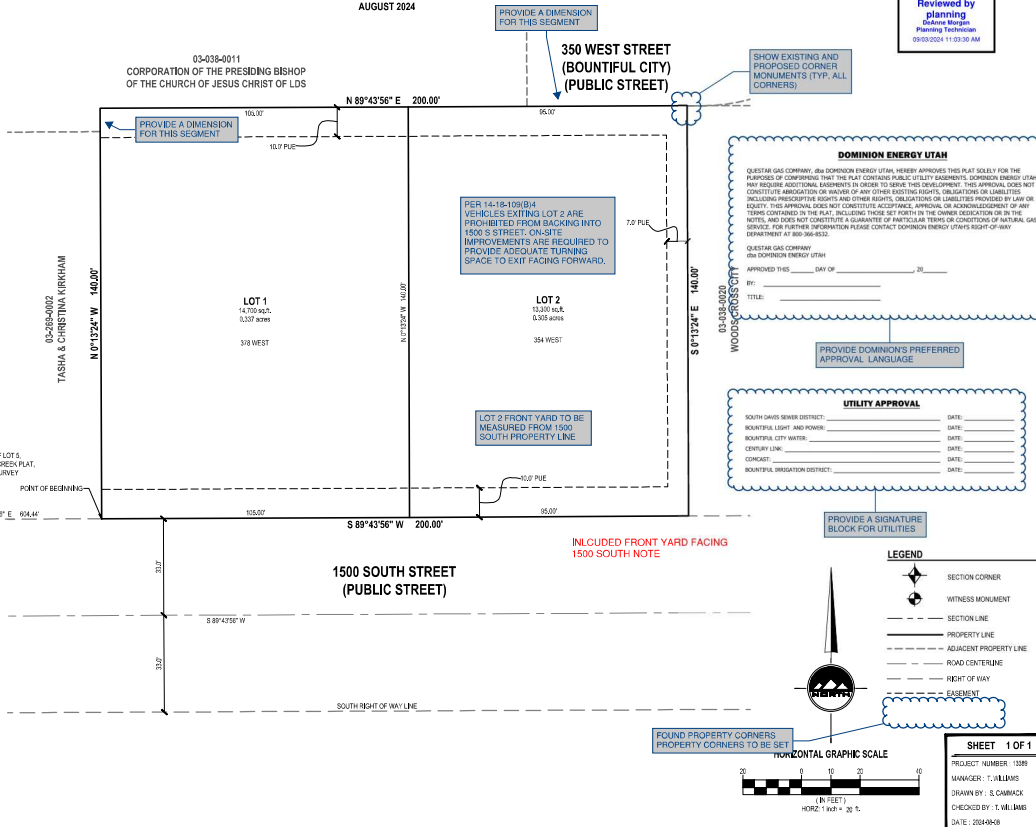
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30
 TOWNSHIP 2 NORTH, RANGE 1 EAST,
 SALT LAKE BASE & MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY UTAH
 ALSO A PART OF LOT 5, BLOCK "K", NORTH MILL CREEK PLAT,
 BOUNTIFUL TOWNSHIP SURVEY
 AUGUST 2024

PLAN REVIEW
 08/27/2024 3:59:53 PM
 Lloyd Cheney, Bountiful City Engineer
 TYPICAL COMMENTS BLUE TEXT (GRAY BACKGROUND)

Reviewed by
 planning
 DeAnne Morgan
 Planning Technician
 09/03/2024 11:00:00 AM

GENERAL NOTES:

- UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THE UTILITIES ABOVE AND BELOWGROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP AS WELL AS NECESSARY OVERHEAD LINES PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN. INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REMOVE OR ALTER ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PLAT. THE UTILITY OWNER REQUIRES THE LOT OWNER TO REMOVE ALL STRUCTURES WITHIN THE PLAT AT THE LOT OWNER'S EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. ITEMS THAT MAY BE PERMANENT STRUCTURES BE PLACED WITHIN THE PLAT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PLAT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE UTILITIES AUTHORITY SHALL BE REMOVED AT THE LOT OWNER'S EXPENSE.
- PROTECT ALL EXISTING SECTION CORNERS AND STREET MONUMENTS. COORDINATE ALL SURVEY STREET MONUMENT INSTALLATION, GRADE ADJUSTMENT AND ALL REQUIRED DEEDS AND PERMITS WITH THE COUNTY SURVEYOR PRIOR TO BEGINNING OF ANY PAVING MONUMENTS.



ENSIGN
 THE STANDARD IN ENGINEERING
 LAYTON
 915 North 400 West
 Layton, UT 84041
 Phone: 801.547.1100
 WWW.ENSIGNING.COM

CITY ATTORNEY'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE BOUNTIFUL CITY ATTORNEY,
 _____ BOUNTIFUL CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE BOUNTIFUL PLANNING COMMISSION APPROVAL,
 _____ CITY PLANNING DIRECTOR

CITY ENGINEER'S APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE BOUNTIFUL CITY ENGINEER,
 _____ BOUNTIFUL CITY ENGINEER

CITY COUNCIL APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____
 BY THE BOUNTIFUL CITY COUNCIL,
 _____ CITY COUNCIL