

**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, October 2, 2018**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for September 18, 2018.
3. Consider final site plan approval for Alphagraphics located at 265 S Main and 295 S Main, Spencer Anderson, applicant.
4. Consider the approval of the Findings of Fact for a variance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr, William Low, applicant.

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

**Bountiful City  
Planning Commission Minutes  
September 18, 2018  
6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, Tom Smith and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Chad Wilkinson; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

**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 4, 2018.**

Sharon Spratley made a motion to approve the minutes for September 4, 2018 as written.

Tom Smith seconded the motion. Voting passed 7-0 with Commission members Bell, Clark, Higginson, Hill, Monson, Spratley and Smith voting aye.

**3. PUBLIC HEARING – Consider amending Section 14-14-124 of the Bountiful City Land Use Ordinance in order to allow accessory units to be leased and/or occupied by persons who are not immediate family members of the owner-occupant of the dwelling and other related changes.**

Chad Wilkinson presented the staff report.

Consider an amendment to Section 14-14-124 Related to accessory dwelling units. Specifically consider an amendment to the residency requirements of the ordinance and other changes to clarify owner occupancy provisions.

The City Council has directed staff to bring forward changes to the accessory dwelling unit (ADU) ordinance for review. Specifically, the Council has asked staff to consider changes to the code to allow for non-relatives to occupy an accessory unit. Current code restricts occupants of an ADU to “members of the immediate family of the principal owner-occupants of the dwelling and shall be limited only to legal dependents, children, parents, siblings, grandchildren, and grandparents.”

The City has enforced this restriction by requiring the owner to obtain a conditional use permit and sign a deed restriction acknowledging the standards for ADU’s and recording the restriction against the property. Other than these requirements, the City has no way of knowing whether an ADU is rented to a non-relative once the use has been approved. The relative requirement was placed as a way to limit the number of accessory units in the City and to mitigate conflicts and potential complaints related to these units. In reality the City receives very few complaints about permitted ADU’s because of the owner occupancy requirement. The City currently implicitly requires that the owner of the property live in the principal unit. However, the owner occupancy requirement could be made clearer. In addition to allowing non-relatives to occupy an ADU, it is recommended that the owner occupancy requirements be clarified.

A few other issues that are worth clarifying in the ADU standards relate to parking and the size and design of an ADU. In relation to parking, it is recommended that the parking standards be modified slightly to clarify that all occupant vehicles must be accommodated off-street. This may restrict some properties from having an accessory unit. However, this is the primary complaint from neighboring property owners related to accessory units. It is suggested that a change to clarify that a second entrance which is visible from the front or exterior side yard is not allowed also be included in the revised ordinance.

One other issue that has created difficulty with past accessory units, particularly attached units, is the overall size of the unit. Currently accessory units are limited to 25 percent of the total square footage of the primary dwelling structure. Most often, attached accessory units are located in the basement of a home. Most of these attached units are designed to occupy the majority of the basement area with the principal unit being upstairs. Limiting the unit to 25 percent of the primary dwelling structure usually results in a unit that can only occupy half of the basement. This often creates difficulty since a unit may be on the opposite side of the home from an access doorway or staircase. It is suggested that increasing the allowed size to 40 percent of the total square footage of the structure will take care of this issue.

Accessory dwelling units are an effective way to provide additional affordable housing in Bountiful City. Many of the impacts from accessory dwelling units have already been anticipated in the existing ordinance. A few changes have been suggested to address issues such as parking, clarifying owner occupancy provisions and increasing the allowed square footage of the units in order to improve the ability for staff to effectively administer the ordinance.

Staff recommends that the Planning Commission forward a recommendation of Approval for the attached changes to the Accessory Dwelling Unit ordinance.

Mr. Wilkinson clarified the difference between an accessory structure and an accessory unit. An accessory structure could be an RV shed with a non-living area, a unit is for living space. Most of the units for which the City receives an application are inside the primary structure. The properties that have previously been approved will be sent a notice informing them of the changes.

There was discussion about the units including laundry facilities, sinks, and stoves.

The owner could occupy either the primary or accessory unit. The owner occupied units can't collect rent and this is to prevent the dwelling becoming a duplex.

Mr. Wilkinson read the definition of dwelling unit "DWELLING, UNIT: One or more rooms in a dwelling, apartment, hotel or apartment motel, designed for or occupied by one (1) family for living or sleeping purposes and having one (1) kitchen or set of fixed cooking facilities other than hot plates or other portable cooking units unless a second kitchen has been approved pursuant to Section 14-4-120 of this title."

Chair Monson opened the **PUBLIC HEARING** at 6:52 p.m.

Mark Thompson resides at 1536 Stone Hollow Dr. Mr. Thompson is concerned about the change of a single family to a 2-family dwelling. He feels that the changes are objectionable but understands the necessity of allowing in certain areas.

Ethel Black resides at 205 N 100 East. Ms. Black has mixed emotions about this proposed change as it would change the whole neighborhoods. She is concerned that it would be allowed just in the Downtown area.

Chair Monson closed the **PUBLIC HEARING** at 6:57 p.m.

Mr. Wilkinson stated that under state law a single family is defined as “up to 4 unrelated individuals” anywhere in the City.

Mr. Higginson stated that most properties could not meet the parking of 2-cars in the garage.

Staff stated that this would be allowed in any Single Family zone.

Mr. Wilkinson discussed that the percentage should not be the same as the principle residence and the property owner would not need to reauthorize when there is a change of ownership. Most complaints from these properties have been about the parking, which is taken care of quickly because of the owner occupied requirement. A letter explaining the new code will be mailed to existing ADU.

There was discussion about removing the language about the laundry facility; the current definition does not include a sink in the kitchen.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation of approval to allow accessory units to be leased and/or occupied by persons who are not immediate family members of the owner-occupant of the dwelling as outlined by staff.

Von Hill seconded the motion. Voting passed 6-1 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye and Smith voting nay.

Von Hill recused himself from the meeting due to involvement in item #4 plans.

**4. PUBLIC HEARING – Consider approval of a proposed Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr, William Low, applicant.**

William Low was present. Chad Wilkinson and Lloyd Cheney presented the staff report.

The applicant, William Low, has requested a variance to allow for encroachments on slopes greater than 30 percent and for cuts and fills and retaining walls greater than 10 feet in height for the property located at 1581 Stone Hollow Drive in the R-F (Residential Foothill) zone. The proposed variance would allow for construction of a new home on the site.

The application for variance is submitted in conjunction with a proposal for a new residence. The lot is over 19 acres in size and the proposed development is located predominantly on slopes that are less than 30 percent. The application does include some encroachments on slopes greater than 30 percent and cuts and fills and retaining walls greater than 10 feet in height in order to accommodate the

driveway accessing the new home. These areas are limited to isolated patches of 30 percent slope crossed by the driveway and to some retaining walls built around the perimeter of the home.

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

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

**Staff Response:** The “Purposes and Objectives” section of the Residential Foothill standards recognizes the need for some flexibility in administering the hillside protection standards of the Code. The Code also states that the encroachments should be the minimum necessary to allow for reasonable development of the property. The proposed design does a good job of keeping the home and improvements out of the steepest areas of the lot in favor of areas of less than 30 percent slope. The small encroachments in 30 percent areas have been kept to a minimum. The design has also made every effort to limit cuts and fills and retaining walls to less than 10 feet in height. With a few changes outlined in the attached annotated site plan the variance will be the minimum necessary to allow the proposed development.

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

**Staff Response:** Unlike many undeveloped properties in the R-F Zone, the lot has a large portion (which is several acres in size) that is less than 30 percent slope. The challenge comes in accessing in the buildable areas without encroachments into 30 percent slope areas. The lot has a few small pockets of 30 percent slope that the development plan has tried to avoid to the extent possible and has limited heights of retaining walls and cuts and fills in order to make use of the buildable areas.

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

**Staff Response:** There are a few areas of encroachment shown on the plan that are not necessary to develop the proposed home. The attached annotated site plan includes a limit of disturbance that constitutes a reasonable disturbance of the lot in order to building the proposed home.

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

**Staff Response:** For the most part the design has avoided encroachments into 30 percent slopes. With a few modifications as shown on the annotated site plan, the variance is consistent with the general plan and the Code which limits disturbances in steep slope areas to the minimum necessary to provide for reasonable development of the property.

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

**Staff Response:** The purpose of the land use ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and that 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. As proposed, the area of disturbance includes impacts to areas that are not required in order to construct the desired home. It is recommended that the approval of the variance should be contingent on the limit of disturbance indicated on the annotated site plan.

Based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant, staff recommend that the Planning Commission approve the variance with the following condition:

1. The disturbance of the property shall be limited to areas within the "Limit of Disturbance" noted on the annotated site plan in order to retain as much native vegetation as possible and to minimize impacts on slope areas.

Mr. Cheney showed changes made to the second driveway into a hammerhead and spoke about the water pressure and the retaining walls.

Chair Monson opened the **PUBLIC HEARING** at 7:30 p.m.

Mark Thompson resides at 1536 Stone Hollow Dr. Mr. Thompson is a neighbor across from the proposed driveway and is concerned about water from large storms coming down the new driveway into his driveway and flooding his home. He is also concerned about the rain storms undermining the street and wonders if there are any other options for a drainage system for this driveway.

Chair Monson closed the **PUBLIC HEARING** at 7:38 p.m.

Mr. Cheney responded to Mr. Thompson's concerns. The driveway will have a curb wall that will be built on the downhill side of the property. Runoff from the driveway will need special attention which will be looked at when the plans are submitted. Looking at the history of this area, the possibility of damage to the road is not a concern at this point. There is enough of a grade on Stone Hollow to allow water flow to go south. A change in location of the driveway would be a greater impact with larger retaining walls. Any driveway design would have to cross a 30% grade to be able to allow for the fire truck access.

Mr. Wilkinson stated that staff is involved with the applicant to help minimize the encroachments on 30% slopes.

Sharon Spratley made a motion that the Planning Commission approve the Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% and to allow for cuts and fills and retaining walls in excess of 10 feet in height located at 1581 Stone Hollow Dr. with the one condition outlined by staff.

Tom Smith seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Monson, Smith and Spratley voting aye.

Mr. Drake clarified that Mr. Hill was recused from the meeting before item 4 was presented due to involvement in item #4 plans.

**6. Planning Director's report, review of pending applications and miscellaneous business.**

1. Next Planning Commission meeting will be October 2, 2018.
2. Utah APA meeting will be held at Jordan Commons on October 4 and 5, 2018.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:54 p.m.

---

Chad Wilkinson, Bountiful City Planner

DRAFT

# Commission Staff Report

Item # 3

**Subject:** Final Site Plan for addition to Alpha Graphics  
**Author:** Chad Wilkinson, City Planner  
**Address:** 265 S. Main Street  
**Date:** October 2, 2018



## Description of Request:

The applicant, Spencer Anderson, representing Alpha Graphics, requests final site plan approval for an addition to the existing Alpha Graphics use and accompanying property improvements. The property is located within the DN (Downtown) zone and will incorporate the existing Alpha Graphics site and the former Bountiful RV site. The application includes the construction/ remodel of approximately 24,000 square feet which includes a  $\pm 3,000$  square foot future tenant space.

## Background and Analysis:

The project received preliminary approval from the Council on August 28, 2018 and the applicant has now completed final design of the site. The changes to the site plan are predominantly related to completion of the final utility and grading and drainage plans. The final plans have been reviewed by the City Engineer and a couple of follow up items will need to be completed prior to building permit, including recording an easement for the fire line.

Two revisions are still required from the original conditions of approval. First, the disabled person unloading aisle must be revised to show a minimum 8 foot width. Second, the plans need to show a minimum 5 foot wide landscape area along the north east portion of the property where the paved area abuts the property line. These revisions will need to be completed prior to submittal of the plans for building permit.

Other conditions include consolidation of the parcels and replacement of concrete at 200 South and Main as part of the proposed storm improvements. The conditions also require recording of appropriate easements and agreements for the extension of storm water drainage pipes across the City property to the north.

## Department Review

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

## Significant Impacts

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system. There will be some minor impacts to surrounding streets in order to connect to existing utilities.



## **Recommended Action**

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for final site plan review for the proposed addition to the existing Alpha Graphics building subject to the following conditions:

1. Prior to issuance of building permit, consolidate the two parcels.
2. Show a minimum 8-foot wide disabled person unloading aisle.
3. Prior to building permit submittal revise the landscape plan to show a minimum 5 foot wide landscape area along the north east portion of the site where parking and drive areas are adjacent to the property line.
4. Enter into an agreement with Bountiful City to provide an easement in favor of the subject property owners for the use of the west 10 feet of the soccer field property for the proposed storm water outfall line.
5. Replace concrete panels at 200 South and Main Street in conjunction with new storm water line.
6. Provide a 7-foot wide easement for the onsite water line and fire hydrant.

## **Attachments**

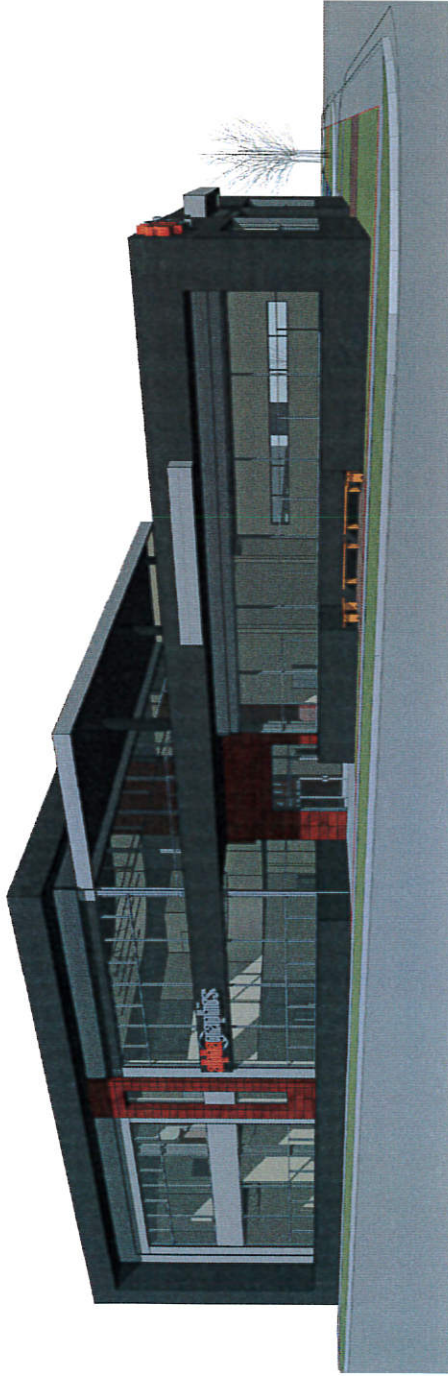
1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo



# ALPHA GRAPHICS REMODEL

## 265 SOUTH MAIN ST. BOUNTIFUL, UT



ISSUE DATE:  
MARCH 6, 2018

PROJECT NUMBER

18048

REVISIONS:

No. Date Description

No.	Date	Description

### PROJECT DIRECTORY

OWNER UNIVERSITY ALPHAGRAPHICS	STRUCTURAL ENGINEER BPI 7141 SOUTH MAIN ST. SALT LAKE CITY, UT 84119
ARCHITECT JZM ARCHITECTS 3760 SOUTH MAIN ST. SUITE 200 SALT LAKE CITY, UT 84119	MECHANICAL ENGINEER DALLIN PETERSEN ENGINEERING LLC 1000 SOUTH MAIN ST. SUITE 100 SALT LAKE CITY, UT 84119
GENERAL CONTRACTOR SUNBELT CONSTRUCTION 1700 SOUTH MAIN ST. SUITE 110 SALT LAKE CITY, UT 84119	ELECTRICAL ENGINEER DALLIN PETERSEN ENGINEERING LLC 1000 SOUTH MAIN ST. SUITE 100 SALT LAKE CITY, UT 84119
MECHANICAL CONTRACTOR SUNBELT CONSTRUCTION 1700 SOUTH MAIN ST. SUITE 110 SALT LAKE CITY, UT 84119	PLUMBING CONTRACTOR SUNBELT CONSTRUCTION 1700 SOUTH MAIN ST. SUITE 110 SALT LAKE CITY, UT 84119

### CODE SUMMARY

OCCUPANCY CLASSIFICATION:  
OFFICE BUILDING  
AREA 11,500 SF  
AREA 2,100 SF TOTAL  
BUILDING AREA 13,600 SF - 11,500 SF - 21,000 SF  
11 UNITS AREA 3,000 SF  
CONSTRUCTION TYPE: 5-B  
BUILDING HEIGHT: 8'-0"  
BUILDING FOOTPRINT: 21,000 SF  
APPLICABLE CODES:  
2015 INTERNATIONAL BUILDING CODE (IBC)  
2015 INTERNATIONAL MECHANICAL CODE  
2015 INTERNATIONAL FIRE CODE  
2015 INTERNATIONAL PLUMBING CODE  
2015 INTERNATIONAL ELECTRICAL CODE  
PROJECT LOCATION:  
ADDRESS: 265 SOUTH MAIN STREET  
CITY: BOUNTIFUL, UT  
UT AZEL 44.632 72  
DEVELOPER: SUBMIT FLS  
FIRE SUPPRESSION SYSTEM

ALPHA GRAPHICS REMODEL

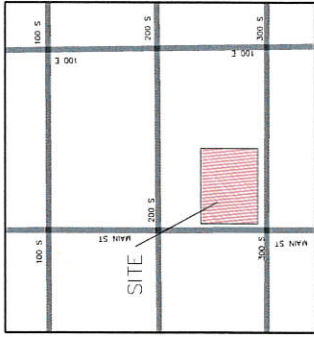
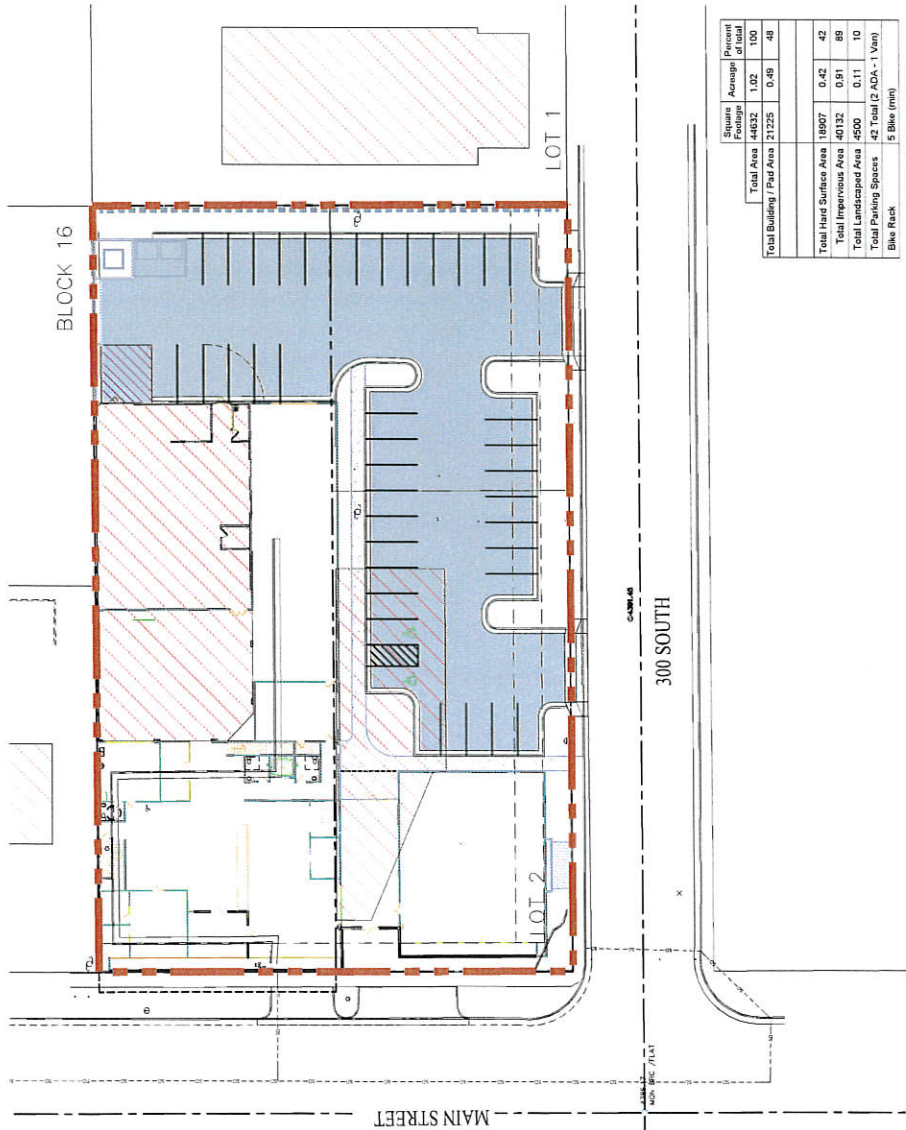
### DRAWING INDEX

### VICINITY MAPS



# ALPHAGRAPHS REMODEL COMMERCIAL DEVELOPMENT

Bountiful, Utah



**PROJECT DEVELOPER**  
Alphagraphics/Inight Communication  
265 South Main Street  
Bountiful, UT 84002  
(801) 285-2400

**PROJECT ENGINEER & SURVEYOR**  
BRIAN L. HARRIS, P.E., P.S.  
1775 WASHINGTON STREET #110  
PO BOX 10120  
PROVO UT 84602

- INDEX OF PLAN SHEETS-**
- | SHEET         | DESCRIPTION               |
|---------------|---------------------------|
| CS-01         | COVER SHEET               |
| SP-01         | SITE PLAN                 |
| UP-01         | UTILITY PLAN              |
| GR-01         | GRADING PLANS             |
| PP-01         | OFFSITE SD PLAN & PROFILE |
| DT-01 - DT-02 | TYPICAL DETAILS           |

**Tabulation Table**

Source Footage	Area	Percent of total
Total Area	44632	1.02
Total Building / Pad Area	21225	0.48
Total Hard Surface Area	18907	0.42
Total Impervious Area	40132	0.91
Total Landscaped Area	4500	0.11
Total Parking Spaces	42 Total (2 ADA - 1 Van)	10
Bike Rack	5 Bike (mm)	

Region Engineering & Surveying, Inc.  
1776 N. State St. #110  
Provo, UT 84057  
P: 801.376.2245  
regionengr.com

**ALPHAGRAPHS REMODEL**  
**BOUNTIFUL, UTAH**  
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH  
RANGE EAST  
SALT LAKE BASE AND MERIDIAN  
PLAT N, BOUNTIFUL TOWNSHIP SURVEY

DATE: 9/11/2018  
PROJECT #

REVISIONS

COVER SHEET & NOTES  
CS-01

UTAH STATE SURVEYORS ASSOCIATION, 1775 WASHINGTON STREET, SUITE 110, PROVO, UT 84602, (801) 733-1111, WWW.UTAHSTATESURVEYORS.COM

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN  
SECTION 10, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
BLOCK 16, PLAT "A", BOUNTIFUL TOWNSITE SURVEY  
SALT LAKE BASE AND MERIDIAN  
PREPARED FOR:  
OASIS CONSTRUCTION SERVICES

# SURVEYOR'S CERTIFICATE

TO: OAG, LLC, A UTM-LIMITED LIABILITY COMPANY; INSIGHT COMMUNICATION, LLC; OASIS CONSTRUCTION; INTEGRATED TITLE INSURANCE SERVICES, LLC.  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, CHAPTER 48, SECTIONS 2-10, 2-11, 2-12, AND 2-13, AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2015 AND REWROTE ON JUNE 25, 2016.

DATE: 6-26-18  
BY: BUSH AND GUGGELL, INC.  
DAVID T. MORTENSEN  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 9430257

FILE: INTEGRATED TITLE INSURANCE SERVICES, LLC.  
FILE NO. 70043, FEBRUARY 14, 2017 AT 8:06 A.M.

**SCHEDULE B - SECTION 2: EXCEPTIONS**  
SUBJECT TO POLE LINE EASEMENTS ALONG THE NORTH BOUNDARY OF THE SUBJECT PROPERTY AS FOUND BY A VISUAL INSPECTION, AFFECTS PROPERTY AS SHOWN.  
RIGHT OF WAY AGREEMENT FOR UTILITY PURPOSES BETWEEN ROBERT C. JOHNSON, AS GRANTEE AND IDENTICAL A PARTNER OF OASIS CONSTRUCTION SERVICES, INC., AS GRANTEE, DATED FEBRUARY 14, 2017, AS SHOWN AT PAGE 231 OF OFFICIAL RECORDS, AFFECTS PROPERTY AS SHOWN.  
POLE LINE EASEMENT BETWEEN ROBERT C. JOHNSON, AS GRANTEE AND CITY OF BOUNTIFUL, AS GRANTEE, PROPERTY AS SHOWN, 1994, AS ENTRY NO. 1148220, IN BOOK 1829 AT PAGE 294, OF OFFICIAL RECORDS, AFFECTS PROPERTY AS SHOWN.  
NOTE: ITEMS 1-14 AND 16 ARE NOT APPLICABLE TO THIS ALTA/NSPS LAND TITLE SURVEY.

**BOUNDARY DESCRIPTION**  
THE NORTH LOT OF LOT 2, BLOCK 16, PLAT "A", BOUNTIFUL TOWNSITE SURVEY.

**SCHEDULE B - SECTION 2: EXCEPTIONS**  
FILE NUMBER: 70043, FEBRUARY 14, 2017 AT 8:06 A.M.  
NOTE: ITEMS 1-17 ARE NOT APPLICABLE TO THIS ALTA/NSPS LAND TITLE SURVEY.

**BOUNDARY DESCRIPTION**  
ALL OF THE SOUTH HALF OF LOT 2, BLOCK 16, PLAT "A", BOUNTIFUL TOWNSITE SURVEY.

**NARRATIVE**  
THE SURVEYOR HAS REVIEWED TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE SURROUNDING ADJACENT PARCELS. THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE SHOWN ABOVE DESCRIBED PARCEL.  
THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY BE ADDITIONAL DOCUMENTS OF RECORD THAT WERE NOT REVIEWED AND CONSIDERED. THE SURVEYOR HAS CONSIDERED CONTRADICTIONS TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GUGGELL, INC. FOR REVIEW.  
SURVEY FOR BOUNTIFUL CITY CENTER, DATED DECEMBER 11, 1990, PREPARED BY BALLING ENGINEERING, DAVIS COUNTY RECORDER.  
SURVEY OF SURVEY (02247), DATED NOVEMBER 24, 1998, PREPARED BY BINGHAM ENGINEERING, DAVIS COUNTY RECORDER.  
RESURVEY OF PLAT "A", BOUNTIFUL TOWNSITE SURVEY ACCEPTED BY BOUNTIFUL CITY OCTOBER 4, 1989.

**NOTES**  
1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/NSPS LAND TITLE SURVEY TO OBTAIN OR SHOW DATA SERVICE FACILITY FOR INFORMATION INCLUDING THESE UTILITIES OR FACILITIES. PLEASE CONTACT THE APPROPRIATE AGENCIES OF OTHER.  
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, EASEMENTS, EJECTA, EGRESS, EGRESS, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CORRECT TITLE SEARCH MAY UNCOVER.  
3. ALL COURSES SHOWN BY PARENTS ARE RECORDED INFORMATION TAKEN FROM DEED DESCRIPTIONS OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

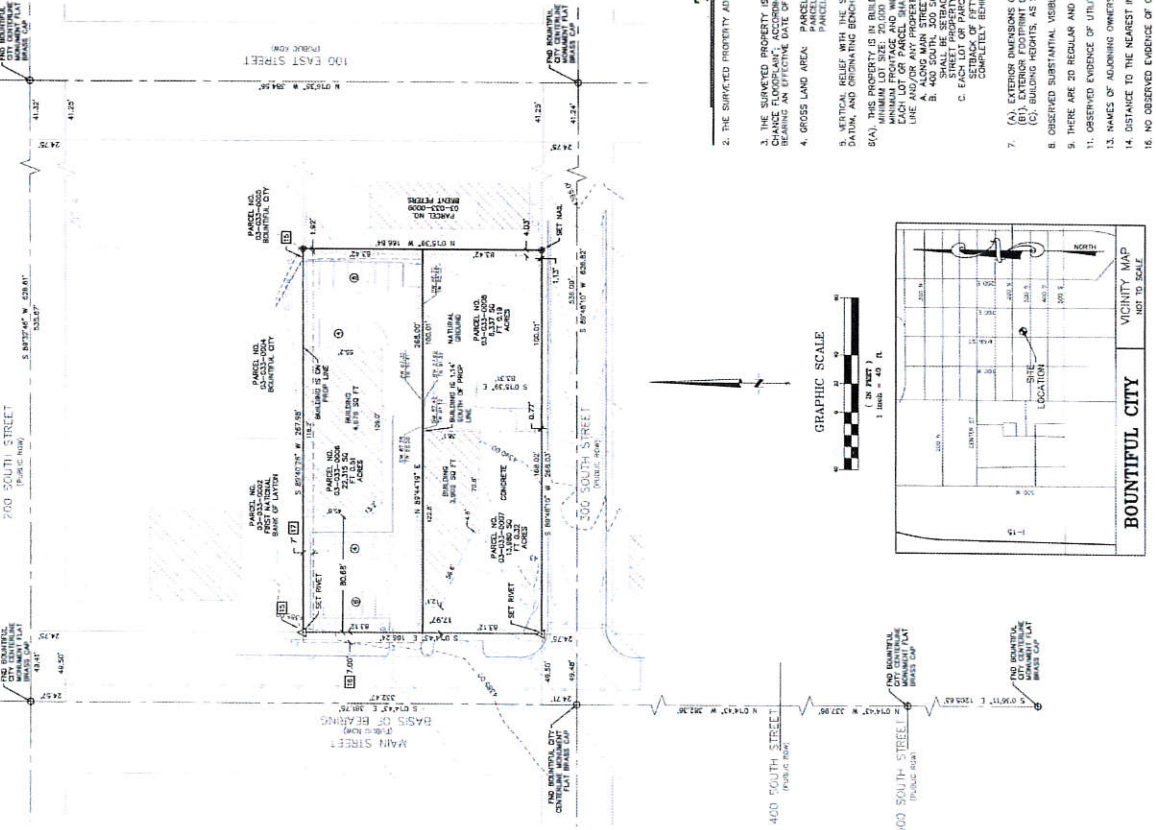
**BENCHMARK**  
THE BENCHMARK FOR THIS SURVEY IS THE BOUNTIFUL CITY MONUMENT AT THE INTERSECTION OF 300 SOUTH AND MAIN STREETS, DATED NOVEMBER 24, 1998, PREPARED BY BINGHAM ENGINEERING, DAVIS COUNTY SURVEY OFFICE.  
PROJECT BENCHMARK: 4399.00'

## LEGEND

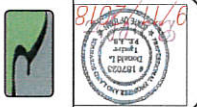
- SECTIONAL MONUMENTATION  
(TYPE, LOCATION ETC. AS NOTED ON THE PLAT)
- SPICES FOUND SURVEY CONTROL MONUMENT  
(CLASS I, RING & W.D.)
- SPICES FOUND SURVEY CONTROL MONUMENT  
(CLASS I, REBAR & ALUM. CAP)
- SPICES FOUND SURVEY CONTROL MONUMENT  
(CLASS II, RING & W.D.)
- SPICES FOUND SURVEY CONTROL MONUMENT  
(CLASS II, REBAR & ALUM. CAP)
- ALL BOUNDARY AND PROPERTY (LOT)  
CORNER MONUMENTS WITH W.D. MARKS AND  
CAP MARKED WITH W.D. MARKS AND  
OTHERWISE SPECIFIED ON THE PLAT.
- EXISTING POWER POLE
- EXISTING CITY WIRE
- EXISTING WATER VALVE
- EXISTING PRESSURE REDUCING VALVE
- EXISTING IRRIGATION VALVE BOX
- EXISTING GAS VALVE
- EXISTING HANDICAP PARKING STALL
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING SENSER CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS METER
- EXISTING TRANSFORMER
- EXISTING ELECTRICAL VAULT
- EXISTING POWER BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING TELEPHONE FEEDSTAL
- PARKING STREET LIGHTS
- EXISTING CURB INLET
- EXISTING 2X2 STORM DRAIN
- EXISTING SIGNS
- EXISTING FENCING
- EXISTING BUILDING

## TABLE "A" REQUIREMENTS

1. THE SURVEYED PROPERTY ADDRESS IS: 255 SOUTH MAIN STREET, BOUNTIFUL, UT. PARCEL NO. 03-03-008-009, PARCEL NO. 03-03-008-010, PARCEL NO. 03-03-008-011, PARCEL NO. 03-03-008-012.
2. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "C". AREAS DETERMINED TO BE OUTSIDE THE OASIS ANNUAL CHANCE FLOODPLAIN, ACCORDING TO THE FLOODED INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 80011 C. 0324 E. BEARING AN EFFECTIVE DATE OF JUNE 19, 2007.
3. GROSS LAND AREA: PARCEL NO. 03-03-008-009: 22,245 SQUARE FEET OR 0.51 ACRES.  
PARCEL NO. 03-03-008-010: 13,370 SQUARE FEET OR 0.31 ACRES.  
PARCEL NO. 03-03-008-011: 13,370 SQUARE FEET OR 0.31 ACRES.
4. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GRADING SURVEY OR LEVEL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.  
5(A). THIS PROPERTY IS IN BUILDING ZONE "D", DOWNTOWN ZONE.  
5(B). THIS PROPERTY IS IN BUILDING ZONE "D", DOWNTOWN ZONE.  
6(A). MINIMUM LOT SIZE: 20,000 SQ. FT.  
6(B). EACH LOT OF PARCEL SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY FEET FROM ANY FRONT PROPERTY LINE AND/OR SIDE PROPERTY LINE. THE MINIMUM BUILDING SETBACK SHALL BE FIFTY FEET FROM ANY REAR PROPERTY LINE.  
6(C). 400 SOUTH MAIN STREET AND 300 SOUTH MAIN STREET SHALL BE CONSIDERED AS BOUNDARY LINES.  
6(D). 400 SOUTH MAIN STREET AND 300 SOUTH MAIN STREET SHALL BE CONSIDERED AS BOUNDARY LINES.  
6(E). 400 SOUTH MAIN STREET AND 300 SOUTH MAIN STREET SHALL BE CONSIDERED AS BOUNDARY LINES.  
7. EACH LOT OF PARCEL THAT FRODS INTO MAIN STREET SHALL HAVE A MINIMUM ON-SITE PARKING COMPLETELY BEHIND THE PRINCIPAL STRUCTURE.  
8. (A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT FINISH LEVEL, AS SHOWN.  
(B). BUILDING HEIGHTS, AS SHOWN.  
(C). BUILDING FOOTPRINTS, AS SHOWN.  
9. OBSERVED SUBSTANTIAL, VISIBLE IMPROVEMENTS, SIGNS, PARKING STRUCTURES AND UTILITIES, AS SHOWN.  
10. THERE ARE 20 REGULAR AND 1 HANDICAP PARKING STALLS ON SITE.  
11. OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.  
12. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SOME/NO AND/OR RECORDING DATA, AS SHOWN.  
13. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.  
14. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.  
15. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.





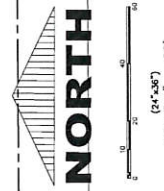
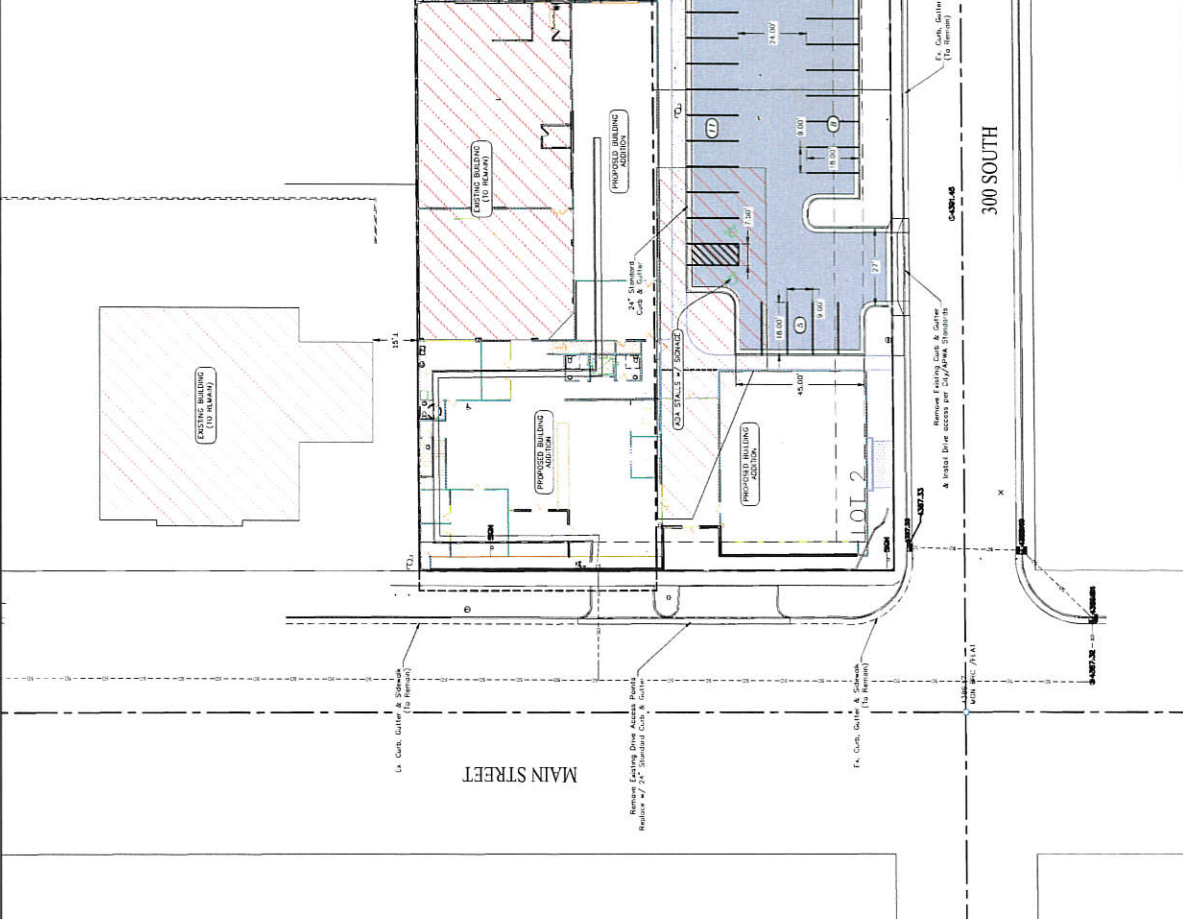


**Tabulation Table**

Item	Area (sq ft)	Percentage	Percent of Total
Total Area	4952	100%	100%
Total Building / Pad Area	2125	0.43%	4.3%
Total Hard Surface Area	1907	0.42%	4.2%
Total Impervious Area	4013	0.91%	8.9%
Total Landscaped Area	4500	0.11%	1.0%
Total Parking Spaces	42	Total (2 ADA - 1 Van)	
Bike Rack	5 Bike (min)		

- LEGEND**
- PROPERTY BOUNDARY
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - EXISTING FIELD LINE
  - EDGE OF PAVEMENT
  - EXISTING FOOT-ROAD POWER
  - EXISTING FIRE HYDRANT
  - PROPOSED STORM DRAIN WITH
  - PROPOSED CULMINARY W/UNDERLINE
  - PROPOSED CULMINARY W/UNDERLINE
  - PROPOSED SANITARY SEWER LATERAL
  - PROPOSED ASPHALT
  - PROPOSED SIDEWALK
  - REMOVE CURB & GUTTER

- LEGEND**
- SET SUBVISION MONUMENT
  - EXISTING POWER POLE
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED STOP SIGN
  - PROPOSED STREET SIGN
  - PROPOSED WATER METER
  - PROPOSED WATER VALVE



**NORTH**

(24" x 36")  
 SCALE 1" = 20'  
 (11" x 17")  
 SCALE 1" = 40'

Region Engineering & Surveying  
 1776 N. State St. #110  
 Ogden, UT 84057  
 P: 801.376.2245  
 rps@regioneng.com

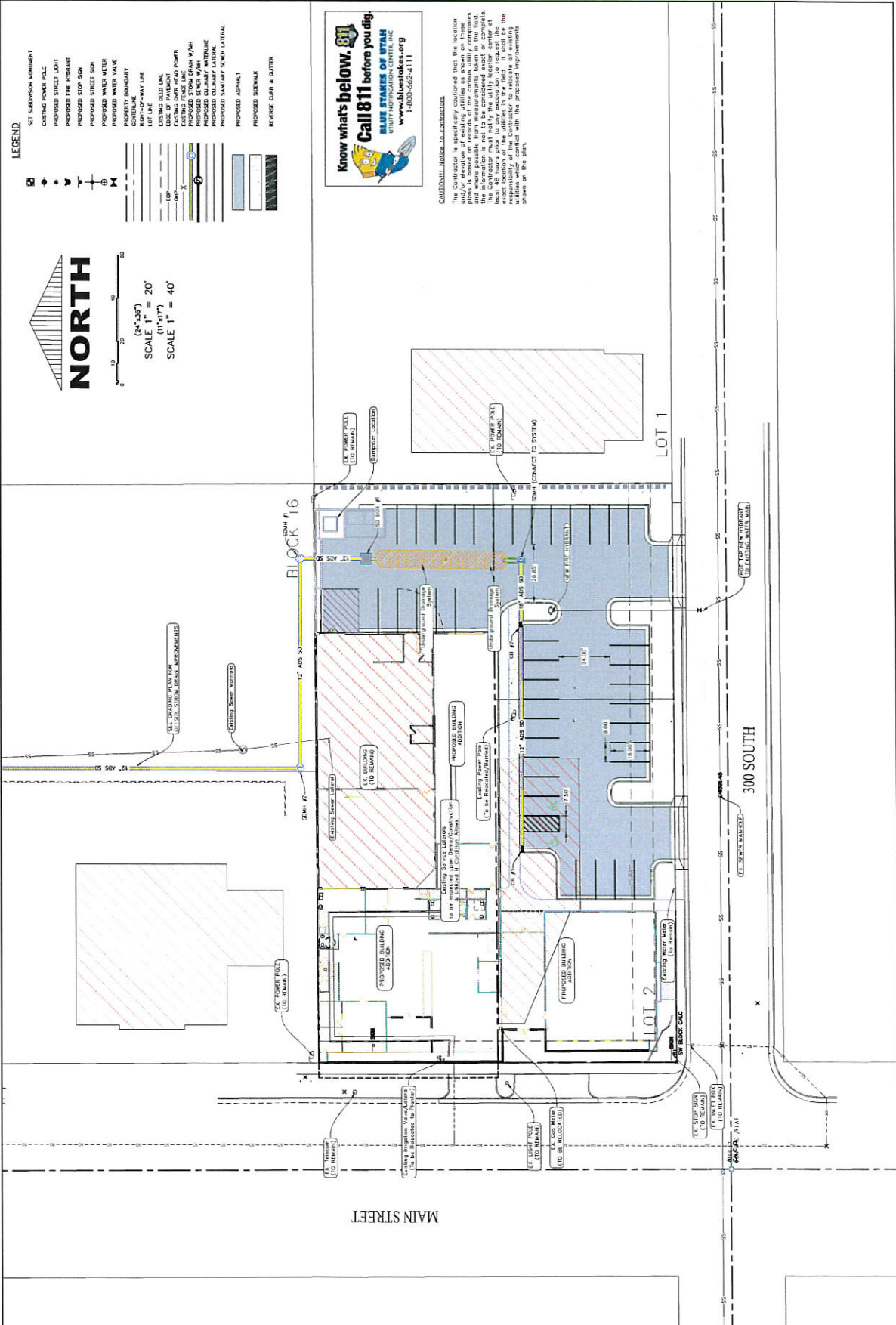



**ALPHAGRAPHICS REMODEL**  
 BOUNTIFUL, UTAH  
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH  
 PLAT V, BOUNTIFUL TOWNSITE SURVEY  
 SALT LAKE BASE AND MERIDIAN

DATE: 9/11/2018  
 PROJECT #

REVISIONS	
1	
2	
3	
4	
5	

UTILITY PLAN  
 UP-01



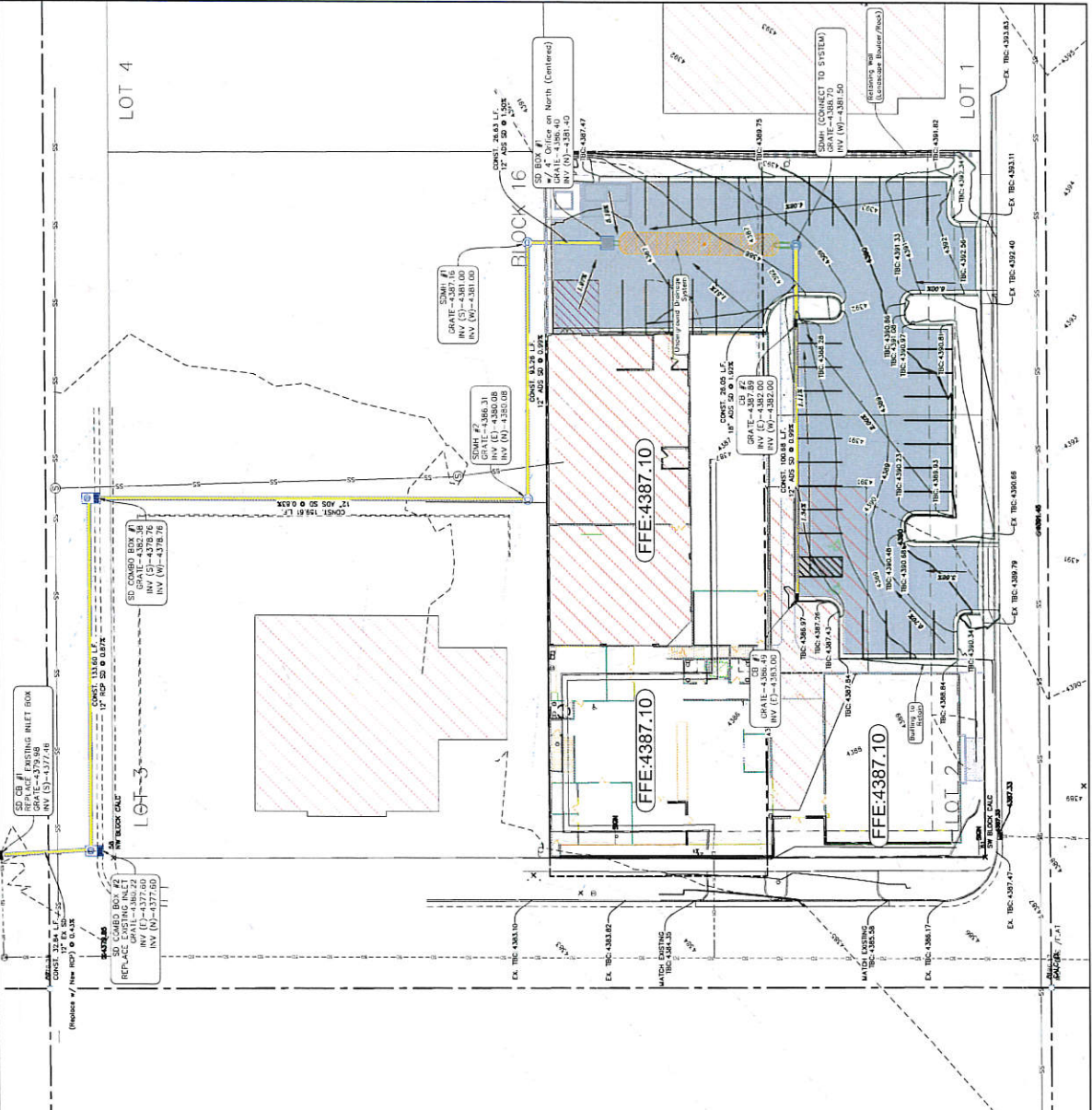




**ALPHABHAPS REMODEL**  
 BOUNTIFUL, UTAH  
 LOCATED IN SECTION 18, TOWNSHIP 2 NORTH  
 PLAT "A", BOUNTIFUL TOWNSHIP SURVEY  
 SALT LAKE BASE AND MERIDIAN

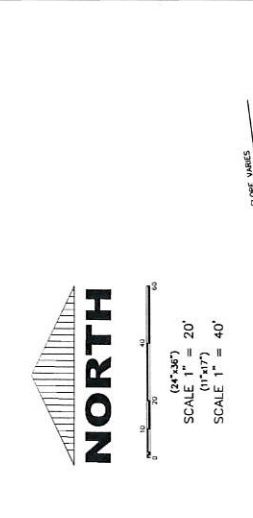
DATE 9/1/2018  
 PROJECT #  
 REVISIONS:

GR-01  
 SHEET NAME  
 GRADING PLAN  
 SHEET



**Know what's below. Call 811 before you dig.**  
 BLUE STAKES OF UTAH  
 1-800-465-4111  
 www.bluestakes.org

**CAUTION: NOTICE TO CONTRACTOR**  
 The Contractor is specifically cautioned that the location of all utilities shown on this plan is based on records of the various utility companies and is not a guarantee of the actual location of the utilities in the field. It shall be the responsibility of the contractor to locate all utilities in the field which may conflict with the proposed improvements shown on this plan.



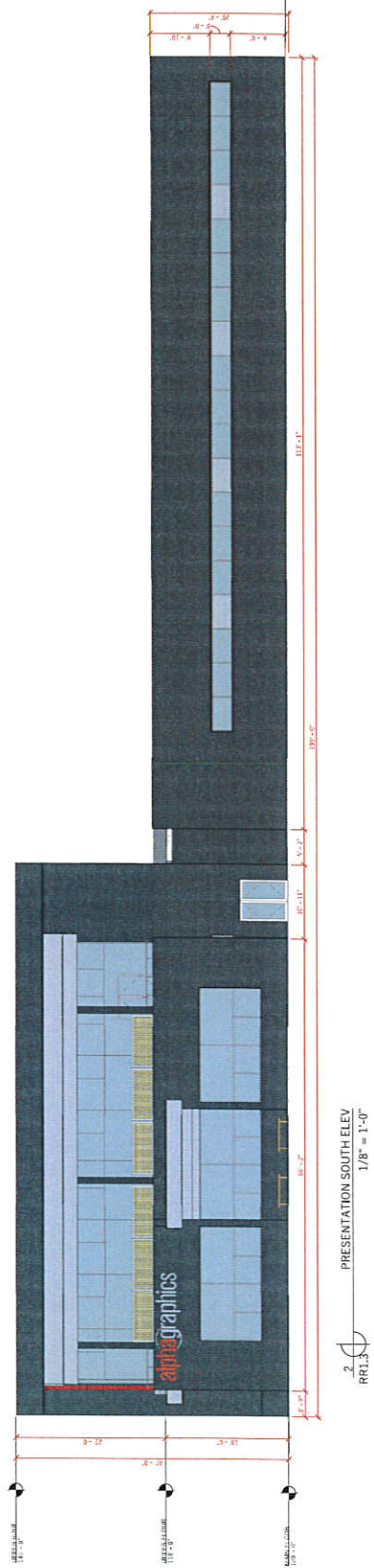
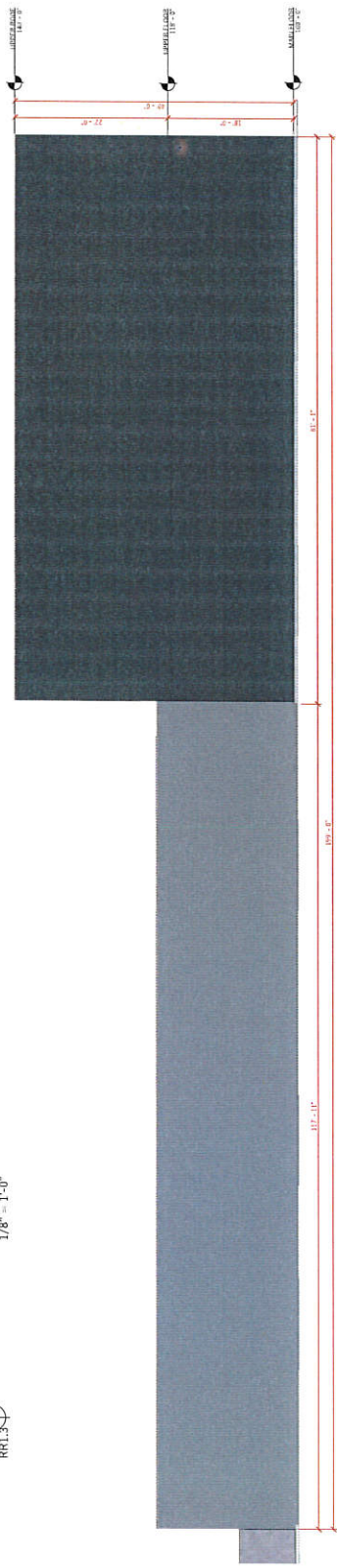
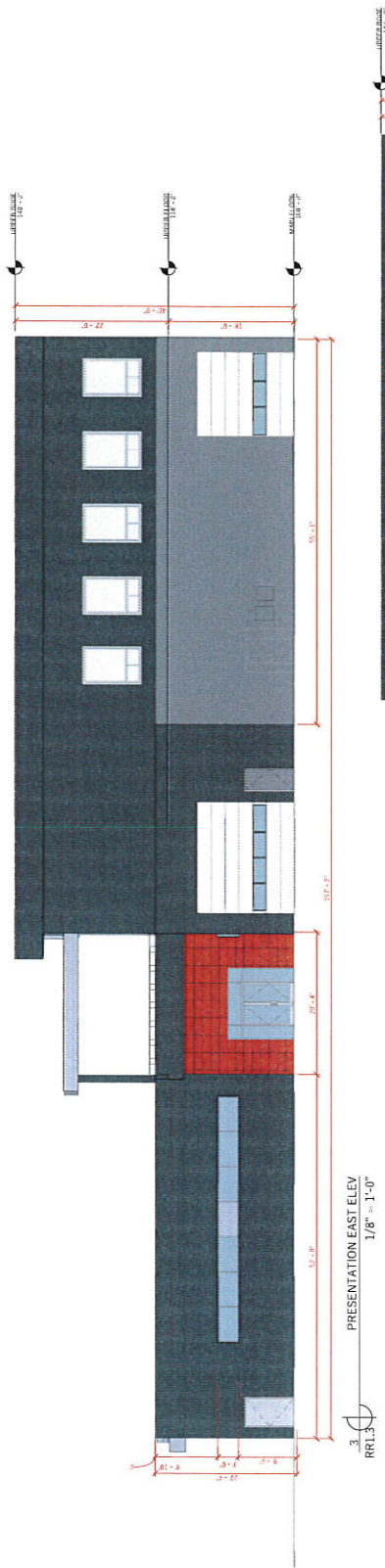
- ROCK-FACED SLOPE GUIDELINES EXCAVATION**
1. NOMINAL ROCK SIZE SHALL BE AT LEAST ONE (1) INCH (25.4 MM) IN DIAMETER.
  2. IN SANDY OR SILTY SOILS A FILTER FABRIC SHALL BE PLACED BEHIND THE ROCK FACED EXCAVATION.
  3. ROCK MUST BE ANGULAR AND FILLED WITH SAND OR SILTY SAND TO CONTACT ADJACENT ROCK.
  4. BANDS OR STRUCTURES SHALL BE PLACED AT LEAST 12 INCHES (305 MM) FROM THE ROCK FACED EXCAVATION.
  5. MAY USE RECYCLED ROCK/AGGREGATES IF APPROVED BY THE ENGINEER.
  6. CONTRACTOR SHALL OBTAIN THEIR OWN QUOTE FOR ROCK AND DESIGN FOR ALL STRUCTURAL REQUIREMENTS AND DESIGN FOR ALL EXCAVATION.
  7. CONTRACTOR/OWNER TO CONTACT REGION ENGINEERING FOR SITE INSPECTION AS WELL AS INSPECTION REPORT.
- FINAL PRODUCT IS COMPLETED

UTAH PROFESSIONAL ENGINEER LICENSE NO. 19870  
 STATE OF UTAH  
 DAVID L. TAYLOR  
 REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 1776 N. STATE ST. #110  
 OREM, UT 84057  
 P: 801.376.2245  
 regioneng.com









PROJECT NUMBER  
18048

ISSUE DATE:  
MARCH 6, 2018

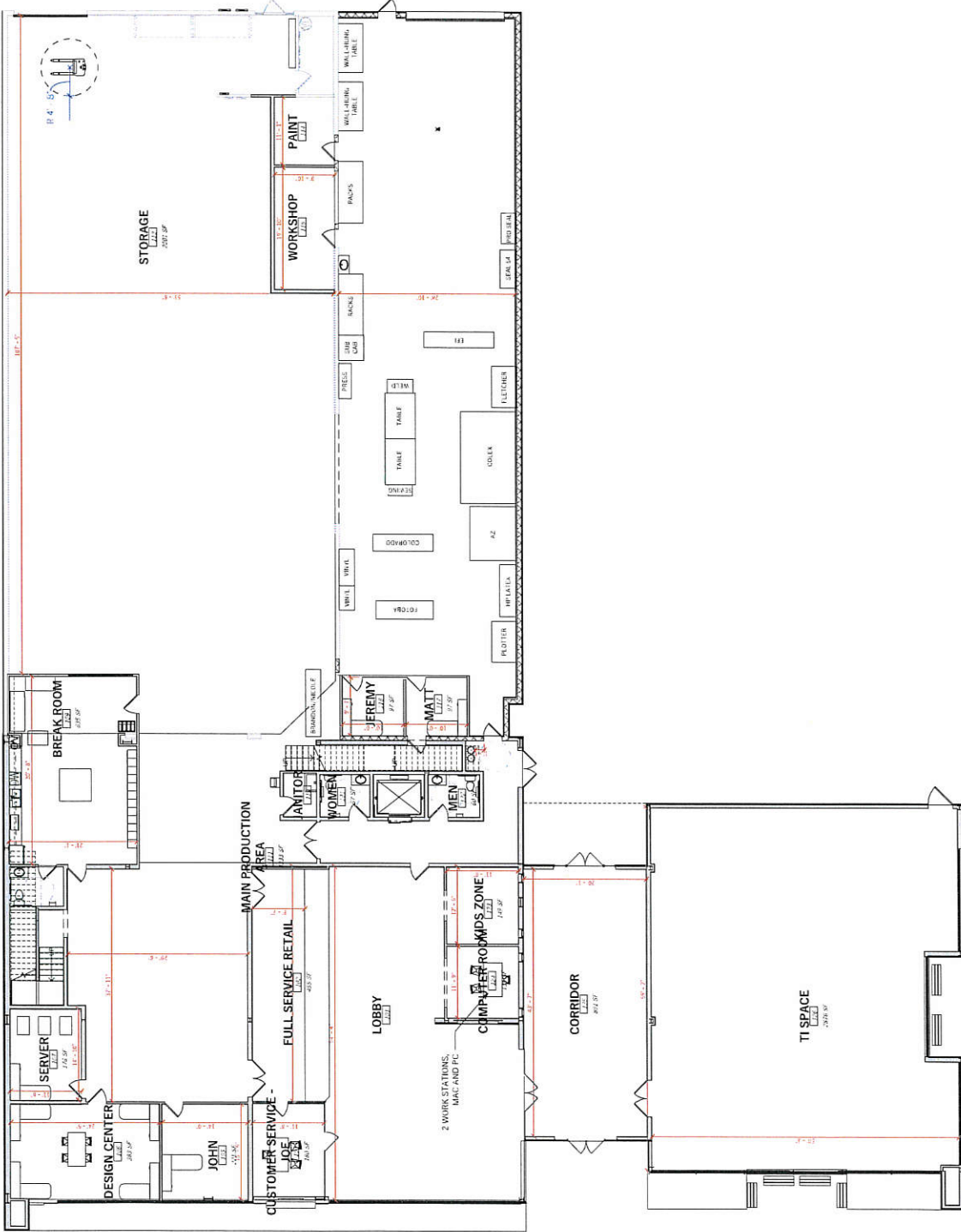
REVISIONS:  
No. Date Description

CONSULTANT

ALPHA GRAPHICS  
REMODEL  
BOUNTIFUL, UT

PRESENTATION  
FIRST FLOOR

RR1.4



PROJECT NUMBER  
**18048**

ISSUE DATE:  
MARCH 6, 2018

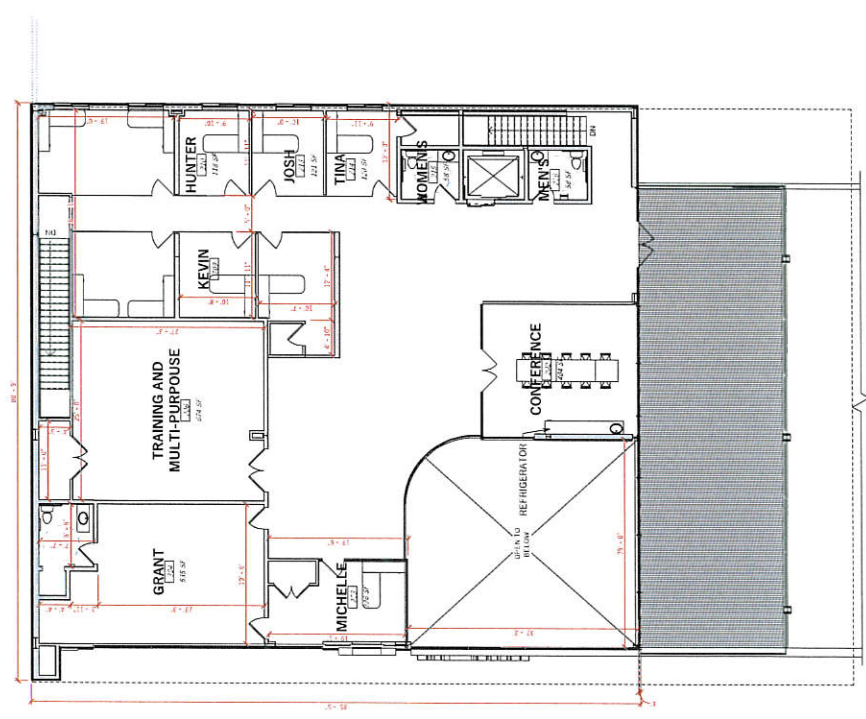
REVISIONS:  
No. Date Description

CONSULTANT

ALPHA GRAPHICS  
REMODEL  
BOUNTIFUL, UT

PRESENTATION  
SECOND FLOOR

RR1.5



RR1.5 NORTH  
PRESENTATION UPPER FLOOR  
1/8" = 1'-0"

## BOUNTIFUL CITY PLANNING COMMISSION

### FINDINGS OF FACT AND CONCLUSIONS

**APPLICANT:** William Low

**APPLICATION TYPE:** Request for a variance to allow for encroachments on slopes exceeding 30 percent and to allow for cuts and fills and retaining walls greater than 10 feet in height.

#### I. DESCRIPTION OF REQUEST:

The applicant, William Low, has requested a variance to allow for encroachments on slopes greater than 30 percent and for cuts and fills and retaining walls greater than 10 feet in height for the property located at 1581 Stone Hollow Drive in the R-F (Residential Foothill) zone. The proposed variance would allow for construction of a new home on the site.

#### II. LAND USE ORDINANCE AUTHORITY:

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests within the R-F zone related to disturbance of slopes exceeding 30 percent and retaining walls and cuts and fills exceeding 10 feet in height.

#### III. APPEAL PROCEDURE:

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

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

#### IV. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B. The minutes of the public hearing held by the Planning Commission on **Tuesday, September 18, 2018** which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.



**V. FINDINGS OF FACT:**

Based upon the information presented and oral testimony given at the public hearing the Planning Commission made 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 land use ordinance that requires improvements be located on slopes less than 30 percent is to preserve the hills and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and that 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. As proposed, the area of disturbance includes impacts to areas that are not required in order to construct the desired home. It is recommended that the approval of the variance should be contingent on the limit of disturbance indicated on the annotated site plan.

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

For the most part the design has avoided encroachments into 30 percent slopes. With a few modifications as shown on the annotated site plan, the variance is consistent with the general plan and the Code which limits disturbances in steep slope areas to the minimum necessary to provide for reasonable development of the property

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

There are a few areas of encroachment shown on the plan that are not necessary to develop the proposed home. The attached annotated site plan includes a limit of disturbance that constitutes a reasonable disturbance of the lot in order to building the proposed home.

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

Unlike many undeveloped properties in the R-F Zone, the lot has a large portion (which is several acres in size) that is less than 30 percent slope. The challenge comes in accessing in the buildable areas without encroachments into 30 percent slope areas. The lot has a few small pockets of 30 percent slope that the development plan has tried to avoid to

the extent possible and has limited heights of retaining walls and cuts and fills in order to make use of the buildable areas.

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

The “Purposes and Objectives” section of the Residential Foothill standards recognizes the need for some flexibility in administering the hillside protection standards of the Code. The Code also states that the encroachments should be the minimum necessary to allow for reasonable development of the property. The proposed design does a good job of keeping the home and improvements out of the steepest areas of the lot in favor of areas of less than 30 percent slope. The small encroachments in 30 percent areas have been kept to a minimum. The design has also made every effort to limit cuts and fills and retaining walls to less than 10 feet in height. With a few changes outlined in the attached annotated site plan the variance will be the minimum necessary to allow the proposed development.

**VI. DECISION AND SUMMARY**

The Planning Commission denied the requested variance by a vote of 6-0.

FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission  
this \_\_\_\_\_ day of October, 2018

---

Sean Monson, Chair  
Bountiful City Planning Commission