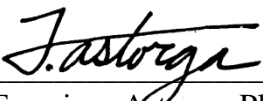


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, September 17, 2019**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, **South Davis Metro Fire Station, 255 S 100 W, 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 3, 2019.
3. Consider approval for a Conditional Use Permit in written form for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant – Curtis Poole.
4. **PUBLIC HEARING** – Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South - Francisco Astorga
5. **PUBLIC HEARING** – Variance Request for parking restrictions in the front setback and required parking for buildings fronting Main Street located at 220 and 246 N Main, Phil Holland, applicant – Curtis Poole
6. Planning Director's report, review of pending applications and miscellaneous business.

  
\_\_\_\_\_  
Francisco Astorga, Planning Director

**Bountiful City**  
**Planning Commission Minutes**  
**September 3, 2019**

Present: Vice Chair – Von Hill; Planning Commission Members – Sam Bawden, Jesse Bell and Jim Clark; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; Asst City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson and Planning Commission Member – Sharon Spratley

**1. Welcome and Introductions.**

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

**2. Swearing in of Sam Bawden, new Planning Commission Member.**

Shawna Andrus, City Recorder swore Sam Bawden in as Bountiful City Planning Commission Member. Mr. Sam Bawden took his place with the Commission at the table.

**3. Approval of the minutes for August 20, 2019.**

Jim Clark made a motion to approve the minutes for August 20, 2019 as written. Jesse Bell seconded the motion. Voting passed 5-0 with Commission members Bawden, Bell, Clark, Higginson, and Hill voting aye.

**4. PUBLIC HEARING – Consider approval for a Conditional Use Permit for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant.**

**5. Consider Final Site Plan review approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jonathon Blosch, applicant.**

Jon Blosch was present. Francisco Astorga presented the staff report.

The applicant, Jonathon Blosch, requests Conditional Use Permit and Final Site Plan Approval for a 3-unit Multifamily Development located at 170 North 100 West. The property is located within the DN (Downtown) Mixed-Use zone. The Applicant received Preliminary Site Plan approval from the City Council at its July 23, 2019 meeting. The property is on the western edge of the DN zone which borders single-family residential to the west. The property has a commercial use to the north and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single-family home on the lot.

The Applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a two-story building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code. The Applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone.

The proposed building meets setback requirements. The Applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone; however, the Applicant will need to submit a detailed final landscaping plan for approval before the issuance of a building permit.

After the discussion with the Planning Commission the Applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7. The proposal shows a total of 7 parking stalls which will be located behind the building and 3 of the spaces will be covered.

Prior to the issuance of a Certificate of Occupancy the Applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West, and construct a new drive approach. Bountiful Power will require a 7 foot utility easement along the south side of the property.

Staff recommends the Planning Commission approve the Conditional Use Permit and forward a recommendation of approval to the City Council for Final Site Plan review for the proposed 3-unit Multi-family building subject to the following conditions:

1. Complete any and all redline corrections.
2. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
3. All damaged curb, gutter and sidewalk along 100 West shall be replaced.
4. Resolve concerns regarding storm water retention to the satisfaction of the City Engineer.
5. Sign a Development Agreement.
6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

Vice Chair Hill opened the **PUBLIC HEARING** at 6:40 p.m.

Randall Edwards has an office at 188 N 100 West. Mr. Edwards stated that area should be a business area and not include multi-family as this would change the character of the area. He is opposed to the project.

Tanya Bascom resides at 195 N 100 East. Ms. Bascom is disappointed that not all the neighbors received the mail out. She loves the neighborhood and the historic downtown. She feels that the neighbors would not like to have more apartments. She stated that existing apartments in the City are not being filled with renters and they are standing empty. She also cited the definition of Conditional Use Permit from the Bountiful City Land Use.

Julie Crandall resides at 286 E 1300 N. Ms. Crandall stated the safety that she feels in this area and is concerned for was multi-family projects will bring.

Jackie Lamb resides at 1510 N 100 W. Ms. Lamb discussed the problems with the existing apartment complex behind her home; noise, parking, car alarms ringing, fire alarms ringing, and privacy. She is not in favor of this project.

Vice Chair Hill discussed that this area is zoned to allow multi-family and this meeting is set up to discuss the Conditional Use Permit and any conditions specific for this site that would be placed on this

project to mitigate any negative impacts.

Shawn Jacobs resides at 153 N 100 West. Mr. Jacobs stated that there are too many multi-family already in the area and is not in favor of the project

Brian Myers resides at 448 W 3400 South. Mr. Myers spoke in favor of this project and didn't feel that this project is going to affect the neighborhood. He stated that the property owner has the right to build on his property as long as it meets the required City Code which may not always be what the neighbors would like.

Vice Chair Hill closed the **PUBLIC HEARING** at 7:05 p.m.

Mr. Astorga stated that the language from Bountiful City Code and State Code states that a Conditional Use Permit shall be approved with conditions placed on the project.

Jon Blosch discussed the size of the building will be 3 2-bedroom units and will have 7 parking spaces behind the building. Mr. Blosch stated that he has tried to make the project look like a home and is similar to other homes in the area.

Mr. Bawden discussed the conditions that staff had outlined. Mr. Astorga stated the landscaping requirements are discussed at the building permit stage. He discussed the Landscape code and noted the allowed uses for this area.

Mr. Blosch stated that the plans for the storm drain have been discussed. His property will have a connection to the storm drain as approved by the Engineering department.

Mr. Higginson addressed Ms. Bascom's concerns about the multi-family development. In 2018, there was a process that revised the Downtown plan. This plan changed the zoning of a portion of the area to Single-Family and reserved some of the area to remain as Multi-family with tighter requirements and added restrictions on designs including size of project. The proposed project falls within the requirements set forth for this zone.

Mr. Astorga discussed the list of other permitted uses for this property other than the Multi-family.

Jesse Bell made a motion to approve the Conditional Use Permit for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, with the six conditions outlined by staff. Jim Clark seconded the motion. Voting passed 5-0 with Bawden, Bell, Clark, Higginson and Hill voting aye.

Jesse Bell made a motion to forward a recommendation of approval to the City Council the final site plan review approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West as outlined by staff. Jim Clark seconded the motion. Voting passed 5-0 with Bawden, Bell, Clark, Higginson and Hill voting aye.

**6. PUBLIC HEARING- Consider changing the zoning designation of C-G to RM-13 located at 1265 north Main, Bryon Prince, applicant.**

Bryon Prince was present. Francisco Astorga presented the staff report.

The applicant, Ivory Homes, is proposing a Zoning Map Amendment to amend the zoning on three parcels, which total 3.84 acres, from the General Commercial Zone (C-G) to Multiple-Family (RM-13) Residential Zone. The parcels are located at approximately 1265 and 1295 North Main Street. The Planning Commission has authority to review requests for amendments to the zoning map and forwards a recommendation to the City Council for Final Action. The Commission shall review the request according to the provisions contained within the Administrative Chapter of the Bountiful City Land Use Ordinance particularly, 14-2-205.

The proposed amendment to the zoning map includes three properties owned by Ivory Homes. All three properties will be combined into one parcel for the purpose of a future development should the zoning map amendment be approved. The first property is 1265 North Main Street, which currently has a single-family home and an orchard behind the home, and is 1.17 acres. The second property is 1295 North Main Street, which is the current location of Bountiful RV, and is 2.65 acres. The third property is a smaller parcel to the north of the second property, and is 0.011 acres. All three properties are currently in the C-G Zone. The properties are bordered by RM-13 Zone on the south, R-4 Zone on the east, R-4 and C-G on the north, and Viewmont High School and a Bountiful City Power substation to the west, both in the R-4 Zone.

The Applicant is requesting the amendment to the zoning map in order to develop a residential subdivision on the property which would include a mix of townhomes and single-family homes. The Applicant submitted a conceptual drawing which shows 12 townhomes fronting Main Street with 22 single-family homes behind the townhomes. The proposed single-family homes would border the existing single-family homes directly to the north providing a transition between the higher density townhomes and the existing neighborhood.

The parcels border Main Street, which provides accessibility to public transportation. Placing higher density homes near key public transportation corridors such as Main Street is an appropriate use of the parcels and is consistent with conventional planning practices. It is also consistent with recent legislation passed by the Utah Legislature regarding housing and transportation. In reviewing this application it is also important to consider the limited amount of commercial zoning districts within Bountiful and how these parcels may serve the City and its residents. Approving the amendment to the zoning map will decrease available land for potential commercial developments and the Commission should review this potential effect.

Based upon the above analysis, staff recommends the Planning Commission forward a recommendation of approval to the City Council for the properties located approximately at 1265 and 1295 North Main Street to be rezoned from General Commercial (C-G) Zone to Multiple Family (RM-13) Residential Zone.

Mr. Astorga discussed the permitted used for both the General Commercial and the Multi-family zones and the permitted use for Conditional Use Permit and presented the conceptional plan from the applicant to the Planning Commission. Based on the Multi-family code, 51 units could be put on the site.

Mr. Higginson asked about the assurance that the units for the conceptional plan would not increase. Mr. Drake stated that a legal agreement could be added if the applicant agrees.

Vice Chair Hill opened the **PUBLIC HEARING** at 7:34 p.m.

Verlon Duncan resides at 1330 N 200 East. Mr. Duncan spoke about the possible legal agreement with the assurance of the number of units that will be built. He asked about the setbacks that would be applicable to this development. Mr. Astorga stated that the current setbacks do have to be met for this new project. Mr. Duncan is concerned about pedestrian crossing of Main St. Commission stated that Main Street is a state road and is a partnership between Bountiful City, Davis School District and Utah State.

Kathy Goodfellow resides at 215 W 1850 North in Centerville. Ms. Goodfellow owns the orchard to the west. She would prefer to see the property rezoned as Single Family (R-4) as the surrounding areas but feels that the RM-13 is a huge improvement. She would like to see Ivory Homes keep the conceptional plan and not increase the number of units.

Pam Hilton resides at 1350 N 150 West. Ms. Hilton is in favor of this project if it is based on the conceptional plan and would like to have a written commitment from Ivory Homes. She would like to see the property rezoned as Single Family R-4 and would like to see larger lots, but feels the Multi-Family (RM-13) is an improvement.

Lynn Millis resides at 41 W 1350 North. Ms. Millis also would like to see Single Family (R-4) instead of Multi-Family (RM-13) but feels that this is better than the current Commercial zone. She is concerned about the removal of the berm behind the fence and flood protection from the canal. and would like to see something different

Beau Brewer resides at 1290 N Main. Mr. Brewer stated he feels that this is a good project but would like to have a legal agreement. He is concerned about the traffic which could impact the existing homes.

Lynda Loveless resides at 1389 N 100 West. Ms. Loveless is concerned about "mystery creek" which has caused flooding issues in the past and is concerned about the disruption of the existing French drains and pumps that have been put into place to take care of the problem. She is very concerned about the extra traffic on Main and Concerned about the bus crossing.

Eric Larson resides at 1448 N 100 West. Mr. Larson is concerned about the traffic plan with the addition of 70 cars from this project and the crossing of Main Street. He stated his concern about the reduction of Commercial property in Bountiful.

Gary Davis resides at 2814 S 500 West. Mr. Davis stated that procedure for this item is only the rezone from Commercial (C-G) to Multi-family (RM-13). He asked staff for the meetings and approvals that would be associated with this item.

Mr. Astorga stated that this project will have meetings and approvals including a Conditional Use Permit, Site Plan and Subdivision meetings and approvals to go thru Planning Commission and City Council before the project would be ready for a building permit.

Todd Hilton resides at 67 W 1350 North. Mr. Hilton asked for clarification about the meetings for the approval of the Single Family part of the project.

Mr. Astorga stated that the Conditional Use Permit would be brought forward from the applicant and then would be placed on the Planning Commission agenda.

Vice Chair Hill closed the **PUBLIC HEARING** at 7:59 p.m.

Bryon Prince addressed the Planning Commission about the proposed application. He discussed the site and the development showing the proposed concept plan and the number of units that was proposed. Ivory Homes would be amiable to an agreement if it would be necessary for the approval of the rezone.

Jesse Bell asked if the applicant has done any projects like this in Bountiful. Mr. Prince was not aware of any project like the proposed project. Mr. Bell wanted more info about the size of the home and garage. Mr. Prince replied that the garage would be a 2 car garage with a driveway for 2 additional cars and visitor parking will be contained on the property and would not spill out onto Main. The square footage of the homes will be approximately 2100-3000 sq ft and the height of 35 feet. The project is proposed as an HOA.

There was discussion about the concern for possible flooding. Mr. Cheney stated that the new flood maps should be released and the modeling that has been done will be looked at the end of the month. The majority of the channel improvements were put into place after the flooding of 1983.

Mr. Drake discussed a potential development agreement. The applicant does still need to meet all codes during the site plan review process.

Mr. Higginson wanted to let the citizens know that the project that the developer is bringing is not rental homes. He also thanked the developer for being open to the possibility of a development agreement.

Mr. Higginson made a motion to approve the zoning change designation of C-G to RM-13 located at 1265 North Main. Mr. Bell seconded the motion. Voting passed 5-0 with Bawden, Bell, Clark, Higginson and Hill voting aye.

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

1. Sam Bawden gave a brief history about himself.
2. Next meeting is September 17, 2019 with two Variances on the agenda.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 8:34 p.m.

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Francisco Astorga, Bountiful City Planner

When Recorded, Please Return to:  
Bountiful City Planning Department  
790 S. 100 E.  
Bountiful, UT 84010

## Conditional Use Permit

A public hearing was held on September 3, 2019, at the South Davis Metro Fire Station Conference Room to consider the request for a Conditional Use Permit for a 3-unit multifamily development at the following location:

### **170 North 100 West, Bountiful City, Davis County, Utah**

***Parcel: 03-026-0090 BEG AT SW COR OF LOT 3, BLK 41, PLAT A, BOUNTIFUL TS SURVEY; TH N 82.50 FT ALG E LINE OF 100 WEST STR; TH E 132.75 FT TO AN OLD FENCE LINE AS DESC IN 588-552; TH S 82.5 FT ALG SD FENCE LINE; TH W 132.75 FT ALG S LINE OF SD LOT 3 TO POB. CONT. 0.25 ACRES***

The Bountiful City Planning Commission heard the matter and considered the statements of the applicant, City staff, and the public. As a result, the Planning Commission makes the following findings:

1. This matter was properly heard before the Planning Commission.
2. Appropriate public notice has been provided and a public hearing held.

The Bountiful City Planning Commission hereby grants this Conditional Use Permit for a 3-unit multifamily development located at 170 North 100 West, Bountiful, Davis County, Utah, with the following conditions:

1. Complete any and all redline corrections.
2. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
3. All damaged curb, gutter and sidewalk along 100 West shall be replaced.
4. Resolve concerns regarding storm water retention to the satisfaction of the City Engineer.
5. Sign a Development Agreement.
6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.

The Conditional Use Permit was approved on September 3, 2019, and this written form was approved this 17<sup>th</sup> day of September, 2019.

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Sean Monson  
Planning Commission Chairman

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ATTEST: Darlene Baetz  
Recording Secretary



# Commission Staff Report

Item # 6

**Item:** PUBLIC HEARING – Variance request from lot standards, setback requirements and permissible lot coverage.  
**Address:** 33 East 3300 South  
**Author:** Curtis Poole, Assistant City Planner  
**Date:** September 11, 2019



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## Description of Request

The Applicant, South Davis Water District, has requested a Variance request from lot standards, setback requirements and permissible lot coverage standards found in the R-3 Single-Family Residential Zone. The proposed Variance would allow for construction of a new well house at this location.

## Authority

Section 14-2-111 authorizes the Planning Commission to be the review body for Variance Requests within the R-3 Zone related to building setback requirements.

## Background and Analysis:

The Planning Commission reviewed this request at its August 20, 2019 meeting. The Commission approved the Variance, with three Commissioners voting aye and one voting in opposition. It was discovered later when the Planning Commission has only four members in attendance voting on any actions must be unanimous in accordance to § 14-2-103.

The existing well was drilled in 1955; however, it has not been in operation for the last 10 years due to performance issues. South Davis Water District has decided to perform rehabilitation on the well which will require a structure to be built on the property to house chlorine and fluoride, which are incidental to the well rehabilitation. The property is approximately 40 feet deep and 16 feet wide (640 square feet) and currently is nonconforming due to the size. Currently the parcel does not comply with the following R-3 Zone lot standards:

- Minimum lot size – 11,000 square feet
- Minimum buildable area – 3,000 square feet
- Minimum lot frontage width – 80 feet
- Minimum distance abutting a public street – 50 feet

The proposed structure will be approximately 50 square feet with two doors facing 3300 South. It will be 17.5 feet from the front property line, just over 2.5 feet from the side property lines and a little over 15 feet from the rear property line. The Applicant has placed and will continue to maintain a fence surrounding the lot. Other structures such as electrical boxes and well vault will not be increased or moved. The Land Use Code requires buildings in the R-3 Residential Zone to have the following minimum setback requirements:

- Front Yard – 25 feet
- Side Yard – 8 feet
- Rear Yard – 20 feet

Based upon the width and depth of the property it severely limits anything which could be constructed. Furthermore the Land Use Code regulates permissible lot coverage of at least fifty percent of all required front, side and rear yard areas to be landscaped.

### **Variance Findings**

Utah Code 10-9a-702 establishes the criteria for review of a Variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a Variance have been met.” 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:** State law defines a hardship as “associated with and peculiar to the property itself.” The size of the property would require the applicant an unnecessary and unreasonable hardship to comply with building lot standards, setback and permissible lot coverage standards of the code. The proposed plans are reasonable for the use of the property.

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

**Staff Response:** There are no other properties in the R-3 Zone with the same property size as the Applicant’s property, and which provide a public benefit. Staff would consider these constraints to be special and unique circumstances.

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

**Staff Response:** Granting the Variance will allow the applicant the ability to update and provide ongoing maintenance for a public use.

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

**Staff Response:** Since the property is relatively small and has been in existence for decades there will not be a substantial affect to the General Plan. Granting the Variance will allow the applicant to rehabilitate the well, and provide a benefit to the neighboring properties, the properties within the same zone and the public in general.

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

**Staff Response:** Allowing the applicant to build the proposed structure will maintain the spirit of the land use ordinance within the constraints of the property.

### **Department Review**

The request has been reviewed by the City Planner, City Engineer, and City Attorney

### **Recommended Action**

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the Applicant with the following condition:

1. Applicant shall install solid fencing and landscaping to buffer the use of the property from neighboring properties. The fencing shall be in compliance with Bountiful Land Use § 14-16-110 regarding fencing standards in Single-Family zones, which may include a combination of solid fencing for security and aesthetic purposes. The fencing shall be in compliance with clear view standards and other applicable standards from the state of Utah.

### **Attachments**

1. Aerial Photo
2. Applicant's Narrative
3. Proposed Plan

**Aerial Photo**





July 30, 2019

Francisco Astorga  
Bountiful City  
790 South 100 East  
Bountiful, Utah 84010  
[fastorga@bountifulutah.gov](mailto:fastorga@bountifulutah.gov)

Re: Variance Request

Dear Fransico,

### **Background**

The Val Verda Well is a culinary well owned and operated by South Davis Water District. The well was originally drilled in 1955 but has not been in operation for the last 10 years due to poor performance. The well pump, equipment, and piping are in an underground vault located at 3300 South and approximately 30 East (Parcel #010280063, Zone R-3).

### **Reason for Variance**

South Davis Water District recently decided to perform mechanical and chemical rehabilitation on the well to restore performance. This well rehabilitation includes updating the water treatment process which will now require an above ground, non-occupiable, structure to house the chemicals (chlorine and fluoride). Due to the narrow parcel (16 feet wide and 40 feet long), there is not sufficient room for this structure with current zoning requirements. For this reason, we are requesting a variance from the following ordinances.

- 14-4-104 A - Min. Lot Size (11,000 Sq Ft), Min. Buildable Area (3,000 Sq Ft), Min. Lot Width (80 Ln. Ft)
- 14-4-104 B - Min. Yard Width (50 Ft)
- 14-4-105 A - Front Yard Setback (25 Ft)
- 14-4-105 B – Side Yard Setback (8 Ft)
- 14-4-105 C – Rear Yard Setback (20 Ft)
- 14-4-109 – Permissible Lot Coverage

### **Justification for Variance**

The new well house structure will have a smaller footprint than the existing vault on this property. South Davis Water District has been in communication with surrounding property owners and is willing to address their needs and concerns.

See answers to questions found in Ordinance 10-9A-702 below:

(2)(A) The appeal Authority may grant a variance only if:

- (i) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances; - *Yes, there would be no room for new well house structure to be built with current zoning requirements.*

(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone; - *Yes, other properties in this zone are much larger. If this parcel was the same size as others in the zone, the well house could be constructed on the lot and satisfy zoning requirements.*

(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone; - *The well house footprint will not change, and other properties will not be affected.*

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

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

Sincerely,

Dimond

**Dimond Zollinger, PE** | Engineering Services

**CRS ENGINEERS** | 4246 S Riverboat Rd. Ste. 200 | SLC, UT 84123

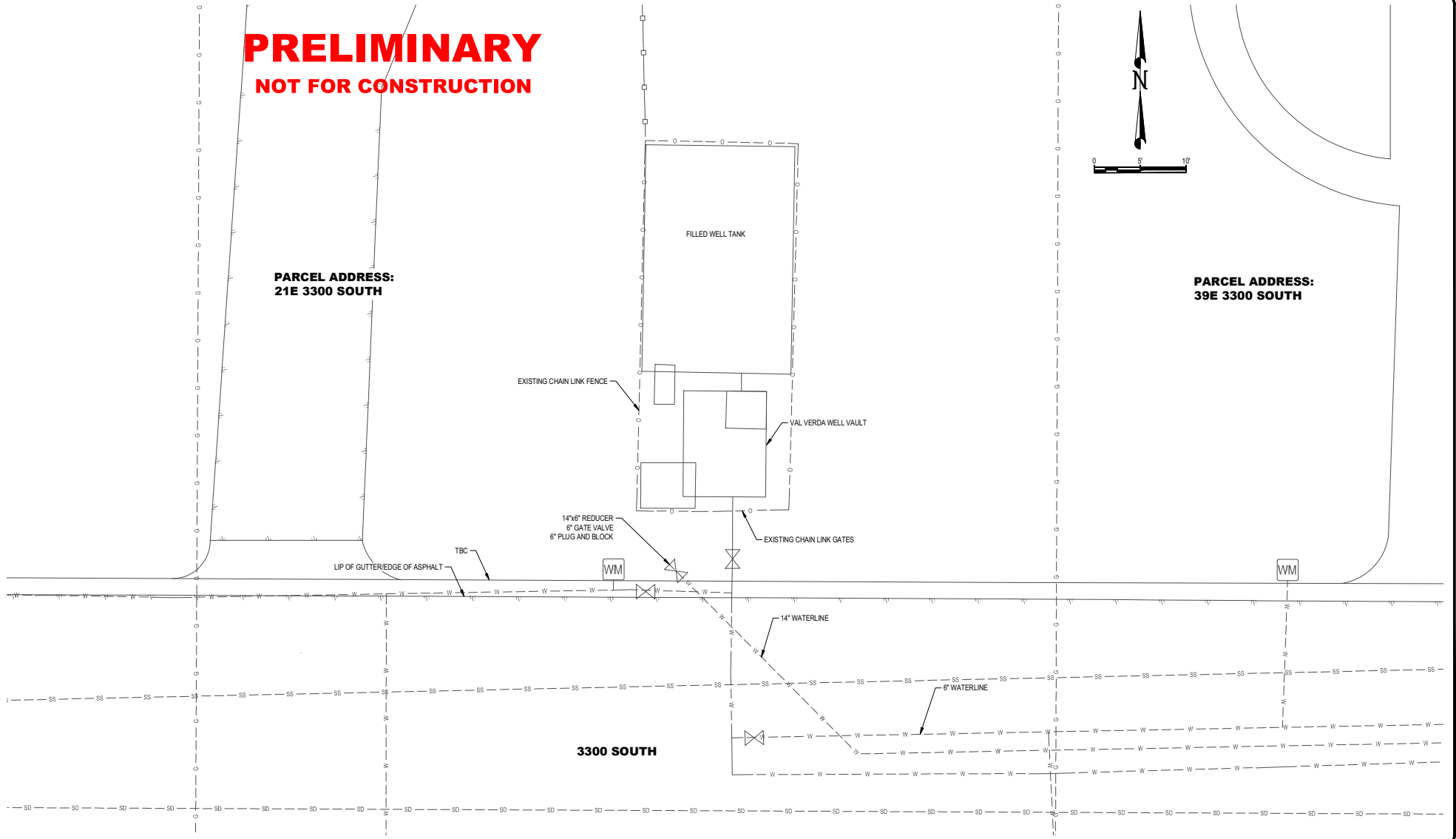
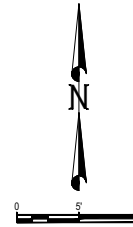
Main: (801) 359-5565 | Direct: (801) 702-4705

[www.crsengineers.com](http://www.crsengineers.com)

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**PARCEL ADDRESS:  
21E 3300 SOUTH**

**PARCEL ADDRESS:  
39E 3300 SOUTH**



File Path: P:\2019\08\_South\Val Verda Well Upgrade\Drawings\Sheet\GETTING CONDITIONS.dwg Aug 01, 2019, 11:00am


IF THE ABOVE SCALE BAR DOES NOT MEASURE 1 INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALE MEASUREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

DESIGNED BY: **D. ANDERSON, PE**  
 CHECKED BY: **M. CHANDLER, PE**  
 DRAWN BY: **M. CHANDLER, PE**  
 DATE: **AS SHOWN**  
 JULY 30, 2019

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SOUTH DAVIS WATER DISTRICT  
**VAL VERDA WELLHOUSE**  
 EXISTING CONDITIONS

3300 SOUTH

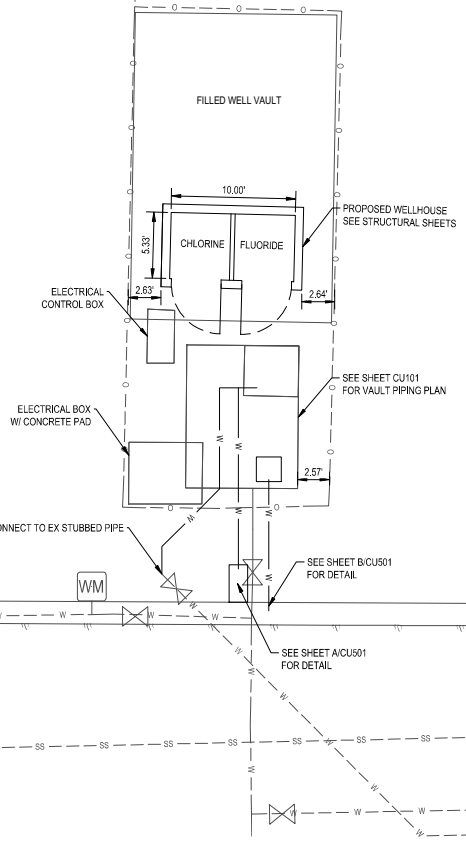
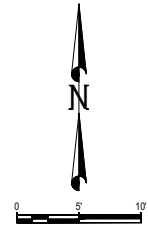
PROJECT NUMBER: **2019-0136**

SHEET: **3** OF **8**

DATE PLOTTED: **CS101**

BOUNTIFUL, UT

**PRELIMINARY  
NOT FOR CONSTRUCTION**



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NO.	REVISION

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

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DESIGNED BY: D. ANDERSON, PE  
 CHECKED BY: M. CHANDLER, PE  
 DRAWN BY: M. CHANDLER, PE  
 DATE: 7/30/19  
 APPROVED BY: S. WOODRUFF  
 DATE: AS SHOWN  
 JULY 30, 2019

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SOUTH DAVIS WATER DISTRICT  
 VAL VERDA WELLHOUSE  
 SITE PLAN

3300 SOUTH

PROJECT NUMBER: 2019-0136

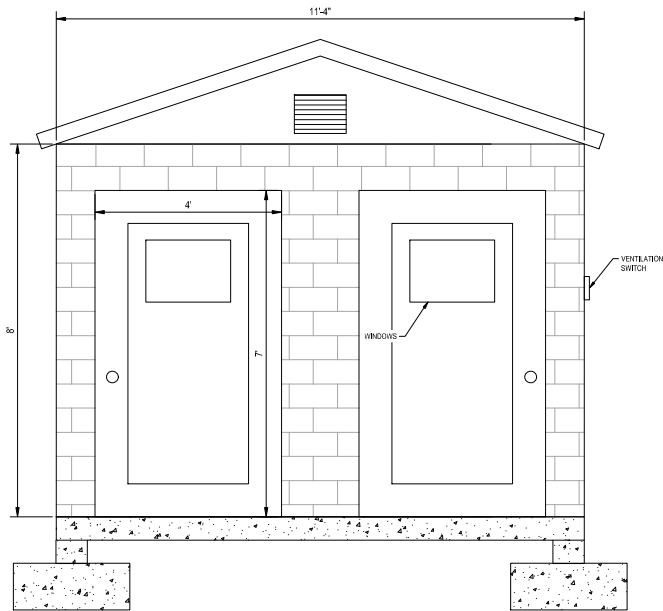
SHEET: 4 OF 8

DATE PLOTTED: CP101

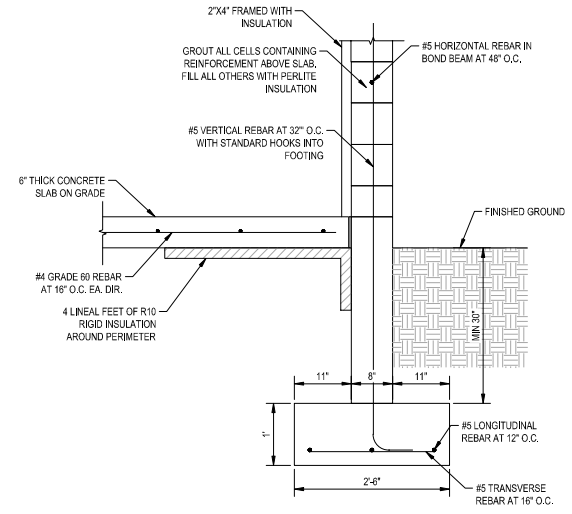
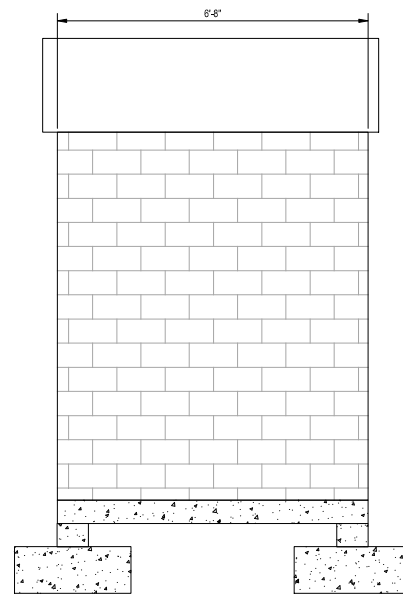
BOUNTIFUL, UT



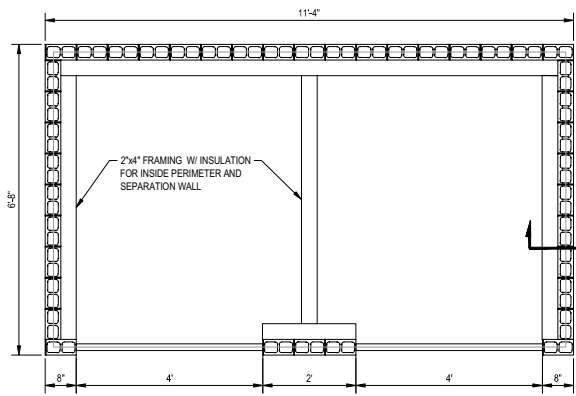
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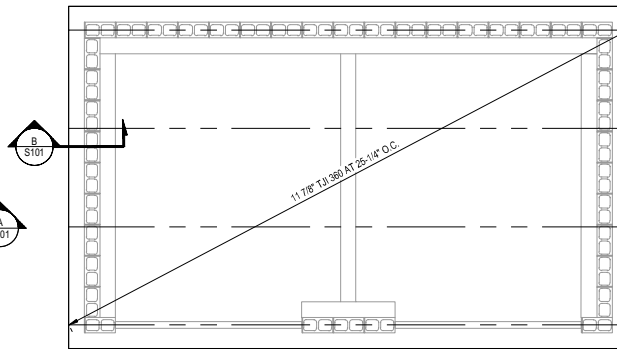
**1 FRONT & SIDE ELEVATIONS**  
SCALE: 3/4" = 1'



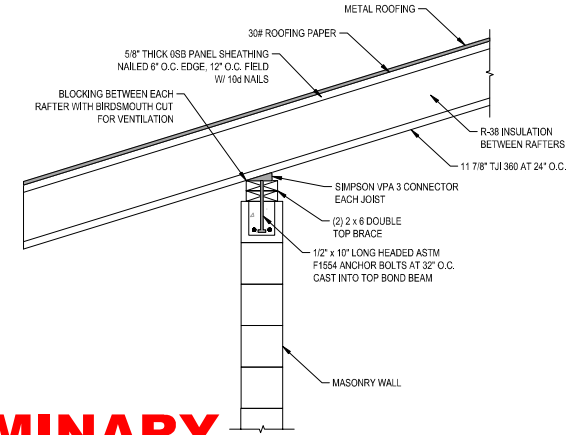
**A FOOTING DETAIL**  
SCALE: NOT TO SCALE



**2 WELLHOUSE PLAN VIEW**  
SCALE: 3/4" = 1'



**2 WELLHOUSE ROOFING PLAN VIEW**  
SCALE: 3/4" = 1'



**B ROOF CONNECTION**  
SCALE: NOT TO SCALE

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

NO.	DATE	DESCRIPTION

IF THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALED MEASUREMENTS.

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, MODIFIED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THIS PROJECT EXCEPT BY AGREEMENT WITH CRS ENGINEERS.

DESIGNED BY: D. ANDERSON, PE  
 CHECKED BY: M. CHANDLER, PE  
 DRAWN BY: M. CHANDLER, PE  
 IN CHARGE: S. WOODRUFF  
 APPROVED BY: AS SHOWN  
 DATE: JULY 30, 2019

**CRS ENGINEERS**  
Answers to Infrastructure®

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SOUTH DAVIS WATER DISTRICT  
VAL VERDA WELLHOUSE  
STRUCTURAL DETAILS

3300 SOUTH BOUNTIFUL, UT

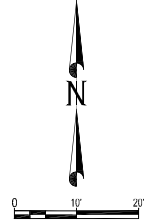
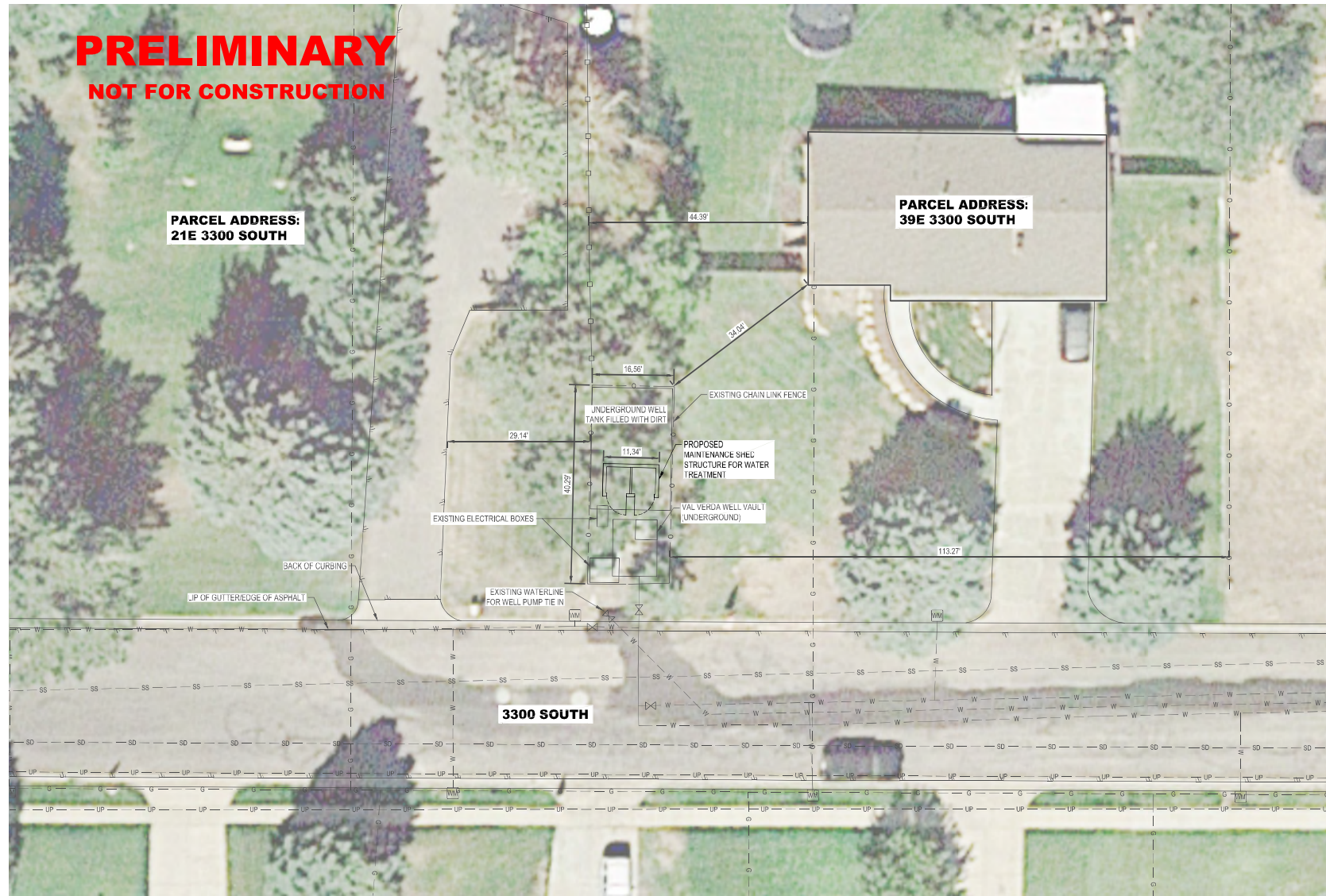
PROJECT NUMBER	2019-0136
SHEET	6 OF 8

**S101**

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PARCEL ADDRESS:  
21E 3300 SOUTH

PARCEL ADDRESS:  
39E 3300 SOUTH



**LEGEND**

- SS --- EX SANITARY SEWER LINE
- SD --- EX STORM DRAIN LINE
- W --- EX CULINARY WATER LINE
- O --- EX CHAIN LINK FENCE
- □ --- EX VINYL FENCE
- G --- EX GAS LINE
- UP --- EX UNDERGROUND POWER LINE

DATE	DESCRIPTION

THE ABOVE SCALE BAR DOES NOT MEASURE 1-INCH IN LENGTH. DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALE/DIMENSIONS.  
 THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF CRS ENGINEERS AND IS NOT TO BE REPRODUCED, LOANED OR USED FOR ANY OTHER PROJECT OR EXTENSION OF THE PROJECT WITHOUT AGREEMENT WITH CRS ENGINEERS.  
 PROJECT: 2019-0136  
 SHEET: 1 OF 1  
 DATE: JULY 30, 2019


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 PROJECT: 2019-0136  
 SHEET: 1 OF 1  
 DATE: JULY 30, 2019

SOUTH DAVIS WATER DISTRICT  
**VAL VERDA WELLHOUSE**  
 SITE PLAN 1:10 SCALE  
 3300 SOUTH

BOUNTIFUL, UT

PROJECT NUMBER	
2019-0136	
DATE	BY
1	1
SHEET NUMBER	
CS101	

# Commission Staff Report

Item # 6

**Item:** PUBLIC HEARING – Variance request from parking standards in the Downtown Zone.  
**Address:** 220 North Main Street  
**Author:** Curtis Poole, Assistant City Planner  
**Date:** September 11, 2019



---

## Description of Request

The Applicant, Phil Holland, has requested a Variance from the parking standards of the Downtown Zone. The proposed Variance would allow for parking to be constructed fronting Main Street in a proposed Mixed Use development.

## Authority

Section 14-2-111 authorizes the Planning Commission to be the review body for Variance Requests within the Downtown Zone related to parking standards.

## Background and Analysis:

The Applicant, Phil Holland, has purchased three parcels having a prominent location at the corner of 200 North and Main Street. The parcels combined together total 0.684 acres (29,795 square feet). The parcels contain an existing retail building housing Brooks Fabrics, a multifamily triplex and a residential home which has been converted to a professional office.

Barton Creek flows through the center of the proposed development, entering the property on 200 North in an open culvert and exiting under Main Street in an enclosed culvert. Davis County has an easement over the creek of twenty-seven (27) feet in width, and prohibits buildings on the easement.

The Applicant previously appeared before the Planning Commission at its July 2, 2019 meeting for a preliminary site plan review. The Commission reviewed the preliminary plans and motioned to continue the review to a date uncertain and identified several issues it wanted to see remedied and discussed the possibility of considering a Variance. The proposed development of the property will be a Mixed Commercial Use at ground level along Main Street and a Multifamily Residential Use above and fronting 200 North.

In order to develop the site, the Applicant is seeking a Variance from the parking standards of the Downtown Zone, particularly §14-7-110. The parking standard requires all parking areas of buildings fronting Main Street to be located behind the building. The creek and the County's easement do not permit a building to be built fronting Main Street on certain

portions of the property. The County would however, would allow surface parking. Because the Applicant is prohibited from placing a building on portion of the property due to the easement, the Applicant is proposing a wall be constructed on those portions of the property. The proposed wall would include a mix of architectural features to match the building and landscaping elements and would act as a buffer and screen between Main Street and the parking area.

### **Variance Findings**

Utah Code 10-9a-702 establishes the criteria for review of a Variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a Variance have been met.” 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:** State law defines a hardship as “associated with and peculiar to the property itself.” The creek and County easement literally cut the property in two. These constraints have been present on the property for years presenting a challenge in developing this property. These constraints would prohibit the Applicant from placing any buildings on certain portions of the property and limit the amount of parking that can be placed behind a building and would cause the Applicant an unreasonable hardship to comply with the parking standards of the Code and should not be considered self-imposed.

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

**Staff Response:** The creek and County easement are unique to this property. With the exception of the property directly to the west of the Applicant’s property there are no other properties along Main Street in the Downtown Zone that are affected by these circumstances. Staff would consider these circumstances to be special and unique to this property.

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

**Staff Response:** Granting the Variance will allow the Applicant the ability to develop the property similar to others along the Main Street corridor.

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

**Staff Response:** The Applicant’s property has a prominent location along Main Street. It is the intent of the General Plan to create an inviting and vibrant Downtown area. It is in the

interest of the public for properties along Main Street to develop and redevelop to meet that intent. The existence of the creek and County easement constrains the redevelopment of this property. Granting the Variance will allow the Applicant to redevelop the property, providing a benefit to the neighboring properties and others in the Downtown Zone.

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

**Staff Response:** The spirit of the Land Use Ordinance is to provide for and encourage growth and development in Bountiful City and to promote and enhance an attractive and economically vibrant community. Granting the Variance will allow the Applicant to develop the property while still maintaining the spirit of the Land Use Ordinance.

### **Department Review**

The request has been reviewed by the City Planner, City Engineer, and City Attorney

### **Recommended Action**

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the Applicant with the following condition:

1. The Applicant shall install a wall to screen and buffer the parking area of Main Street and must be constructed of and containing exceptional materials such as brick or masonry which is consistent and compatible with the architectural and landscaping features of the development. The wall must be of sufficient heights so as to completely screen vehicles from view, thus enhancing the aesthetics of the site and mitigate the visual impact of parked vehicles.
2. The granting of this Variance shall not be construed as an approval of any specific site plan or waiver of any zoning requirements or regulations. All proper approvals regarding development of this property must be obtained.

### **Attachments**

1. Aerial Photo
2. Applicant's Narrative
3. Proposed Plan

# Aerial Photo



August 27, 2019

Bountiful City Planning Commission  
790 South 100 East  
Bountiful, Utah 84010  
Attn: Francisco Astorga, Director of Planning and Economic Development

RE: 2<sup>nd</sup> and Main Project Request for Variance Pursuant to Utah Code Annotated 10-91-702

Dear Bountiful City Planning Commission:

This letter accompanies a Variance Application and supports the previously submitted Site Plan Application for the property located on the SEC of 200 North and Main Street in Bountiful, Utah. We have worked with Bountiful City Planning Staff on this project and appreciate the feedback from them and the Planning Commission.

The variance request is for a waiver of the parking restrictions set forth in Section 14-7-110 of the Bountiful City Municipal Code. As written, Section 110(A) prohibits off street parking in the front setback area and requires parking for buildings fronting Main Street to be located completely behind the principal structure.

As you are aware, and as depicted on the site plan, Davis County Public Works maintains an underground canal that bisects the property, including the Main Street Frontage. The easement encumbers a total of twenty-seven (27) feet in width. Pursuant to Davis County rule, no permanent structure may be built within an easement area. In addition, given the easement area is for a canal, structures near the easement should be properly distanced from the canal banks and pipes to the specific loads. The Davis County canal sits immediately below the existing asphalt and footings and foundations are not permitted within the easement area. As a result of the canal easement and depth of the culvert, the only improvements permissible over the easement area are turf and asphalt.

Given the canal easement there is no way for a building (or any other structure requiring a footing or foundation) to be constructed within the easement area and consequently under no circumstances can Section 14-7-110 can be met within and/or near the canal easement. We believe we have designed a tremendous alternative to accommodate these special conditions (see attached rendering). Utah Code Annotated 10-9a-702 provides a variance may be granted if the conditions of Section 702(2) are met. We believe the conditions of Section 702(2) are met as follows:

1. Literal enforcement of Section 14-7-110 would mean the property located on the SEC of 200 North and Main could never be redeveloped (i.e. it would need to remain in its current state). The property's current site is in direct violation of Section 14-7-110 as the easement area is currently used as a driveway and parking, but the violation is a permitted non-conforming violation due to the grandfather provisions of Utah Code. As a result, the general purpose of Section 14-7-110 can never be met on this site and a variance must be granted if the site is to ever be redeveloped. The easement condition and hardship is not self-imposed and the hardship is not

economic; rather the condition is imposed by a governmental agency and it entirely takes an essential property right.

2. The easement presents a unique and special circumstance specific to this property and not experienced by any other property in the downtown zone (except potentially the property to the west of the subject property on the west side of Main Street).
3. Granting the variance is essential to the right of redevelopment of the property. Any other property in the downtown zone can redevelop and build the exact same project proposed by the developer. Without a variance this site cannot be redeveloped.
4. Granting the variance does not affect Bountiful City's general plan and is not contrary to the public interest. In fact, the developer's site plan provides significant benefits to the public over the current use of the site and not granting a variance appears contrary to public interest.

The spirit of Section 14-7-110 is to ensure a commercial presence on Main Street and prevent off-street parking on Main Street frontage for visual reasons. The developer is proposing to construct a masonry wall between buildings with visual floating elements over the easement area to hide the parking areas from Main Street, which is the best and solution for the site to meet the intent of 14-7-110. Placing a masonry wall between the commercial buildings and matching the exterior of the commercial buildings on the wall achieves that spirit as nearly as possible. The wall will provide an amazing architectural feature for the site while shielding the parking areas from Main Street achieving the spirit of Section 14-7-110 and achieving substantial justice.

We appreciate your review of this variance application and site plan application. We are proud of our proposed project and believe it will be a wonderful addition to the northern end of Bountiful Main Street. We look forward to meeting with you to address any questions or concerns.

Sincerely,



Justin Barrow, LLC



**NOTES CORRESPONDING TO SCHEDULE "B"**  
 THE PURPOSE OF THIS SURVEY IS TO PROVIDE THE NECESSARY SURVEY DOCUMENTATION TO SECURE AN ALTA OWNERS POLICY.

TITLE DOCUMENTS  
 COMMITMENT FOR TITLE INSURANCE ISSUED BY:  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
 ORDER NO. 6-081826  
 EFFECTIVE DATE: JANUARY 25, 2019 AT 7:45 AM

TITLE POLICY EXCEPTIONS  
 THE FOLLOWING IS A LIST OF TITLE POLICY EXCEPTIONS PERTINENT TO THIS SURVEY AS THEY APPEAR IN SCHEDULE B-SECTION 2, OF THE ABOVE REFERENCED TITLE COMMITMENT:

EXCEPTION 15: EASEMENT IN FAVOR OF BOUNTIFUL WATER SUBCONSERVANCY DISTRICT RECORDED JUNE 7, 1960 AS ENTRY NO. 204244 IN BOOK 188 AT PAGE 563.

SURVEY FINDINGS:  
 EXCEPTION 16: RIGHTS OF WAY AND EASEMENTS FOR ALL EXISTING ROADS, STREETS, ALLEYS, DITCHES, RESERVOIRS, UTILITIES, CANALS, PIPE LINES, POWER, TELEPHONE, CABLE, FIBER OPTIC, SEWER, GAS OR WATER LINES.

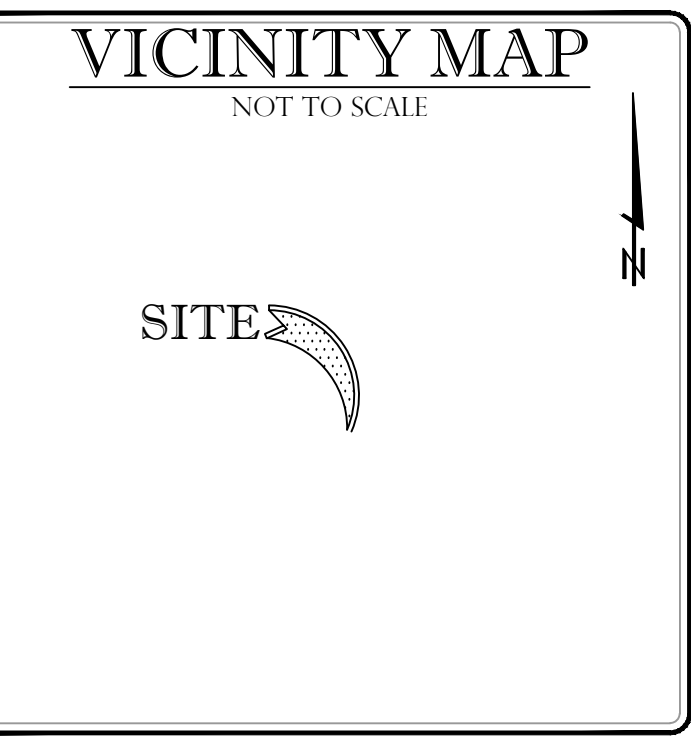
SURVEY FINDINGS: ALL ITEMS THAT AFFECT THE SUBJECT PROPERTY ARE AS SHOWN ON THIS SURVEY PLAT.

**BASIS OF BEARINGS**  
 THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE INTERSECTIONS OF MAIN STREET AND 100 EAST STREET WITH 200 NORTH STREET AS SHOWN ON THIS SURVEY PLAT.

**PARKING STALLS**  
 THIS SURVEYED PROPERTY HAS A TOTAL OF TWELVE (12) PARKING STALLS, ZERO (0) OF WHICH ARE RESERVED FOR THE HANDICAP.

**FLOOD NOTE**  
 A PORTION OF THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "A" AND ZONE "X" (SHADED), ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49011C0394E, BEARING AN EFFECTIVE DATE OF JUNE 18, 2007.

**ZONING NOTES**  
 THE SURVEYED PROPERTY IS LOCATED IN DOWNTOWN ZONE "DN" OF THE BOUNTIFUL CITY ZONING CODE AND WAS OBTAINED BY (WWW.BOUNTIFULUTAHGOV) FROM THE PLANNING & ZONING DEPARTMENT AND ALL APPLICABLE CODE AND ORDINANCES PERTAINING TO THE DN ZONE CAN BE FOUND WITHIN THE LAND USE ORDINANCES UNDER CHAPTER 7.



**LEGAL DESCRIPTION**

PARCEL 1:  
 A PART OF LOT 2, BLOCK 45, PLAT A, BOUNTIFUL TOWNSITE SURVEY IN DAVIS COUNTY, UTAH:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2; AND RUNNING THENCE NORTH 0 DEG. 03'22" WEST 73.49 FEET (NORTH 73.5 FEET RECORD) ALONG THE EAST LINE OF MAIN STREET; THENCE NORTH 89 DEG. 44'03" EAST 115.50 FEET (EAST RECORD); THENCE NORTH 0 DEG. 03'22" WEST 9.00 FEET (NORTH RECORD) NORTH 89 DEG. 44'07" EAST 75.25 FEET TO AND ALONG THE CENTER OF A CANAL; THENCE SOUTHEASTERLY ALONG THE ARC OF A 106.65 FOOT RADIUS CURVE TO THE RIGHT A DISTANCE OF 96.68 FEET (CENTER BEARS SOUTH 11 DEG. 13'43" WEST, CENTRAL ANGLE EQUALS 51 DEG. 56'24" AND LONG CHORD BEARS SOUTH 52 DEG. 48'05" EAST 93.40 FEET) ALONG THE CENTER OF A CANAL TO THE LOT LINE; THENCE SOUTH 0 DEG. 09'18" EAST 25.68 FEET (SOUTH RECORD) ALONG SAID LOT LINE TO THE SOUTHEAST CORNER THEREOF ON THE NORTH LINE OF 200 NORTH STREET; THENCE SOUTH 89 DEG. 44'07" WEST 265.14 FEET (WEST 264 FEET RECORD) ALONG SAID NORTH LINE OF 200 NORTH STREET TO THE POINT OF BEGINNING.

PARCEL NO.: 03-027-0119

PARCEL 2:  
 BEGINNING 256.5 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 3, BLOCK 45, PLAT "A", BOUNTIFUL TOWNSITE SURVEY; AND RUNNING THENCE NORTH 31 FEET; THENCE EAST 115.5 FEET; THENCE SOUTH 31 FEET; THENCE WEST 115.5 FEET TO THE POINT OF BEGINNING.

PARCEL NO.: 03-027-0055

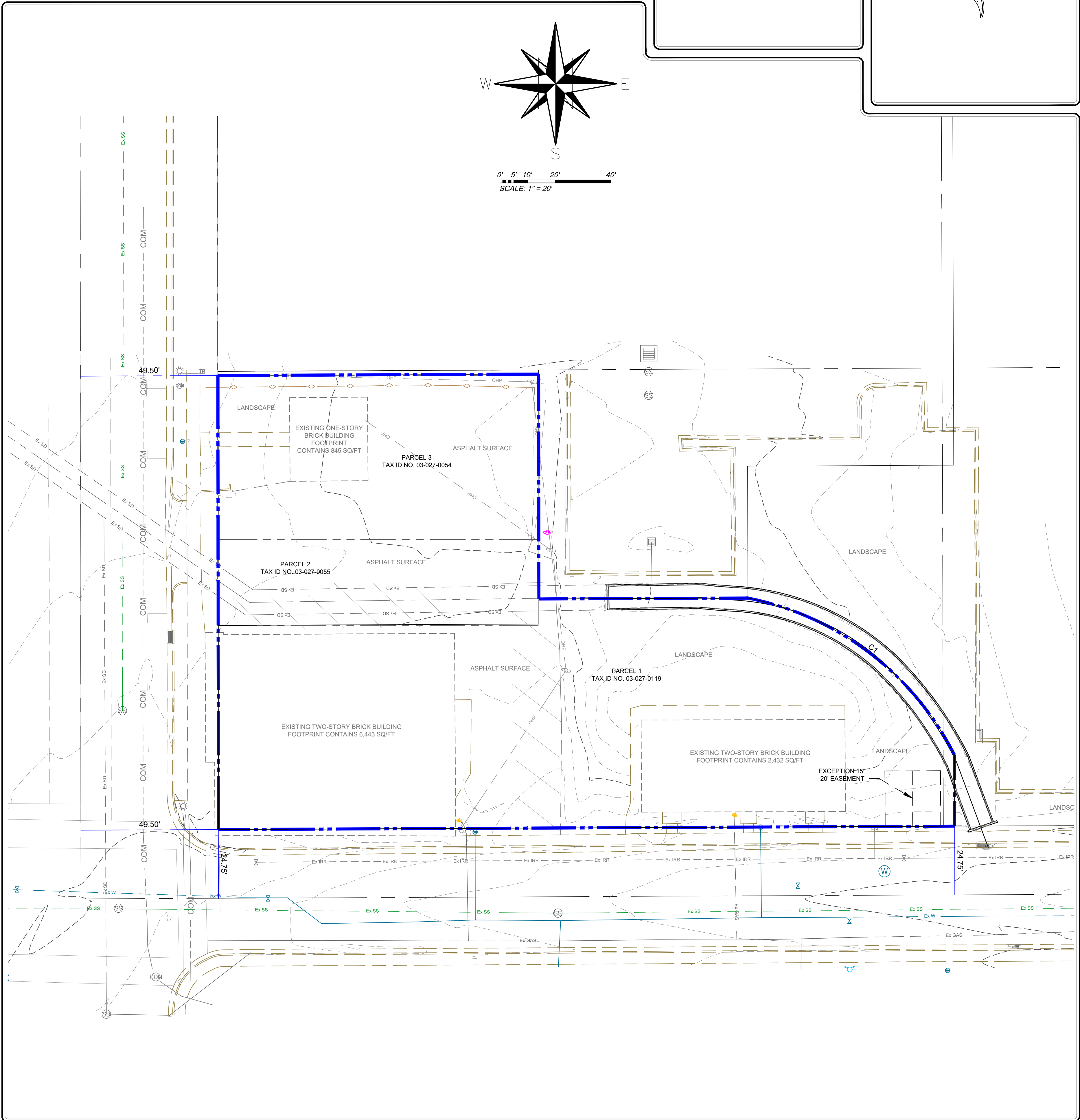
**GENERAL NOTES**

- ALL COURSES SHOWN IN PARENTHESIS ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.
- ALL PROPERTY CORNERS ARE SET WITH 5/8" REBAR AND PLASTIC CAP STAMPED "UTAH LAND SURVEYING" OR OTHER PERMANENT MARKERS OR AS OTHERWISE STATED.
- THE ADDRESS TO THIS PROPERTY IS 220 NORTH MAIN STREET, BOUNTIFUL, UT 84010.
- THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE ARE NO VISIBLE ENCROACHMENTS ON THE DESCRIBED LAND BY ANY IMPROVEMENTS ON ANY ADJOINING PREMISES, NO ENCROACHMENTS ON ADJOINING PREMISES BY IMPROVEMENTS ON THE DESCRIBED LAND AND OTHER THAN THOSE SHOWN ON THIS SURVEY PLAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF THE LAND.
- THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THE SUBJECT PROPERTY IS SERVICED BY PUBLIC UTILITIES FROM PUBLICLY DEDICATED STREETS.

**UTILITY NOTE**  
 THE UTILITY INFORMATION SHOWN ON THIS PLAT IS BASED ON ABOVE GROUND EXISTING STRUCTURES AS OBSERVED AND LOCATED BY THE SURVEYOR IN THE FIELD AS WELL AS INFORMATION PROVIDED TO THE SURVEYOR. NO FURTHER INVESTIGATION OF EXISTING UTILITIES WERE PERFORMED FOR THIS SURVEY. THEREFORE THE SURVEYOR IS NOT RESPONSIBLE FOR THE REPRESENTATION OR OMISSION OR SUCH INFORMATION ON THIS PLAT. CONTACT BLUE STAKES BEFORE ANY DIGGING, EXCAVATION OR CONSTRUCTION IS TO TAKE PLACE.

**LEGEND**

POB Point of Beginning	MON Monument	EG Edge of Gravel
TBC Top Back of Curb	CON Concrete	EA Edge of Asphalt
TC Top of Concrete	ROW Right-of-Way	TD Top of Concrete
FG Finish Grade	POL Point on Line	FG Finish Grade
NG Natural Grade	PC Point of Curvature	NG Natural Grade
BK Book	PCC Point of Curve	BK Book
PG Page	PT Point of Tangent	BK Book
Section Monument	Street Monument	Reference/Witness Monument
Property Corner	Spot Elevation	Light Pole
Fire Hydrant	Handicap Parking	Tree
Storm Drain Manhole	Telephone Pedestal	Parking Stall Count
Water Manhole	Water Meter	Gas Meter
Sanitary Sewer Manhole	Sanitary Sewer Cleanout	Electrical Box
Power Manhole	Hose Bib	Irrigation Control Valve Box
Communication Manhole	Street Light	Power Meter
Break Line	Building Light	Cable TV Pedestal
Transformer	Catch Basin 2'x2'	Revision Symbol
Property Line	Cable Communications Line	
Section Line	Fiber Optics Line w/Manhole	
Center Line	Gas Line w/ Valve	
Easement Line	Irrigation Line w/ Valve	
Fence Line (other)	Overhead Power Line w/ Pole	
Vinyl Fence	Underground Power Line w/ Box	
Chain Link Fence	Storm Drain Line w/ Catch Basin	
Wood Fence	Sanitary Sewer Line w/ Manhole	
Wire Fence	Telephone Line w/ Box	
Curb & Gutter	Water Line w/ Valves	
Curb Wall	Edge of Gravel Road	
Contour Line	Edge of Asphalt	
Ditch		



**SHEET TITLE**  
 ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR COMPANY  
 ATTN:  
 ADDRESS  
 CITY

LOCATION SLB&M

REV	DATE	DESCRIPTION
1		
2		
3		
4		
5		

DATE:	06/04/2019
SCALE:	1" = 20'
DRAWN:	MLW
CHECKED:	MLW

**ALTA/NSPS LAND TITLE SURVEY**  
 SURVEYOR'S CERTIFICATE:

TO: PEMBRIDGE HEATHROW HOLDINGS LLC, A UTAH LIMITED LIABILITY COMPANY, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND F&J INVESTMENTS, L.C. A UTAH LIMITED LIABILITY COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 3, 2019.

Michael L. Wangemann, PLS  
 Date of Plat or Map: June 4, 2019  
 PLS# 6431156-2201

UTAH LAND SURVEYING, LLC  
 A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

1359 FAIRWAY CIR  
 FARMINGTON, UT 84025  
 PHONE 801.725.8395  
 FAX 801.820.7775  
 www.utahlandsurveying.com

**JOB NUMBER**  
 1510-19

**SHEET**  
 1 OF 1

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