



BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, September 1, 2020
6:30 p.m.

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

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

1. Welcome and Introductions.
2. Consider approval of the meeting minutes for August 18, 2020.
1. **PUBLIC HEARING** – Consider approval of a Variance - Allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point, Jace Jergenson, applicant. – *Curtis Poole*
2. Consider approval of **Finding of Facts** of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point.
3. Planning Director’s report, review of pending applications, miscellaneous business and/or Planning Commission training.

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
August 18, 2020
6:30 p.m.

Present: Chair Sean Monson
 Commission Members Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs, and Sharon Spratley
 City Planner Curtis Poole
 Assistant City Attorney Yvette Donosso
 City Engineer Lloyd Cheney
 Recording Secretary Darlene Baetz

Excused Members: Councilwoman Kendalyn Harris; Clinton Drake - City Attorney and Francisco Astorga – Planning Director

1. Welcome and Introductions.

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

2. Approval of the minutes for August 4, 2020.

Commissioner Spratley made a motion to approve the minutes for August 4, 2020 with one correction.

Page 3 line 36 and 37 should read “Commissioner Jacobs disclosed that he does live in the area of the proposed gun range site *but felt that he could give an unbiased opinion.*”

Commissioner Clark seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson and Spratley voting aye.

3. Consider forwarding a recommendation to the City Council – Bahr Dermatology - Preliminary and Final Site Plan approval for commercial business, located at 19 West 500 South, Andrea and Brooks Bahr, applicants – Curtis Poole

Brooks and Andrea Bahr, applicant and Spencer Anderson representing JZW Architecture were present. City Planner Poole presented the staff report.

The Applicant, Spencer Anderson, requests Preliminary and Final Architectural and Site Plan approval for the construction of a new multi-tenant commercial development located at 19 West 500 South. The property is located within the C-G (General Commercial) Zone and is surrounded by commercial uses in the C-G and DN (Downtown) Zones. The property is located to the east of Natural Grocers and west of the StarWest Computer building and Baskin Robbins. Multi-tenant commercial buildings are located across 500 South to the north in the DN Zone and Key Bank is located to the south of the property.

The proposed plan is to demo both buildings and build a new building in this location. The proposal submitted by the Applicant shows the total building square footage to be 6,370, which will be divided into a three (3) floors. Bahr Dermatology will be housed in the main and basement

1 floors. A future tenant, which would likely be a professional office or similar use, would occupy the
2 second floor.

3
4 The existing property has two drive entrances and the applicant proposed the east drive will be
5 closed and the west access will be revised to move it 5 ft from the property line and will create a
6 landscape berm. This will ease the traffic on 500 South. The elevations show the proposed
7 building with great color and architectural design. The northwest and west elevation of the building
8 will feature large windows and a glass entryway.

9
10 The landscape plan shows a total of 3,010 square feet of landscaping which is roughly sixteen
11 percent (16%) of the property. Code requires a minimum of fifteen percent (15%) landscaping. The
12 landscape plan also shows the Applicant is providing the required three (3) street trees and is
13 providing one (1) additional tree over the required minimum of non-street trees.

14
15 The Applicant is requesting relief of the landscape buffer along sections of the west and south east
16 property lines and side yard setback on the north east property line. This would permit the
17 Applicant to accommodate the building and required parking on the irregular shaped lot.

18
19 Staff recommends that the Planning Commission forward to the City Council a recommendation of
20 approval for the Preliminary and Final Architectural and Site Plan for the proposed Multi-Tenant
21 Commercial Development subject to the following conditions:

- 22
23 1. Complete any and all redline corrections.
24 2. Record utility easements as required by Bountiful Light and Power.
25 3. All damaged curb, gutter and sidewalk along 500 South shall be replaced.
26 4. Continue to work with Staff on location and orientation of the dumpster.
27 5. Each Tenant shall apply separately for signage meeting the standards of the Code.
28 6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
29 7. Sign a Public Improvement Development Agreement.

30
31 Commissioner Spratley asked if the landscape buffer relief needs to be added in the conditions. Mr.
32 Poole noted that the Commission would be approving the landscape reduction with the forwarding
33 to City Council.

34
35 Engineering Director Cheney noted 500 South is a City street.

36
37 Commissioner Bell discussed his concern about customers negotiating the tight fit for the parallel
38 parking against Natural Grocers parking lot. Mr. Anderson noted there is a minor grade change
39 with this property. Mr. Poole stated the proposed plan has the exact number of parking spaces of 25
40 (twenty-five) spaces needed for this site. The applicant and Natural Grocers doesn't have shared
41 parking and there is no fence between the properties.

42
43 Commissioner Bell made a motion to forward a recommendation of approval to the City Council
44 for the Preliminary and Final Architectural and Site Plan for Construction of a new Multi-Tenant
45 Commercial Development at 19 West 500 South with the seven (7) conditions outlined by staff and
46 would recommend the applicants work with staff for the shifting of the parking spaces.

47 Commissioner Jacobs seconded the motion. Voting passed 6-0 with Commission members
48 Bawden, Bell, Clark, Jacobs, Monson and Spratley voting aye.

1
2 **4. CONTINUED – Consider forwarding a recommendation to the City Council amending the**
3 **Bountiful City Land Use Code to allow indoor gun ranges via a Conditional Use in the General**
4 **Commercial (C-G) subzone. - Curtis Poole**
5

6 Bryan Green and Kristopher Jeppsen, applicants and Chris Hart with Action Target were present.
7 City Planner Poole presented the staff report.
8

9 This item has been continued from August 4. The Applicants, Bryan Green and Kristopher Jeppsen,
10 have submitted a formal request to amend the Land Use Code to permit indoor shooting ranges in the
11 commercial subzones as a Conditional Use Permit. The Applicants are in negotiations to purchase
12 the old Rite Aid site, 535 South Main Street, with the purpose of redeveloping the site into a
13 recreational indoor shooting range. The property is located in the C-G (General Commercial) subzone
14 which currently does not permit indoor or outdoor shooting ranges.
15

16 Mr. Poole stated the Commission members had reviewed this proposal and held a public hearing at
17 its August 4, 2020 meeting. The Commission voted to forward a positive recommendation of
18 approval to the City Council on a vote of 3-1; however, Code requires any action made by the
19 Planning Commission receive four (4) yes votes. The Commission voted to continue the item for a
20 future meeting where more commissioners would be present with a 4-0 vote. The Commission
21 discussed adding additional language that indoor shooting ranges would only be allowed on
22 properties greater than three (3) acres and directed Staff to review the current properties in the C-G
23 subzone where and indoor shooting range would be possible. Based upon the analysis there are
24 eight (8) properties in the C-G subzone and four (4) in the C-H subzone larger than three (3) acres.
25

26 The Planning Commission may choose to proceed with a discussion and motion to forward a
27 recommendation to the City Council, or the Commission may also choose to reopen the public
28 hearing.
29

30 The Planning Commission may consider the following recommendations:
31

- 32 1. Forward a positive recommendation to the City Council as presented by Staff or as amended.
33 2. Forward a negative recommendation to the City Council outlining reasons for the negative
34 recommendation (with some specifics why the recommendation was a negative).
35

36 Staff recommends the Planning Commission reviews and consider forwarding a positive
37 recommendation of approval for an amendment to the Land Use Code to allow indoor shooting
38 ranges to be permitted as a conditional use in the C-G (General Commercial) subzone along with
39 specified parameters for approval.
40

41 Chair Monson reviewed the options for this item:

- 42 1. Reopen the public hearing.
43 2. Reopen the public hearing but hearing only from new speakers.
44 3. Do not reopen the public hearing but letting the applicant present.
45

46 Commissioner Spratley made a motion to reopen the **PUBLIC HEARING** but hearing from new
47 speakers. Commissioner Bell seconded the motion. Voting passed 6-0 with Commission members
48 Bawden, Bell, Clark, Jacobs, Monson and Spratley voting aye.

1
2 Chair Monson opened the **PUBLIC HEARING** at 6:54 p.m.
3

4 Walter Gasser (2299 Wood Hollow Way) stated he is a realtor and is concerned about the project
5 in the commercial zone. He feels that this is an inappropriate place for the proposed shooting range
6 and the building would take a significant amount of money to redesign for a shooting range.
7

8 Melanie Jepps (1243 E Center St) wanted to ask the Commission members to look at the overall
9 picture of Bountiful City and the type of population being drawn into the city. She feels that this
10 project would be a huge economic resource for the area.
11

12 Brandon Jensen noted that when the Lions Club is closed, the people wanting to shoot are
13 continuing up the mountains and making and leaving messes. He stated he is in favor of this
14 project.
15

16 Dean Collinwood (1694 Stoneridge Dr) stated the applicants met with him to discuss the parking
17 issues. He is concerned about the distance of the building from the south residents' bedroom
18 window. He asked that the studies be made available to the Commission members on air pollution
19 and noise as discussed from Chris Hart.
20

21 Brett Hart (Monterey Circle) stated he is a firearm instructor, supporter of firearms and is the
22 chairman for the Lions Club. He is concerned about the future of the Lions Club range if the
23 shooting range is built and would like to speak with the applicants about the impact of the new
24 shooting range.
25

26 Cherie Green (1651 East Viewcrest Dr.) stated this site would be easy for citizens to get to and the
27 business would have more than just shooting. The proposed business would include a restaurant
28 with training and education of guns and would be a great opportunity to bring a unique business for
29 families to enjoy.
30

31 Mark Hutchings (260 S) noted the proposed project would be a great opportunity for a safe indoor
32 shooting range in all weather. He stated his desire to enjoy this business in this town.
33

34 Bountiful Resident (184 W 1400 South) noted the importance of gun safety and gun education and
35 should be part of this city. She feels the proposed project would be a good fit at this location in the
36 commercial zone.
37

38 Austin (Crestwood Dr) stated that he grew up shooting rifles but just bought a hand gun and has
39 had to travel a distance to receive education and training. There are some outdoor options but not
40 many indoor ranges.
41

42 Kevin Green (Viewcrest Dr) feels that this project would be a destination location with the property
43 is on a main artery for Bountiful. The customers coming to the shooting range would be likely to
44 spend more money in Bountiful.
45

46 Trevor Gasser (Farmington) manages the property next door that shares the wall of the proposed
47 project. He feels that this property could be better used for a grocery store or higher end tenant. He
48 discussed the amount of noise his current tenants are hearing between the shared wall is great.

1
2 Bret Hutchins (455 Oakview Lane) stated that he is for the shooting range. He discussed his
3 personal experience about another shooting location and stated the shooting noise was low and
4 could still carry on a normal conversation. He stated that he is not an expert but understands the
5 tenants concern about the noise and engineering but feels that it wouldn't be an issue.
6

7 Chair Monson closed the **PUBLIC HEARING** at 7:26 p.m.
8

9 Bryan Greene noted the concern for this type of business and feels that it is fair to be concerned.
10 He feels that there are a number of misconceptions and be providing the data to staff that has been
11 requested. The applicants would love to work with Bountiful in a meaningful way and bring
12 revenue to the city. There is concern about the opportunity for this space and businesses and the
13 citizen's safety.
14

15 Kris Jeppson noted the business owner does not want noise associated with this shooting range that
16 would impact the restaurant, classrooms, child care, and sales. The applicants would like to take all
17 of the noise out of this project.
18

19 Chris Hart discussed the local zoning, Osha indoor ranges, EPA covers outside of the range. The
20 filtration system would have an 99.8% for the air that is exhausted from the range. Mr. Hart noted
21 that there is no smell inside or outside. He presented the studies of the noise reports to the
22 Commission members. The project would be building a bunker inside the building to allow for the
23 lack of noise. He spoke about the normal everyday noise that includes lunchtime at the project
24 location of 96 decibels and a normal speaking voice of 70 decibels.
25

26 Commissioner Bell asked about the noise from the gun and impact of the bullet. Mr. Hart stated the
27 noise from the muzzle would be 165 decibels and the impact of the bullet would be at 110 decibels.
28

29 Commissioner Jacobs asked about the level of noise at night. Mr. Hart discussed most cities are not
30 equipped to monitor the noise from this business but could possibly hire a private entity to monitor
31 these businesses.
32

33 Commissioner Bawden discussed that he has been looking at ranges in other cities and that they are
34 in the commercial zone and that these ranges are less than 3 acres in size. He recognizes that this
35 property has been vacant for 3 years and feels that the Planning Commission members do the best
36 to determine what is best for Bountiful. He is concerned that the 3 acre parcel minimum is a really
37 good assessment but is not concerned about the noise or the build for neighbors. He would like to
38 see this business location be an extension of Main Street.
39

40 Commissioner Spratley stated the 3 acre size limit was discussed as a possible option in the last
41 meeting. This would allow stricter guidelines for shooting ranges in the General Commercial zone.
42

43 Commissioner Jacobs stated that he agrees with Commissioner Bawden that this item is a zone text
44 amendment. We need to have protections in the zone text amendments so that other applicants are
45 held to the same standards.
46

47 Chair Monson noted that the Planning Commission is an advisory board but the City Council makes
48 the final decision on this item.

1
2 Mr. Poole reminded the Commissioners that if this project is approved it will still come back to the
3 Planning Commission for a Conditional Use Permit approval and Site Plan.
4

5 Mr. Hart stated that most of the states shooting range are in the commercial zone and shares space
6 with other businesses. Some ranges in other cities have the business in residential zones and have
7 had no problems with noise or security.
8

9 Commissioner Spratley asked if the decibel level be added as a condition for other cities. He asked
10 about the age limit that has been proposed for this range. Mr. Greene stated five (5) years and
11 younger can't access the range but can access the child care which is available for young children.
12 Six (6) years can access the range with guardian but without shooting. Eight (8) thru seventeen (17)
13 can be on the range and shoot with guardian.
14

15 Commissioner Spratley spoke about the 3 acre minimum and likes the minimum for these types of
16 business. She would like to see the decibel maximum be noted in the amendment.
17

18 Mr. Hart feels that it would be difficult to test the decibel noise with the passing traffic.
19

20 Mr. Jeppson stated that the age limits on the shooting range is an operational decision and noting
21 the industry standards could be different.
22

23 Chair Monson commends the applicants for this presentation, and the thoughtfulness and
24 reasonableness. They have approached this issue with a manner that everyone could approach
25 every political issue. He is concerned about this type of business be allowed in all of the
26 commercial zone without the restrictions of the amended text. He stated concern this business
27 should be allowed in the heart of the city. He doesn't have a problem for this business in the other
28 parts of the commercial zone but doesn't feel that this location is the right location.
29

30 Commissioner Bell also commends the applicants for this presentation and how they have held
31 themselves. He feels that the businesses and technology has changed. Mr. Bell agrees that the City
32 needs to find land uses and businesses that contribute to a tax base. He didn't think that this type of
33 business would be looking at this location and had hoped for a restaurant and to demo the building
34 and to rebuild. He thinks the parking lot enhancement are important. He feels that this project is
35 thinking out of the box and likes that the applicant is proposing to invest in our City.
36

37 Commissioner Jacobs stated that he is still in favor of this text amendment. The shooting range
38 would be different from other cities who have only restaurants and stores on their Main St. He
39 thinks that is very creative and sees the value in this project bringing people to our Main Street.
40 Main Street needs to have a new use that could help other businesses.
41

42 Commissioner Clark noted that he still feels that this is not the right location for a shooting range
43 and feels that if this is allowed then the whole zone is wide open for these type of business.
44

45 Commissioner Spratley stated that she came to the meetings with thoughts about not having a
46 shooting range in this location. This is an opportunity for the city and does feel that this is a good
47 fit for this building which has been empty for too long.
48

1 Mr. Poole noted that zone amendment would make alcohol not allowed for this type of business.
2

3 Commissioner Spratley made a motion to forward a positive recommendation to City Council to
4 allow shooting ranges in the General Commercial zone and that the applicant bring data to the City
5 Council who would address the maximum decibel with internal and external maximums and an age
6 limit for the shooting range. No second was given and the motion failed.
7

8 Commissioner Jacobs made a motion to forward a positive recommendation to City Council to
9 allow shooting ranges in the General Commercial zone with the change to #7 that will read “Minors
10 shall not be permitted on the shooting range unless accompanied by an adult at all times, and at no
11 time shall a child under the age of eight (8) be allowed to discharge or handle firearms on the
12 shooting range.” and to the addition of #10 that will read “A sound study shall be performed and
13 submitted with the application indicating decibel levels at the property lines and on the interior of
14 neighboring properties if connected by a shared/party wall.”
15

16 Commissioner Bawden seconded the motion. Voting was 4-2 with Commissioners Bawden, Bell,
17 Jacobs and Spratley voting aye and Clark and Monson voting nay.
18

19 **5. Planning Director’s report, review of pending applications and miscellaneous business.**
20

- 21 a. Next Planning Commission meeting will be on Sept 1, 2020.
22

23 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 8:41
24 p.m.
25

26
27
28 _____
29 Sean Monson
30 Planning Commission Chair

Planning Commission Staff Report

Item: PUBLIC HEARING – Request for a variance to allow for encroachments on slopes greater than thirty percent (30%).
Address: 1679 Ridge Point Drive
Author: Curtis Poole, City Planner
Date: September 1, 2020



Description of Request

The Applicant, Jace Jergensen, has requested a variance to allow for encroachments on slopes greater than thirty percent (30%). The property is located at 1679 Ridge Point Drive, which is in the R-F Residential Foothill Zone. The proposed variance would allow for construction of a new residence.

Authority

Section 14-2-111 authorizes the Administrative Committee to be the review body for variance requests within the R-F zone related to encroachments on slopes greater than thirty percent (30%). Section 14-2-104 authorizes the Chairman of the Administrative Committee to assign any item designated for Administrative Committee review to the Planning Commission, in which case the Planning Commission acts under the same authority granted to the Administrative Committee.

Background and Analysis

In 1992 the Stone Ridge Subdivision Plat C was approved. The Applicant's property, 1679 Ridge Point Drive, or Lot 304, was part of the approved subdivision. The Applicant has submitted a site plan for a new residence to be built on the lot. The residence will be built primarily on a section of the property with slopes less than thirty percent (30%); however, the site plan does show the southern portion of the building and an entry staircase which would be built on slopes greater than thirty percent (30%). The home may be shifted to the north onto the less steep slopes; however there would still be a necessity to disturb the steep slopes in accessing the home from Ridge Point Drive.

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

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

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

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

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

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

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

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

Staff Response: The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Zone with special circumstances and the variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The proposal submitted by the Applicant, demonstrates there has been an effort to minimize the impact development will have on the steep slopes of the property.

Department Review

This variance request has been reviewed by the Planning Director, City Engineer, and City Attorney.

Recommended Action

Based on analysis of the required criteria from State law included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission grant the requested variance related to encroachments on slopes greater than thirty percent (30%) with the following conditions:

1. The Applicant will continue to work with City Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls and building on slopes greater than thirty percent (30%) should be minimal.
2. The Applicant will also work with Staff on final location of retaining walls to ensure that they meet the standards of the Code. A separate permit shall be required for retaining walls taller than four (4) feet and not exceeding ten (10) feet.

Attachments

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

Aerial Photo





For Office Use Only

Date Rec'd 8-12-2020

Application \$ 400⁰⁰

Zone R-F

20500

VARIANCE APPLICATION

Date of Submittal: 8/12/20

Property Address: 1679 S. Ridge Point Drive Bountiful

Applicant Name: Jace Jergensen

Applicant Address: 250 S. Sherwood Drive Providence UT 84332

Applicant Phone #: 435 764 3311

Applicant E-Mail: jace.jergensen@gmail.com

Authorization (Owner Signature): [Signature]
(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description:

Building on slopes greater than 30%

Committee

Administrative Committee \$50.00 (application fee)

Planning Commission ~~\$250.00~~ (application fee) \$400⁰⁰

- The Site Plan Review Committee will review complete applications prior to review by the Planning Commission.

August 12, 2010

Jace and Jennifer Jergensen
1679 S. Ridge Point Drive
Bountiful UT 84010

Bountiful City,

We are planning to build a new home at the address listed above. We currently live in Cache County and are excited to move to Bountiful!

Our property has a steep slope and we are requesting a variance to build a small portion of our home on slope greater than 30%. Please refer to the site map with slopes greater than 30% highlighted in red.

We have worked with Scott Argyle at Entellus who has recommended that the home be positioned at the proposed site location to minimize the steepness of the driveway and to ensure that the driveway doesn't exceed the city's 14% code. The slope of the site rises faster than 14% code so moving the home east would cause a problem with the driveway. Ridge Point Drive slopes downward going northbound. Therefore shifting the home north would also exaggerate the problem causing the driveway to be too steep in order to meet the minimum set back. We don't want our home to be underground to have an acceptable driveway.

After reviewing the requirements for Utah Code 10-9a-702, we feel that we meet all of these requirements.

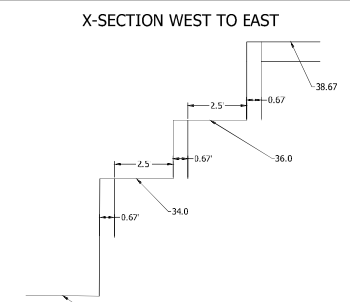
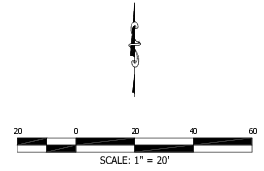
- (i) It would cause an unreasonable hardship to have an extremely steep driveway during the winter months. The cost of additional excavation is also prohibitive. Also, we don't want the main floor to be partially underground.
- (ii) Many of the neighbors have also built on slopes greater than 30% due to the steep terrain of the east bench.
- (iii) The variance is essential to enjoy the view of the valley and have an acceptable driveway.
- (iv) The variance will not affect the general plan of the home or the site. Other homes in the same situation have received the variance. Therefore, the home will aesthetically fit the neighborhood and not be contrary to public interest.
- (v) We will preserve as much of the natural terrain as possible to keep in the spirit of the land use ordinance and hope to maintain the natural beauty of the land.

Please grant this variance so we can achieve a good result with the home and enjoy becoming a Davis County citizen.

Sincerely,



Jace Jergensen



1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2256
 www.Entellus.com



Client:
 Contact:
 Phone #:
 Address:
 Email:

JERGENSEN RESIDENCE
 1679 RIDGE POINT DRIVE
 LOT 104 STONE RIDGE SUBDIVISION PLAT C
 LOCATED IN THE SE 1/4 OF SECTION 26, T.2N., R.1E., S.1.R.4.M.
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIG. APPROVAL DATE	REVISION DATE	DATE	DATE
REF 1:	REF 1:	REF 1:	REF 1:
REF 2:	REF 2:	REF 2:	REF 2:
REF 3:	REF 3:	REF 3:	REF 3:
REF 4:	REF 4:	REF 4:	REF 4:
REF 5:	REF 5:	REF 5:	REF 5:
REF 6:	REF 6:	REF 6:	REF 6:
REF 7:	REF 7:	REF 7:	REF 7:

DRAWN: CSA
 APPROVED: STA
 PROJECT: 1805001
 CONCEPT: 1805001

C300
 SITE PLAN