



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, April 18, 2023
6:30 p.m.**

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

1. Welcome
2. Approval of the meeting minutes for March 21, 2023
 - Review and action
3. 4316 Summerview Circle, 4322 Summerview Circle and City Owned Property – Lot Line Adjustment
City Engineer Lloyd Cheney
 - Review and action
4. 1400 E Canyon Creek Dr – Preliminary Subdivision Approval for Bement Subdivision
City Engineer Lloyd Cheney
 - Review and action
5. Planning Commission Training: Open Public Meeting Act
City Attorney Clint Drake
6. Planning Director's report, update, and miscellaneous business
7. Adjourn

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
March 21, 2023 – 6:30 p.m.

1
2
3
4
5 Location: Council Chambers City Hall, 795 South Main Street, Bountiful UT 84010
6
7 Present: Commission Members Alan Bott (Vice-Chair), Jim Clark,
8 Krissy Gilmore, and Sharon Spratley
9 City Attorney Clinton Drake
10 City Engineer Lloyd Cheney
11 Planning Director Francisco Astorga
12 Senior Planner Amber Corbridge
13 Recording Secretary Darlene Baetz
14
15 Excused: Commission Members Lynn Jacobs (Chair), Sean Monson, and Cecilee Price-Huish
16

17
18 **1. Welcome.**

19
20 Vice-Chair Bott called the meeting to order at 6:30 p.m. and welcomed those in attendance.
21

22 **2. Approval of the minutes for February 21, 2023.**

23
24 MOTION: Commissioner Gilmore made a motion to approve the minutes as written.
25 Commissioner Clark seconded the motion.
26

27 VOTE: 4-0 in approval.
28

29 **3. 1385 South 500 West – Conditional Use Permit for a Bar/Tavern**

30
31 Senior Planner Corbridge stated this item would be tabled to a date uncertain.
32

33 **4. 3918 South Newport Circle (430 East) – Conditional Use Permit for a Telecommunication**
34 **Facility not on City Property (Telecommunication Tower Site)**

35
36 Senior Planner Corbridge stated this application was withdrawn.
37

38 **5. 2110 South Orchard Drive – Conditional Use Permit for a Thrift Store**

39
40 Senior Planner Corbridge presented this item. Sue Huber, applicant, is requesting a Conditional Use
41 Permit to operate a thrift store in the commercial building at 2110 S Orchard Dr. This property is
42 zoned General Commercial (C-G) where thrift stores are listed as a conditional use.
43

44 PUBLIC HEARING: Vice-Chair Bott opened the Public Hearing at 6:38 p.m.
45

46 Leon Hoffman resides on Penman Lane. Mr. Hoffman discussed the public safety concerns with the
47 traffic on Orchard Dr and was also concerned of more apartment buildings in this area.
48

49 Senior Planner Corbridge discussed the definition of a Conditional Use Permit and verified this item
50 was only for a commercial thrift store business and not for any other apartments.
51

1 Vice-Chair Bott closed the Public Hearing at 6:49 p.m.
2

3 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit with the
4 four (4) conditions outlined by staff. Commissioner Clark seconded the motion.
5

6 VOTE: 4-0 in favor.
7

8 **CONDITIONS OF APPROVAL:**
9

- 10 1. Submit a sign permit application with the Building Department.
11 2. The thrift store shall not accept any drop-off donations.
12 3. The thrift store shall not have any outside storage.
13 4. Meet all department staff review comments.
14

15 **6. Planning Commission Training: Open Public Meeting Act – City Attorney Clint Drake.**
16

17 City Attorney Drake stated this item will be tabled to another meeting when all Commissioners are
18 in attendance.
19

20 **7. Planning Director’s report, review of pending applications and miscellaneous business.**
21

22 Planning Director Astorga discussed the General Plan Open Houses to open the comments of the
23 future of Bountiful City.
24

25 April 4 Planning Commission will be canceled.
26

27 **8. Adjourn**
28

29 Vice-Chair Bott adjourned the meeting at 6:54 p.m.
30

Commission Staff Report

Subject: Lot Line Adjustment for Lots 208, 209 and City-Owned Property Summerwood Estates, Phase 2
Address: 4316 S Summerview Cir., 4322 S Summerview Cir.
Author: City Engineer
Department: Engineering, Planning
Date: April 18, 2023



Background

GES Investments, applicant, is requesting approval of a lot line adjustment to the properties located at 4316 S Summerview Circle, 4322 S Summerview Circle and the City-owned property located on the west side of Lot 208 (also the west hillside of) a.k.a. the “Hill Cumorah” property. The proposed action would also include the previous lot line adjustment between Lots 208 and 209 which was approved in February, 2022. Those modifications have not yet been recorded, but would be completed by this proposed action.

Analysis

Location: The property consists of Lots 208 (96,207 sq ft, 2.20 ac) and Lot 209 (25,118 sq ft, 0.57 ac) of the Summerwood Estates Phase 2 Subdivision. Both lots meet the current lot frontage requirements. Lot 208 as proposed would decrease in size to 2.09 ac and Lot 209 would remain essentially the same size at 0.56 ac. The City amount of City owned property involved in the adjustment is proposed as GES trading 0.237 ac (Parcel C, GES owned) for 0.226 ac (Parcel D, City owned). Both of these parcels are very steep (>45%), and are not suitable for further improvements. The proposed modifications do not affect the future development potential of areas on either of lots 208 or 209. Any future applications for building permits or other uses on the amended lots would be reviewed under the current zoning requirements. No new building lots would be created by adjusting the lot line locations.

Utilities: No additional utilities are required.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, and Planning Director.

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment for Lot 208, Lot 209 and the City Owned property located at 4316 S Summerview Circle and 4322 S Summerview Circle to the City Council with the following conditions:

1. Prepare a final plat after making any minor corrections identified during the

2. review process.
2. Provide a current title report for Lots 208 and 209.

Significant Impacts

None

Attachments

1. A copy of the preliminary amended plat.
2. Entellus Survey

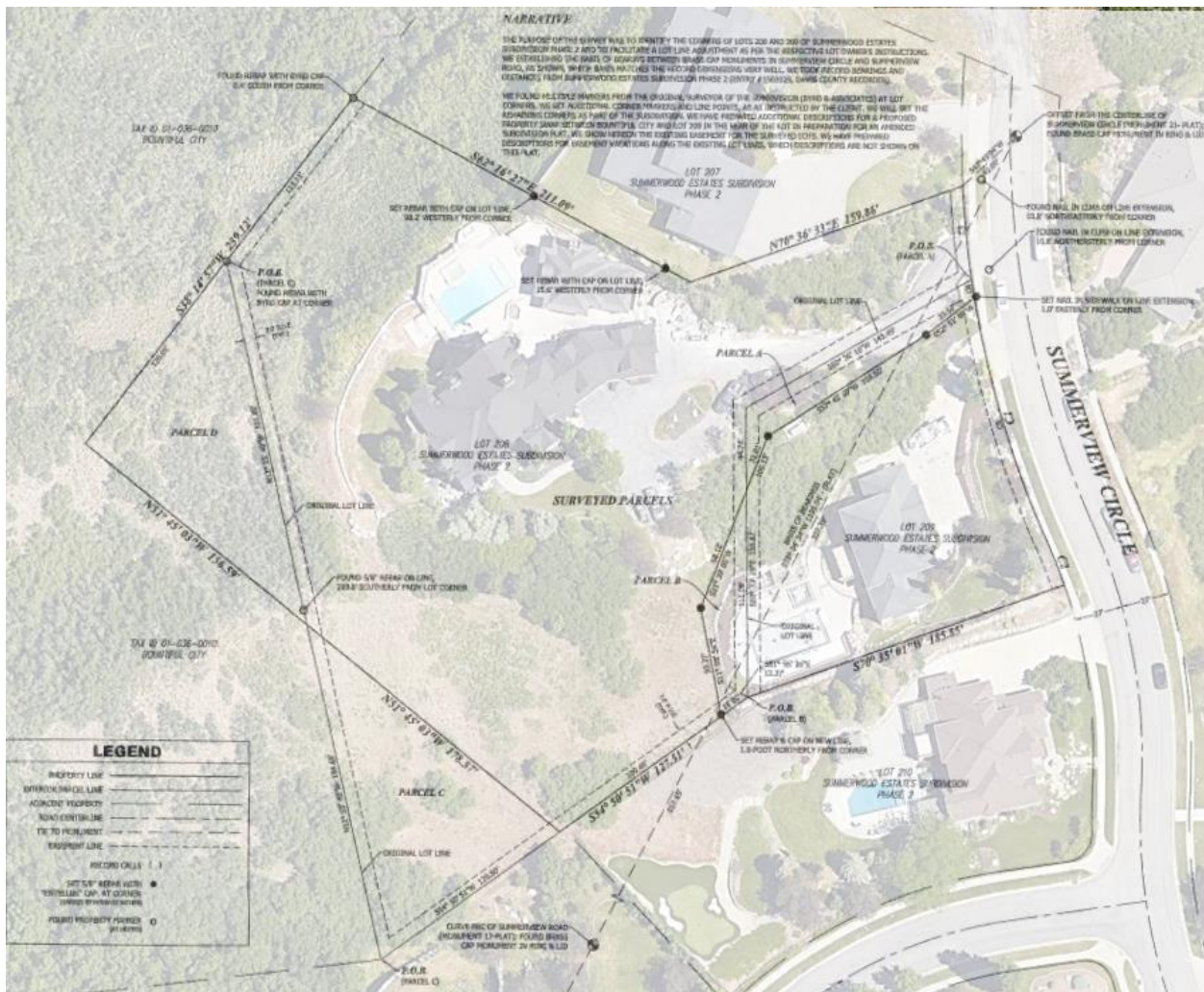


Figure 1 Proposed Lot Line Adjustment with Survey overlay

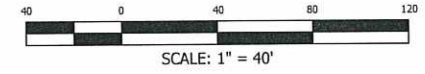
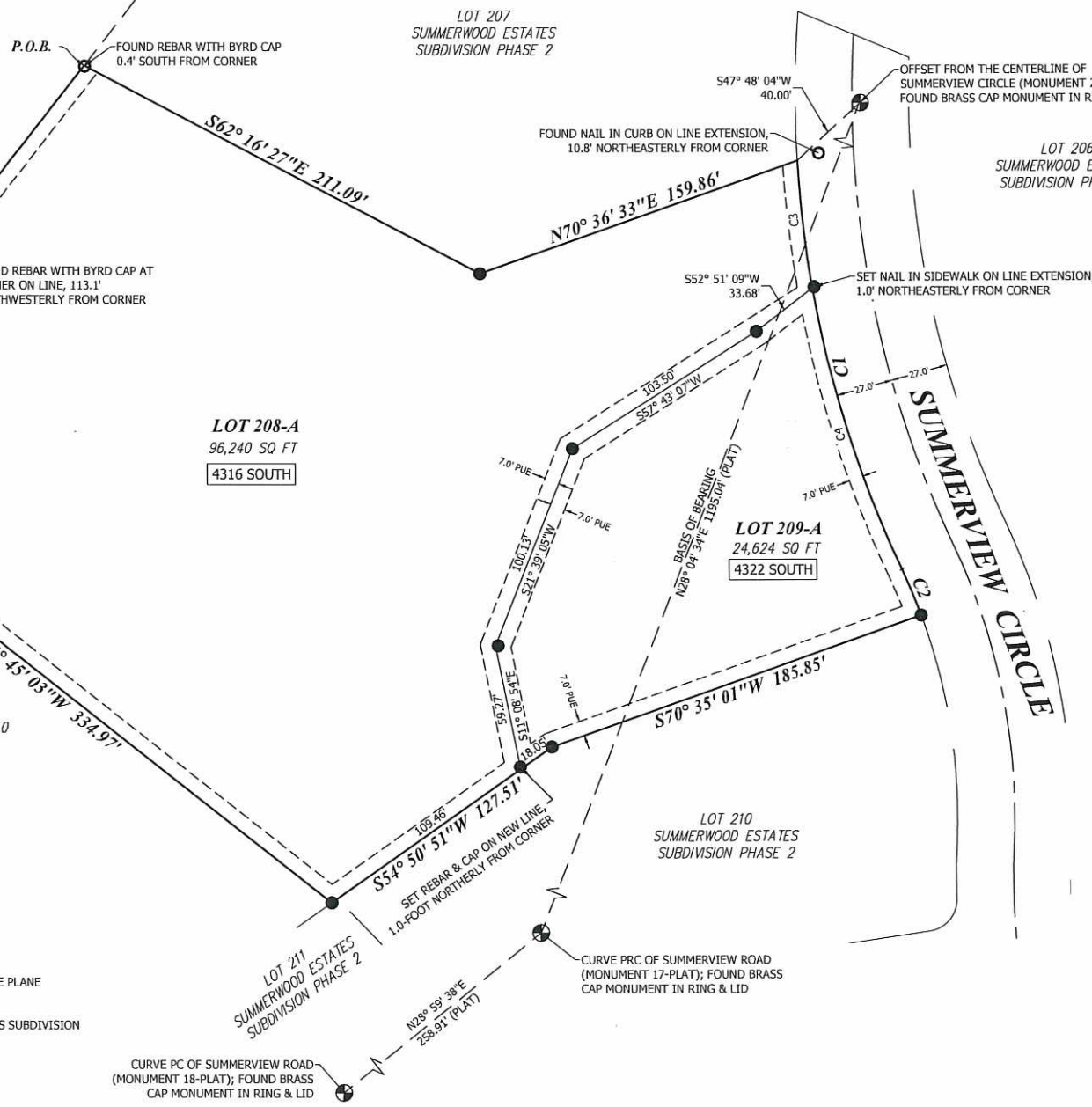
NORTH 1/4 COR
SEC 7, T1N, R1E, S1B1M
(CALCULATED)

S89° 15' 30"E 1190.00'

SUMMERWOOD ESTATES SUBDIVISION PHASE 2, LOTS 208 & 209 AMENDED
 AMENDING LOT 208 AND LOT 209, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, AND INCLUDING AN ADDITIONAL PARCEL,
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 MARCH 2023

LEGEND

PROPERTY LINE	—————
ADJACENT PROPERTY	-----
ROAD CENTERLINE	- - - - -
SECTION LINE	-----
TIE TO MONUMENT	-----
EASEMENT LINE	-----
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○



Curve Table

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	527.00'	200.16	021° 45' 40"	S13° 56' 59"E	198.95'
C2	273.00'	23.52	004° 56' 11"	S22° 21' 44"E	23.51'
C3	527.00'	60.57	006° 35' 07"	S06° 21' 43"E	60.54'
C4	527.00'	139.58	015° 10' 33"	S17° 14' 33"E	139.18'

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____
 BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH
 APPROVED THIS _____ DAY OF _____, 20____
 BY: _____
 TITLE: _____

NOTES

- ROTATE THE SECTION LINE BEARING CLOCKWISE 0°18'54" FOR NAD 1933 STATE PLANE COORDINATE BEARINGS IN THE UTAH NORTH ZONE
- RECORD CALLS REFERENCE THE DEDICATION PLAT FOR SUMMERWOOD ESTATES SUBDIVISION PHASE 2, ENTRY # 1503129, DAVIS COUNTY RECORDER

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS **SUMMERWOOD ESTATES SUBDIVISION PHASE 2, LOTS 208 & 209 AMENDED** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

COPY FOR REVIEW

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

SUBDIVISION BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF LOT 207, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, SAID POINT BEING SOUTH 89°15'30" EAST 1190.00 FEET ALONG THE SECTION LINE AND SOUTH 00°00'00" EAST 251.95 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 207 AND SOUTH 38°14'57" WEST 158.54 FEET ALONG THE WEST LINE OF SAID LOT 207, BY RECORD, FROM THE NORTH QUARTER CORNER OF SAID SECTION 7, AND RUNNING THENCE SOUTH 62°16'27" EAST 211.09 FEET ALONG THE SOUTH LINE OF SAID LOT 207 TO A CORNER; THENCE NORTH 70°36'33" EAST 159.86 FEET ALONG SAID WEST LINE TO A CORNER ON THE WEST LINE OF SUMMERVIEW CIRCLE; THENCE SOUTHERLY 200.16 FEET ALONG SAID WEST LINE AND ALONG A NON-TANGENT, 527.00-FOOT-RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 21°45'40", CHORD BEARS SOUTH 13°56'59" EAST 198.95 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHERLY 23.52 FEET ALONG SAID WEST LINE AND ALONG A 273.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 04°56'11", CHORD BEARS SOUTH 22°21'44" EAST 23.51 FEET TO THE NORTH LINE OF LOT 210 OF SAID SUBDIVISION; THENCE SOUTH 70°35'01" WEST 185.85 FEET ALONG SAID NORTH LINE; THENCE SOUTH 54°50'51" WEST 127.51 FEET ALONG THE NORTH LINE OF SAID LOT 210 AND OF LOT 211 OF SAID SUBDIVISION; THENCE NORTH 51°45'03" WEST 334.97 FEET; THENCE NORTH 38°14'57" EAST 239.12 FEET TO THE MOST WESTERLY CORNER OF SAID LOT 207 AND TO THE POINT OF BEGINNING.

CONTAINS 2.775 ACRES.

(NOTE: ROTATE THE PRECEDING DESCRIPTION CLOCKWISE 00°18'54" FOR NAD 1983 STATE PLANE COORDINATE BEARINGS IN THE UTAH NORTH ZONE)

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS **SUMMERWOOD ESTATES SUBDIVISION PHASE 2, LOTS 208 & 209 AMENDED**, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

GARY STEVENSON, MEMBER
 GES INVESTMENTS, L.L.C. _____
 JEFFREY B. PARSON _____
 SARA PARSON _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, GARY STEVENSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF GES INVESTMENTS, L.L.C., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JEFFREY B. PARSON & SARA PARSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

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

April 18, 2023 Bountiful City Planning Commission

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

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

PLANNING DIRECTOR _____

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

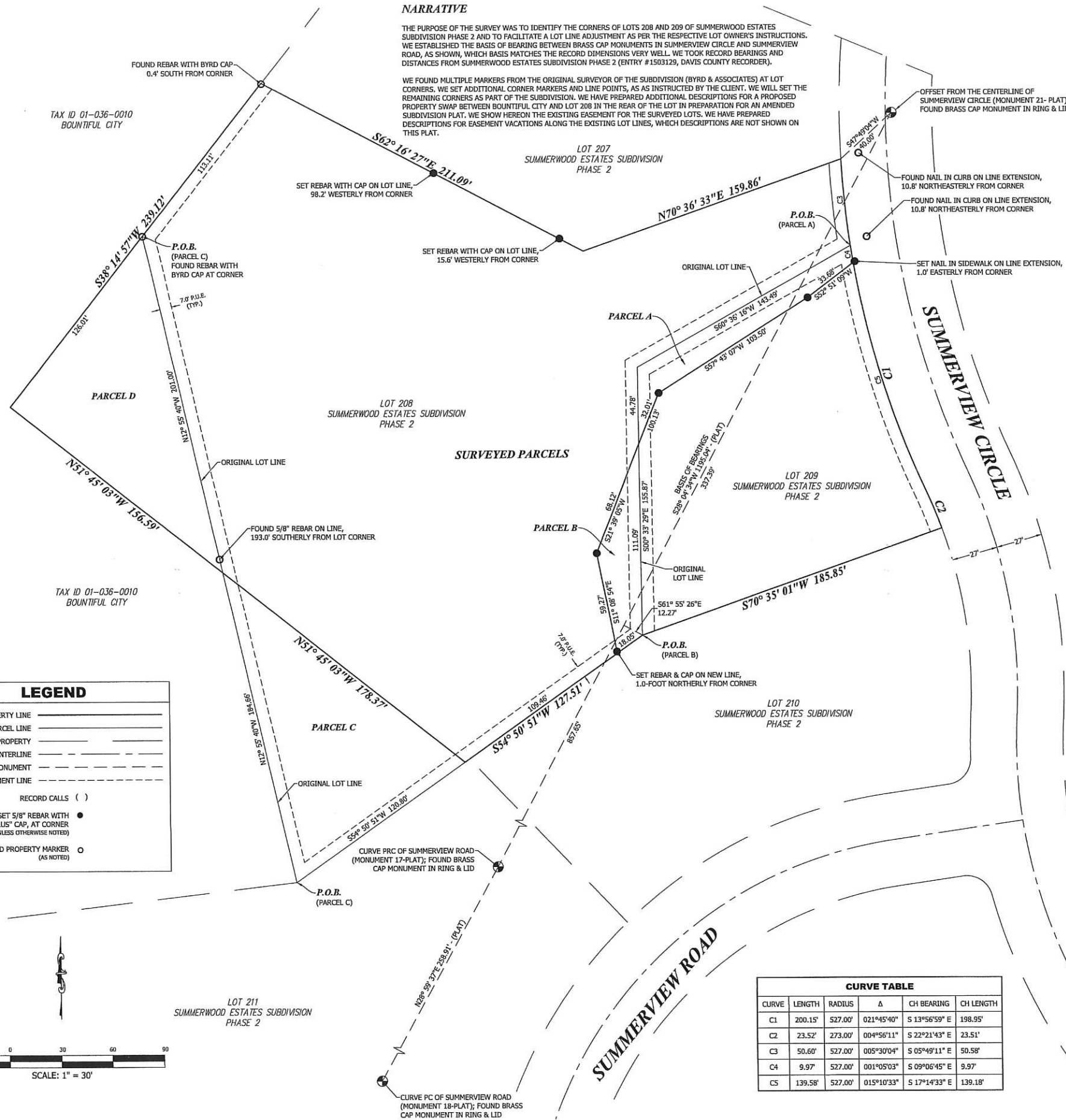
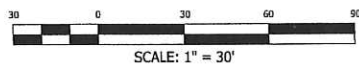
Page 5 of Page 14

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY THE CORNERS OF LOTS 208 AND 209 OF SUMMERWOOD ESTATES SUBDIVISION PHASE 2 AND TO FACILITATE A LOT LINE ADJUSTMENT AS PER THE RESPECTIVE LOT OWNER'S INSTRUCTIONS.

WE FOUND MULTIPLE MARKERS FROM THE ORIGINAL SURVEYOR OF THE SUBDIVISION (BYRD & ASSOCIATES) AT LOT CORNERS. WE SET ADDITIONAL CORNER MARKERS AND LINE POINTS, AS INSTRUCTED BY THE CLIENT.

LEGEND
PROPERTY LINE
INTERIOR PARCEL LINE
ADJACENT PROPERTY
ROAD CENTERLINE
TIE TO MONUMENT
EASEMENT LINE
RECORD CALLS ()
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER
FOUND PROPERTY MARKER (AS NOTED)



CURVE TABLE
CURVE LENGTH RADIUS Δ CH BEARING CH LENGTH
C1 200.15' 527.00' 021°45'40" S 13°56'59" E 198.95'
C2 23.52' 273.00' 004°56'11" S 22°21'43" E 23.51'
C3 50.60' 527.00' 005°30'04" S 05°49'11" E 50.58'
C4 9.97' 527.00' 001°05'03" S 09°06'45" E 9.97'
C5 139.58' 527.00' 015°10'33" S 17°14'33" E 139.18'

CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.



EXISTING DESCRIPTIONS

LOT 208 DESCRIPTION
ADAPTED FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY #2536210, DAVIS COUNTY RECORDER

LOT 208, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

LOT 209 DESCRIPTION
ADAPTED FROM A SPECIAL WARRANTY DEED RECORDED AS ENTRY #3392420, DAVIS COUNTY RECORDER

LOT 209, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, LOCATED IN THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN.

NEW DESCRIPTIONS

PARCEL A DESCRIPTION

BEGINNING AT THE NORTHERLY CORNER OF LOT 209, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, AND RUNNING THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT...

PARCEL B DESCRIPTION

BEGINNING AT A SOUTHWEST CORNER OF LOT 208, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, BEING THE SOUTHWEST CORNER OF LOT 209 OF SAID SUBDIVISION, AND RUNNING THENCE SOUTH 54°50'51" WEST 18.05 FEET ALONG A SOUTHERLY LINE OF SAID LOT 208; THENCE NORTH 11°08'54" WEST 59.27 FEET; THENCE NORTH 21°39'05" EAST 68.12 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 0°33'29" EAST 111.09 FEET ALONG SAID EASTERLY LINE TO SAID SOUTHWEST CORNER OF LOT 208 AND TO THE POINT OF BEGINNING.

PARCEL C DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF LOT 208, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, AND RUNNING THENCE NORTH 12°55'40" WEST 184.66 FEET ALONG THE WEST LINE OF SAID LOT; THENCE SOUTH 51°45'03" EAST 178.37 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 54°50'51" WEST 120.80 FEET ALONG SAID LINE TO SAID SOUTHWEST CORNER AND TO THE POINT OF BEGINNING.

PARCEL D DESCRIPTION

BEGINNING AT A NORTHWEST CORNER OF LOT 208, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, AND RUNNING THENCE SOUTH 12°55'40" EAST 201.00 FEET ALONG THE WESTERLY LINE OF SAID LOT; THENCE NORTH 51°45'03" WEST 156.59 FEET; THENCE NORTH 38°14'57" EAST 126.01 FEET TO SAID NORTHWEST CORNER OF AND TO THE POINT OF BEGINNING.

UPDATED LOT 208 DESCRIPTION

ALL OF LOT 208, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, RECORDED AS ENTRY #1503129 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

ALSO, BEGINNING AT THE NORTHEAST CORNER OF LOT 209, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, AND RUNNING THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT...

ALSO, BEGINNING AT A NORTHWEST CORNER OF SAID LOT 208, AND RUNNING THENCE SOUTH 12°55'40" EAST 201.00 FEET ALONG THE WESTERLY LINE OF SAID LOT; THENCE NORTH 51°45'03" WEST 156.59 FEET; THENCE NORTH 38°14'57" EAST 126.01 FEET TO A NORTHWEST CORNER OF SAID LOT AND TO THE POINT OF BEGINNING.

LESS AND EXCEPTING, BEGINNING AT A SOUTHWEST CORNER OF SAID LOT 208, BEING THE SOUTHWEST CORNER OF SAID LOT 209, AND RUNNING THENCE SOUTH 54°50'51" WEST 18.05 FEET ALONG A SOUTHERLY LINE OF SAID LOT 208; THENCE NORTH 11°08'54" WEST 59.27 FEET; THENCE NORTH 21°39'05" EAST 68.12 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 0°33'29" EAST 111.09 FEET ALONG SAID EASTERLY LINE TO SAID SOUTHWEST CORNER OF LOT 208 AND TO THE POINT OF BEGINNING.

LESS AND EXCEPTING, BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 208, AND RUNNING THENCE NORTH 12°55'40" WEST 184.66 FEET ALONG THE WEST LINE OF SAID LOT; THENCE SOUTH 51°45'03" EAST 178.37 FEET TO THE SOUTH LINE OF SAID LOT; THENCE SOUTH 54°50'51" WEST 120.80 FEET ALONG SAID LINE TO SAID SOUTHWEST CORNER AND TO THE POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 2.209 ACRES

UPDATED LOT 209 DESCRIPTION

ALL OF LOT 209, SUMMERWOOD ESTATES SUBDIVISION PHASE 2, RECORDED AS ENTRY #1503129 IN THE OFFICE OF THE DAVIS COUNTY RECORDER.

ALSO, BEGINNING AT A SOUTHWEST CORNER OF SAID LOT 209, AND RUNNING THENCE SOUTH 54°50'51" WEST 18.05 FEET ALONG A SOUTHERLY LINE OF SAID LOT 208; THENCE NORTH 11°08'54" WEST 59.27 FEET; THENCE NORTH 21°39'05" EAST 68.12 FEET TO THE EASTERLY LINE OF SAID LOT; THENCE SOUTH 0°33'29" EAST 111.09 FEET ALONG SAID EASTERLY LINE TO SAID SOUTHWEST CORNER OF LOT 208 AND TO THE POINT OF BEGINNING.

LESS AND EXCEPTING, BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 209, AND RUNNING THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT; THENCE 9.97 FEET SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT...

WHOLE PARCEL CONTAINS 0.565 ACRES.

NOTE: ROTATE BEARINGS FOR THE ABOVE DESCRIPTIONS COUNTER-CLOCKWISE 00°19'59" FOR NAD 1983 STATE PLANE COORDINATE SYSTEM BEARINGS, UTAH NORTH ZONE.

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com

GARY STEVENSON
4316 SOUTH AND 4322 SOUTH SUMMERVIEW CIRCLE
LOT 208 & LOT 209, SUMMERWOOD ESTATES PHASE 2
LOCATED IN THE NORTHEAST 1/4 OF SECTION 7, T.1N., R.1E., S.1L.R.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

DRAWN: SMB 07/12/2022
APPROVED: JRC 07/12/2022
PROJECT #: 1021043
SURVEY 1021043.dwg
V201
BOUNDARY SURVEY

Commission Staff Report

Subject: Preliminary Subdivision Approval for the Bement Subdivision
Address: 1400 East Canyon Creek Dr.
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: May 2, 2023



Background

Brent Bement, Applicant, is requesting Preliminary Approval of a one lot subdivision located at the eastern end of Canyon Creek Road. The proposed lot is located on the north side of the roadway which has been extended to form a cul-de-sac and the access to the North Canyon Trailhead facility, immediately to the east of the last lot in the Creekwood of Indian Springs Plat C subdivision which was developed in 1979.

Analysis

Land Use Code: Chapter 4, Section 14-4-101 of the City's Land Use Code outlines several objectives which should be achieved in the development of property located in the Residential Foothill subzone:

- A. The Residential Foothill subzone is created to provide standards, guidelines, and criteria which permit reasonable development of private property while minimizing flooding, erosion, and other environmental hazards, and which protect the natural scenic character of the foothill areas, and which ensure the efficient expenditure of public funds.
- B. The goals to be achieved by the Residential Foothill subzone include but are not limited to the following:
 1. The protection of the public from natural hazards of storm water runoff and erosion by requiring drainage facilities and the minimal removal of natural vegetation while still allowing reasonable use of the land.
 2. The minimizing of the threat and damages of fire in foothill areas by establishing fire protection measures.
 3. The preservation of natural features, wildlife habitat, and open space consistent with the provisions of this Title and State Law.
 4. The preservation of legal public access to mountain areas, trails, and natural drainage channels.
 5. The preservation and enhancement of visual and environmental quality by use of natural vegetation and the prohibition of excessive excavation and terracing.
 6. The establishment of traffic circulation facilities that ensure ingress and egress for vehicles including emergency vehicles into all developed areas at any time of the year with minimal cuts, fills or visible scars.
 7. The encouragement of a variety of a development designs and concepts which are compatible with the natural terrain of the foothill areas and which will preserve open space and natural landscape and that allow a reasonable use of the land.

8. The establishment of land use management criteria which will encourage protection of natural elements while allowing a harmonious and satisfying residential environment.
 9. Encouragement of regard for the view of the foothills as well as a view from the foothills.
 10. Public and individual personal safety.
 11. To assure that the taxpayers of Bountiful are not burdened by extraordinary costs for services attributable solely to the development of hillside areas.
- C. It is the intention of the City Council that every subdivision, lot, or parcel within the Residential Foothill subzone be developed with as little disturbance to the natural ground, with the most harmony with natural conditions, and with the greatest conformity with the purposes and requirements of this Code, as possible under individual circumstances. It is the finding of the City Council that all possible circumstances, and the best means of dealing with them, cannot be anticipated in the preparation of these regulations. Therefore, the City Council may, unless expressly stated to the contrary in this chapter, grant a reasonable use exception to the provisions of this chapter to implement its purposes by modifying requirements in the R-F subzone as individual circumstances may merit subject to the criteria set forth below. The provisions set forth in this chapter regarding the R-F subzone shall be the standard, but when conditions merit a reasonable exception, discretion may be exercised, even where the term "shall" is used in the regulation, in accordance with such criteria. The following findings and conclusions may justify a reasonable exception and shall be included in the record of the proceedings.
1. The proposed development is located on a lot or parcel that was legally created.
 2. There is no other reasonable use or feasible alternative to the proposed development with less impact on sensitive land areas including phasing or project implementation, change in timing of activities, setback or other variance, driveway relocation or placement of any structure.
 3. The development cannot be located outside sensitive land areas due to topographic constraints of the parcel or size and/or location of the parcel in relation to the limits of sensitive land areas and a building setback, street width, or other possible variances have been reviewed, analyzed and rejected as feasible alternatives.
 4. The proposed development does not pose a threat to the public health, safety, or welfare on or off the site, including degradation of groundwater or surface water quality, nor is it anticipated that it will damage nearby public or private property.
 5. Any alteration of sensitive land areas is the minimum necessary to allow for reasonable use of the property; and the proposal reasonably mitigates impacts on sensitive land areas while still allowing reasonable use of the site.
 6. The inability of the applicant to derive reasonable use of the property is not the result of actions by the applicant in unlawfully subdividing the property or adjusting a boundary line thereby creating the undevelopable condition after the effective date of this Title.

Access and General Information: The larger 71.42 acres parcel from which this lot is proposed, lies at the eastern most end of the pavement on North Canyon Drive and spans across the North Canyon Creek drainage, generally following the boundary of the Bountiful City Limits on its south, east and north sides.

Canyon Creek Drive in its current configuration extends 907.67 ft from the intersection at Mountain Oaks Drive. This appears to be in substantial conformance with Section 6-2-123 of the City Code which limits the maximum length of any block to 900 feet. A December 1999 court decision created a 54 foot wide “public highway” following the old dirt road from the end of the asphalt to the Forest Service property boundary. This right-of-way is included in the property previously purchased by the City and is accommodated in the design and layout of the new cul-de-sac and trail improvements. The cul-de-sac was planned in the most appropriate location to accommodate the required size, minimize impacts of construction on North Canyon Creek and best serve the trailhead parking lot configuration. This extension of Canyon Creek Drive adds an additional 301± ft, for a total length of approximately 1,208.67 ft to the far end of the cul-de-sac. This right-of-way continues eastward across the width of the larger parcel owned by Mr. Bement.

The portion of this lot which is proposed as the one lot subdivision lies immediately north of the property purchased by the City for construction of the North Canyon Trailhead facility. This location is heavily vegetated with existing maple trees and native oak brush. Construction of the North Canyon Trailhead has extended the roadway improvements, sanitary sewer and culinary water infrastructure far enough to serve the proposed lot. Access for the proposed lot will originate from the bulb of the new cul-de-sac.

Utilities: Generally speaking, the proposed development can be served by all necessary utilities, but there is a unique condition related to the culinary water system to deal with: the elevation of the proposed lot is the highest area which can be served (culinary) water at the minimum pressure of 40 psi. Depending on the configuration of a single-family dwelling, it may be necessary for Mr. Bement or future owners to install a pressure tank and pump system in the house to boost pressures to higher levels. (The Engineering Dept. anticipates the necessity of installing a pressure tank and pump system for the future trailhead restroom because of the same issue.) Irrigation needs will be met through the City’s culinary water system as pressure irrigation systems do not serve this area. Impacts from storm drainage are expected to be minimal, based on the City Engineer’s expectation that the area of disturbance for the proposed parcel will not exceed one acre. If the proposed area of disturbance exceeds one acre, construction of storm water retention facilities which comply with the City’s Long Term Storm Water Management Requirements ordinance (6-15-116) will be required on the site.

Lot Analysis: Current lot size requirements for the R-F zone are based on the average slope of the proposed lot. The Applicant’s engineer has determined that the average slope falls within the range of 20-25%, which necessitates the 2 acre minimum lot size. The proposed lot meets or exceeds the minimum requirements for lot width and buildable area, since most of the proposed lot has a slope which is less than 30%.

Conditional Use: Per 14-4-118 (A), subdivisions in the Residential Foothill subzone require a Conditional Use Permit.

Future Development: Further development of the remaining 69.42 acres will be constrained by the following conditions:

1. Meeting lot size and slope requirements of the Residential Foothill zone.
2. Identification of appropriately sized building pad.
3. Expansion of the culinary water system to serve the proposed development for residential services, and to provide fire protection.
4. Providing a second access per 14-4-117 E (1).

Department Review

This memo has been reviewed by the City Attorney, the Planning Director and Planning Department staff.

Recommendation

Staff would support the Planning Commission forwarding a recommendation for Preliminary Approval of the Bement Subdivision with the following conditions:

1. Verify the name "North Canyon Estates" has not been used previously.
2. Apply for a Variance for relief from the requirement to provide a second access (14-4-117 E (1)).
3. Apply for a Conditional Use Permit (14-4-118 (A)).

Significant Impacts

None

Attachments

1. Aerial photo showing the proposed location
2. A copy of the preliminary plan.



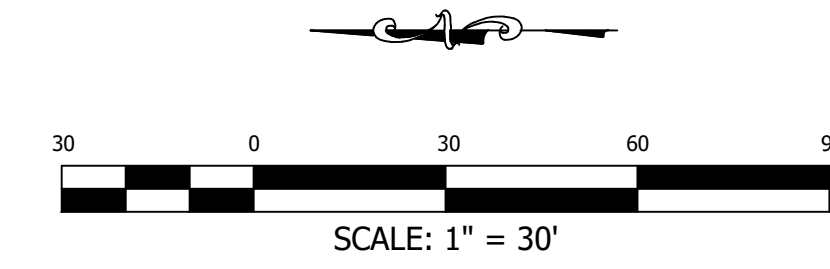
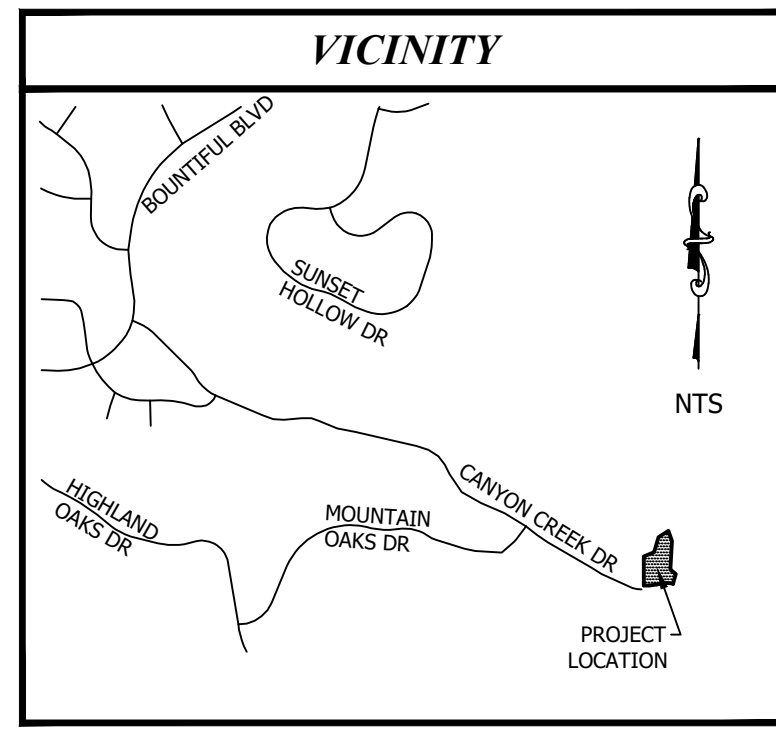
Figure 1 General Location of Bement's Proposed Subdivision



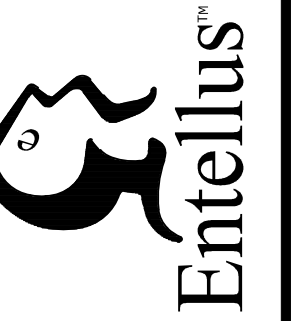
Figure 2 Proposed Lot with Google Earth

NORTH CANYON ESTATES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 EAST, S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
FEBRUARY 2023
PRELIMINARY PLAT

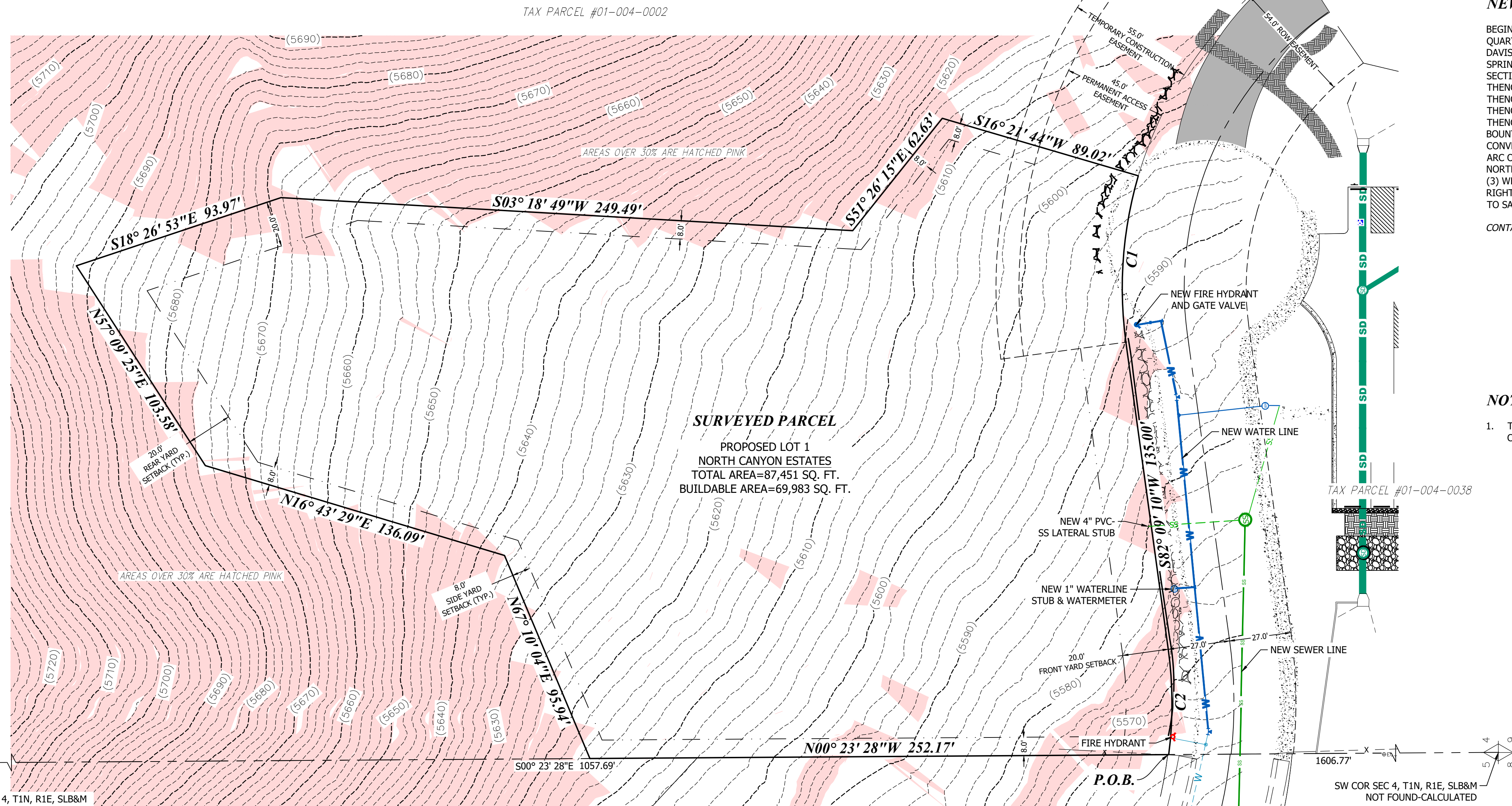


1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com



PRELIMINARY
NOT FOR
CONSTRUCTION

BRENT BEMENT
NORTH CANYON ROAD PROPERTY
TAX PARCEL #01-004-0002
LOCATED IN THE SW 1/4 OF SECTION 4, T.1N., R.1E., S.L.B.&M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH



NEW DESCRIPTION

BEGINNING AT A POINT SOUTH 00°23'28" EAST 1057.69 FEET ALONG THE SECTION LINE FROM THE WEST QUARTER CORNER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 26, CREEKWOOD OF INDIAN SPRINGS PLAT "C" SUBDIVISION AND RUNNING THENCE NORTH 00°23'28" WEST 252.17 FEET ALONG SAID SECTION LINE AND ALONG THE EAST LINE OF SAID LOT 26 AND ITS EXTENSION; THENCE NORTH 67°10'04" EAST 95.94 FEET; THENCE NORTH 16°43'29" EAST 136.09 FEET; THENCE NORTH 57°09'25" EAST 103.58 FEET; THENCE SOUTH 18°26'53" EAST 93.97 FEET; THENCE SOUTH 03°18'49" WEST 249.49 FEET; THENCE SOUTH 51°26'15" EAST 62.63 FEET; THENCE SOUTH 16°21'44" WEST 89.02 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO BOUNTIFUL CITY IN ENTRY #3311305, DAVIS COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID CONVEYANCE THE FOLLOWING THREE (3) CALLS; (1) WESTERLY FOR A DISTANCE OF 73.27 FEET ALONG THE ARC OF A 173.40-FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARING AND DISTANCE = NORTH 85°44'33" WEST 72.72 FEET, CENTRAL ANGLE = 24°12'35"); (2) SOUTH 82°09'10" WEST 135.00 FEET; (3) WESTERLY FOR A DISTANCE OF 45.97 FEET ALONG THE ARC OF A 173.07-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING AND DISTANCE = SOUTH 89°45'45" WEST 45.84 FEET, CENTRAL ANGLE = 15°13'12") TO SAID SECTION LINE AND TO THE POINT OF BEGINNING.

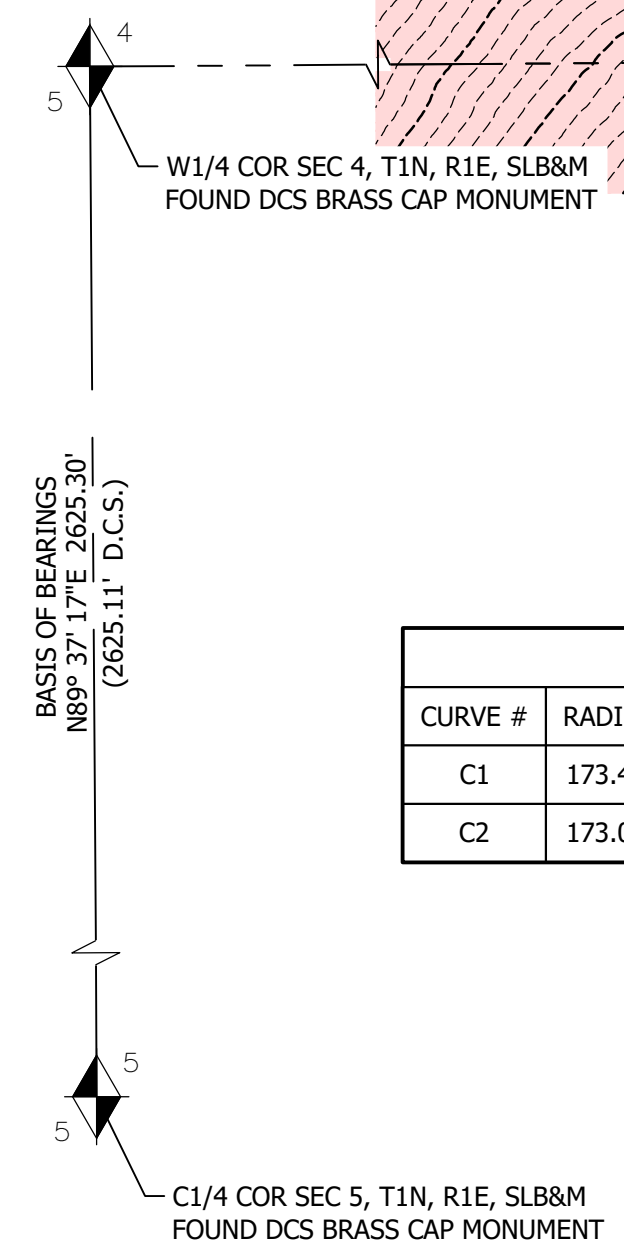
CONTAINS 2.008 ACRES

NOTES

1. THE STATE PLANE BEARING ALONG THE BASIS OF BEARINGS IS NORTH 89°56'54" EAST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.

Curve Table					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	173.40'	73.27'	024° 12' 35"	N85° 44' 33"W	72.72
C2	173.07'	45.97'	015° 13' 12"	S89° 45' 45"W	45.84

LEGEND	
PROPERTY LINE	—————
ADJACENT PROPERTY	—————
ROAD CENTERLINE	—————
SECTION LINE	—————
SETBACK LINE	—————
EASEMENT LINE	—————
FENCE LINE	- - - - x - - - - x
CURB, GUTTER, SIDEWALK	—————
SEWER LINE	- - - - SS - - - - SS
WATER LINE	- - - - W - - - - W
RECORD CALLS ()	

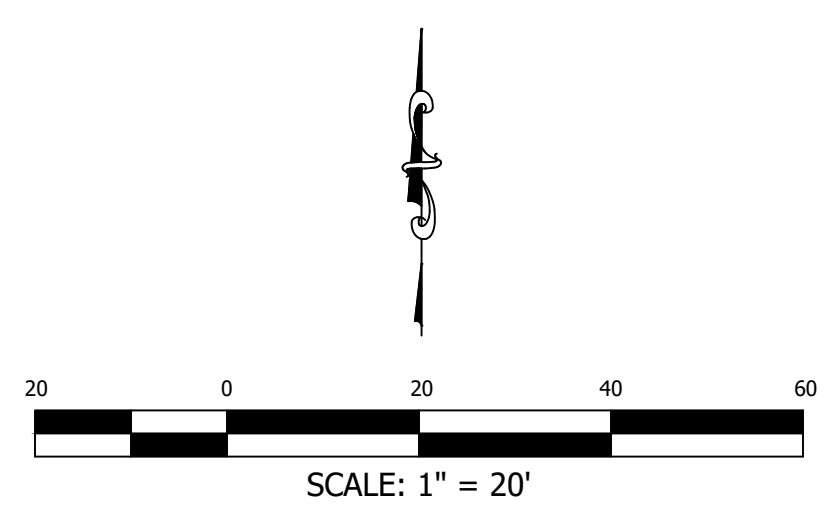
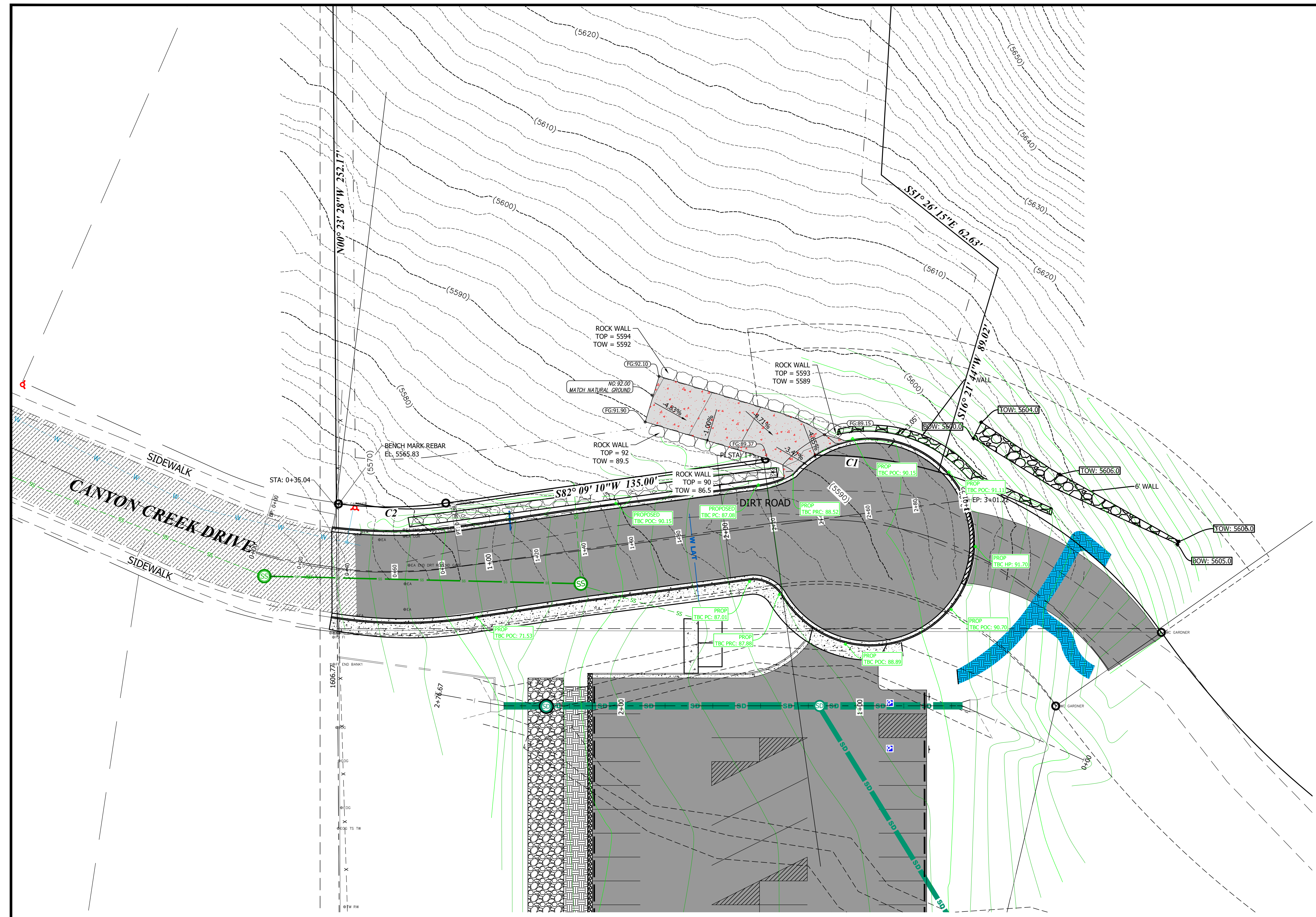


DRAWN: DEW 02/01/2023
APPROVED: JRC 02/14/2023
PROJECT #: 2072001
PRELIM PLAT 2072001.dwg

V210

PRELIMINARY PLAT

H:\2020\2001.D - PRODUCTION\Civil\CA_Plan_Set\SET-202001.dwg 2023-02-06 4:14:37 PM JOSEPH HUSSEIN



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

- ACCESSIBLE PARKING: MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.
- ACCESSIBLE ROUTE: MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).
- ACCESS ROUTE TURNAROUNDS: A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
- LEVEL LANDING / EXTERIOR DOOR LANDING: MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.
- ACCESSIBLE EGRESS TO PUBLIC WAY: MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).
- ADA ACCESS RAMPS: MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
www.bluestakes.org
1-800-662-4111

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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

700 NORTH PLAZA

1390 EAST CANYON CREEK DRIVE
LOCATED IN THE SW 1/4 OF SECTION 4, T.1N., R.1E., S.L.B.#M.
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

DRAWN:	JH	2023-02-06
APPROVED:		2023-02-06
PROJECT #:	1794009	
	SET-20272001.dwg	

C400
COVER & INDEX