

# BOUNTIFUL

## Bountiful City Ordinance No. 2024-06

### Amending Chapter 20 Subdivisions, Part 5 Commercial, Condominium, and PUD Plats, 14-20-601 of the Land Use Code of Bountiful City

#### It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on September 17, 2024, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on October 8, 2024, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

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

**SECTION 1.** Chapter 20 Subdivisions of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code (14-20-601), related to minimum number of units for a condominium or PUD subdivision is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

**Adopted by the City Council of Bountiful, Utah, this 8th day of October 2024.**

**MAYOR**  
Kendalyn Harris

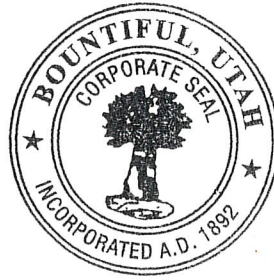
**CITY COUNCIL**  
Kate Bradshaw  
Richard Higginson  
Matt Murri  
Cecilee Price-Huish

**CITY MANAGER**  
Gary R. Hill

Kendalyn Harris  
Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus  
Shawna Andrus, City Recorder



## Exhibit A

### **PART 5 COMMERCIAL, CONDOMINIUM, AND PUD PLATS**

#### **14-20-601 MINIMUM NUMBER OF UNITS**

#### **14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION**

#### **14-20-603 CONDOMINIUM SUBDIVISION PLAT**

#### **14-20-604 PUD SUBDIVISION PLAT**

#### **14-20-605 COMMERCIAL SUBDIVISION PLAT**

#### **14-20-601 MINIMUM NUMBER OF UNITS**

Any condominium or planned unit development (PUD) subdivision shall have a minimum of two (2) legal units or lots.

#### **14-20-602 ESTABLISHMENT OF PROPERTY OWNERS ASSOCIATION**

It is the duty of the owners who sign a commercial, condominium, or PUD subdivision plat to establish a property owners association responsible for the maintenance and ownership of any common area and any shared easement area, and to record all necessary documents to effectuate such property owners association with the Davis County Recorder.

#### **14-20-603 CONDOMINIUM SUBDIVISION PLAT**

Any legally existing multi-family development that meets the minimum requirements of this Chapter may be platted as a condominium development. One (1) or more single-family detached dwellings shall not be platted as a condominium development.

#### **14-20-604 PUD SUBDIVISION PLAT**

- A. Any legally existing multi-family development that meets the minimum requirements of this Chapter and that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone.
- B. Any legally existing development, except for multi-family developments, located within a single-family, commercial, professional office, hospital, mixed-use, or downtown zone may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum size requirements of the current iteration of the Planned Development Overlay Zone.

#### **14-20-605 COMMERCIAL SUBDIVISION PLAT**

Any legally existing, non-residential development may be subdivided in conformance with the requirements of the zone in which it is located. A lot within a development in a Commercial Zone (C), or within a Professional Office Zone (PO), may meet the minimum public street frontage requirement through a cross-access easement or dedicated common area, if all of the following criteria are met:

## Exhibit A

- A. Any proposed lot, and any cross-access easement or dedicated common area providing the minimum required frontage for said lot, shall be located within the same plat or within an existing, recorded plat from another phase of the same development. Furthermore, the proposed easement or access shall be recorded on the plat, shall specifically state that it is for the benefit of said lot, and shall be acknowledged by all signatories.
- B. The cross-access easement or dedicated common area shall be at least twenty-four feet wide, free of obstructions, and shall meet all the requirements of this Title regarding vehicle and pedestrian access.
- C. No cross-access agreement over or with a property outside of a development or subdivision can satisfy the minimum frontage requirements of this Title.
- D. Each lot within a meets and bounds subdivision shall be required to have the minimum frontage along a public street.