



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, July 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 June 6, 2023
 - Review and action
3. Swearing in of Beverly Ward, new Planning Commission Member – *Shawna Andrus, City Recorder*
4. 1405 E Canyon Creek Dr - Conditional Use Permit for a one-lot subdivision in the Residential Foothill (R-F) zone
Senior Planner Amber Corbridge
 - Review, public hearing, and action
5. 1405 E. Canyon Creek Dr –Final Subdivision
City Engineer Lloyd Cheney
 - Review and recommendation
6. Downtown (DN) Mixed Use Zone Land Use Code Text Amendment regarding parking and carports
 - Review and recommendation
7. 3242 South 200 West - Conditional Use Permit for an indoor pickleball court
Planner Nicholas Lopez
 - Review, public hearing, and action
8. Planning Director’s report, update, and miscellaneous business
9. Adjourn

Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
June 20, 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 Lynn Jacobs (Chair), Alan Bott (Vice-Chair) Jim Clark,
8 Krissy Gilmore, Cecille Price-Huish and Sharon Spratley
9 City Attorney Clinton Drake
10 City Engineer Lloyd Cheney
11 City Building Official Don Simons
12 Planning Director Francisco Astorga
13 Senior Planner Amber Corbridge
14 Recording Secretary Darlene Baetz
15
16 Excused: Commission Member Sean Monson
17

18
19 **1. 6:00 – 6:30 Planning Commission and Administrative Committee Recognition Reception:**
20 **Sharon Spratley, Planning Commission, and Dave Badham and Scott Schlegel, Administrative**
21 **Committee**

22
23 **2. 6:30 - Welcome.**

24
25 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed those in attendance.
26

27 **3. Approval of the minutes for June 6, 2023.**

28
29 MOTION: Commissioner Bott made a motion to approve the minutes with a spelling correction.
30 Commissioner Clark seconded the motion.
31

32 VOTE: 6-0 in approval.
33

34 **4. Continuation of Downtown (DN) Mixed Use Zone Land Use Code Text Amendment regarding**
35 **parking and carpports.**

36
37 MOTION: Commissioner Bott made a motion to continue this item to July 18 as a work session.
38 Commissioner Clark seconded the motion.
39

40 VOTE: 6-0 in approval.
41

42 **5. Variance for a single access point to a one-lot subdivision at 1405 E. Canyon Creek Drive.**

43
44 Brent Bement, applicant was present. Senior Planner Corbridge presented the item.
45

46 Senior Planner Corbridge indicated that the applicant has requested a variance to allow for single
47 access to a proposed single-family development. If the variance is granted, it would allow for the
48 construction of one (1) new single-family dwelling on a 2-acre parcel. The remainder of the 69-acre
49 parcel where the majority of the site would be undeveloped. The property is at the end of Canyon
50 Creek Dr where no other access would be feasible.
51

1 Planning Director Astorga discussed the state criteria and the guidelines that the Commissioners
2 should use for the process of this item.

3
4 PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 6:55 p.m.

5
6 Grant Jones, Smoot Wyoming. He indicated that he owns several parcels above the applicant's
7 parcel. He indicated that he had some vandalism with some of the buildings on the property and has
8 worked with the police for help but is concerned about the impact of new construction built beyond
9 the trail head. He noted a desire to have driveway access for his property.

10
11 City Attorney Drake stated that this item had been brought to Planning Commission for the approval
12 of the Variance and the City would not be able to give any approval for the property above the
13 applicant's property.

14
15 Randy and Beverly Pridgen, 1386 Canyon Creek Drive. They stated that they are for the approval of
16 the variance if it is for one lot only.

17
18 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 7:07 p.m.

19
20 Planning Director Astorga noted that Cole Fessler, South Davis Metro Fire Marshal, was aware of
21 this project and has been in discussions with City Staff. He stated the properties known as the "Piano
22 keys" (located east of the applicant's property) are outside of the City boundaries and the City doesn't
23 have any desire to annex any of these properties into the City boundaries.

24
25 MOTION: Commissioner Gilmore made a motion to approve the variance request with the one
26 condition outlined by staff. Commissioner Bott seconded the motion.

27
28 VOTE: 6-0 in approval.

29
30 CONDITIONS:

31
32 1. The Applicant will continue to work with City Staff to ensure the subdivision is granted a
33 Conditional Use Permit and receives Final Subdivision Approval within one (1) year from this
34 Variance approval date.

35
36 **6. Planning Director's report, review of pending applications and miscellaneous business.**

37
38 Planning Director Astorga discussed that staff had been available for comments from residents during
39 Coats for Kids, Summerfest, and Farmers Market for the General Plan Update.

40
41 **7. Adjourn**

42
43 Chair Jacobs adjourned the meeting at 7:21 p.m.

Planning Commission Staff Report



Subject: Conditional Use Permit for a One-Lot
Subdivision, Bement Canyon Estates at 1405 E
Canyon Creek
Author: Amber Corbridge, Senior Planner
Department: Planning
Date: July 18, 2023

Background

Brent Bement, the applicant, is requesting a Conditional Use Permit (CUP) to allow a one-lot subdivision at 1405 E Canyon Creek Drive. The property is in the R-F (Residential Foothill) Subzone where proposed subdivisions require conditional approval from the Planning Commission. The subdivision consists of an 87,130 square ft. Lot 1 and 1,152 square ft. road dedication for Canyon Creek Drive turn-around.

On June 20, 2023, the Planning Commission approved a variance to allow one (1) access to the subdivision subject to the applicant receiving a CUP and Final Plat approval for the Subdivision within one (1) year of approval date.

Analysis

The Planning Commission shall consider how the proposed one-lot subdivision meets the Land Use Code and the following Conditional Use Standards ([14-2-506](#)):

1. Relates to the surrounding uses.
2. Impacts the existing surrounding developments.
3. Appropriate buffering uses and buildings, proper parking and traffic circulation, and use of building materials and landscaping, which are in harmony with the area.

The proposed subdivision meets the goals and objectives of the Residential Foothill subzone (14-4-101), where the land is proposed to be divided to meet minimal disturbance of the land and fits in with the surrounding development along Canyon Creek Drive. The land to the east of the property is undeveloped where grades, soil, and cost of services are not suitable for development. The proposed subdivision includes one-lot for a single-family development, and a remainder parcel (69 acres) is not proposed to be used for development. The Subdivision is subject to meeting the requirements of the Land Use Code where Final approval is granted.

These plans have been reviewed by Engineering, Building, Power, and Fire. No further requirements by any stated.

Department Review

This staff report was written by the Senior Planner and reviewed by the City Engineer, Attorney and Planning Director.

Significant Impacts

The proposed use would be in an established area with existing buildings, infrastructure, and utilities. There is minimal impact to the property and surrounding area.

Recommendation

Staff recommends that the Planning Commission review the application, hold a public hearing, and approve the Conditional Use Permit for the Subdivision, subject to meeting Final Subdivision Plat approval.

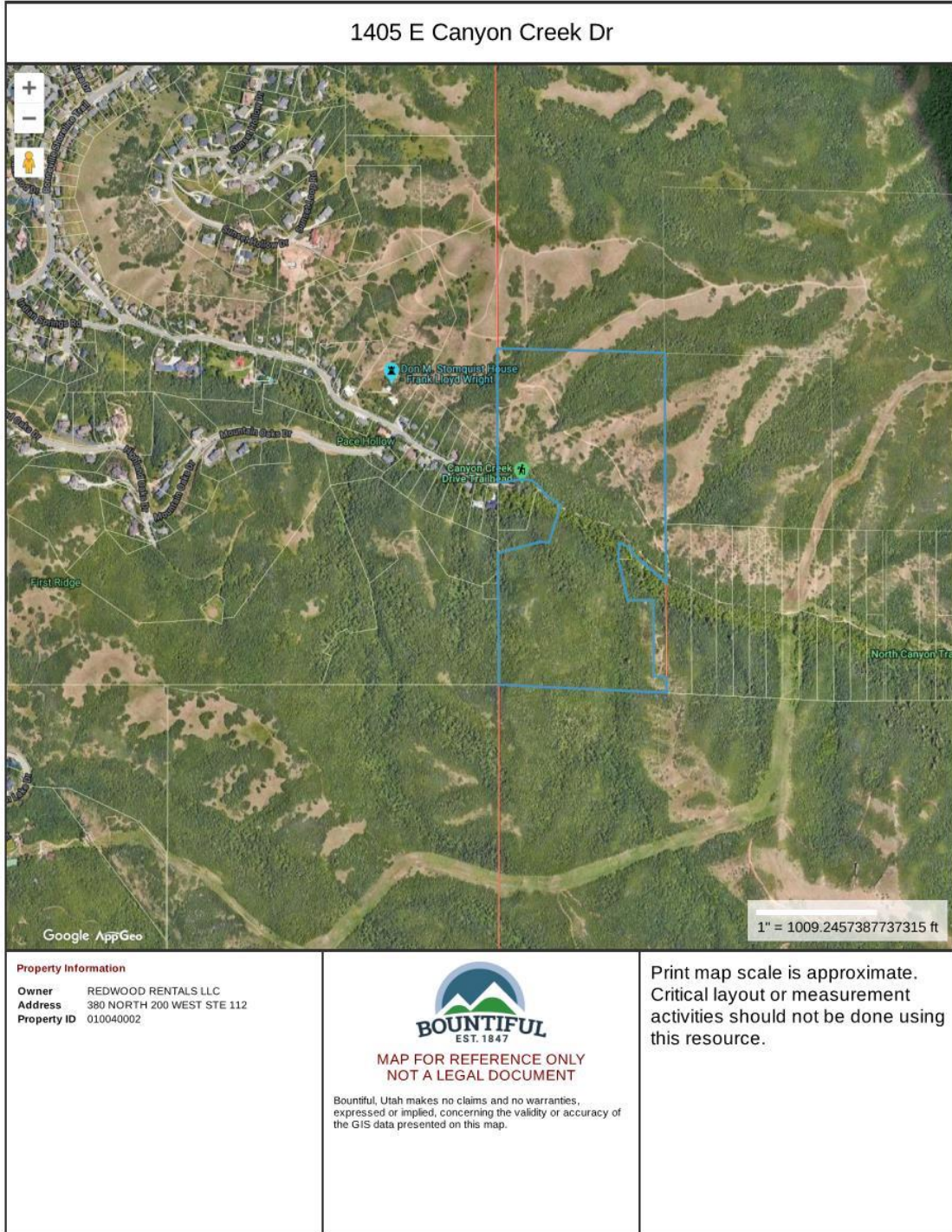
Attachments

1. Vicinity Map
2. Proposed Plat

ATTACHMENT 1: VICINITY MAP

Bountiful, Utah

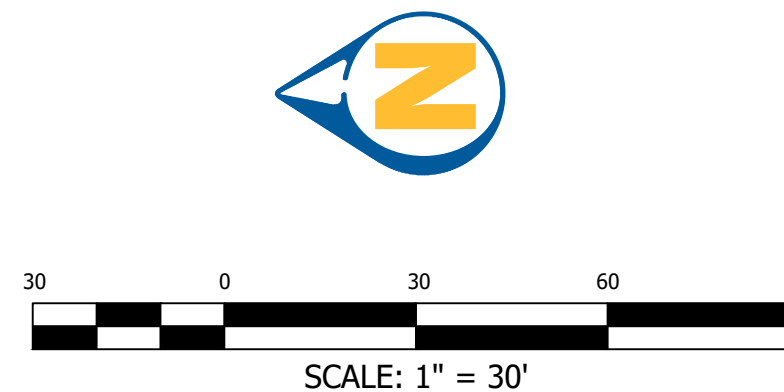
July 10, 2023



BEMENT CANYON ESTATES
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 JUNE 2023

REMAINDER PARCEL
 REDWOOD RENTALS LLC
 TAX PARCEL #01-004-0002

TAX PARCEL #01-004-0039



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 ABRIGATION 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: _____

REMAINDER PARCEL

W1/4 COR. SEC 4, T.1N., R.1E., S.L.B.&M.
 FOUND 3" D.C.S. BRASS CAP MONUMENT

BASIS OF BEARINGS
 N89° 37' 17" E 2625.30'
 (2625.11' - D.C.S.)

C1/4 COR. SEC. 5, T.1N., R.1E., S.L.B.&M.
 MEASURED PREVIOUSLY (D.C.S.)

Curve Table					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	173.40'	96.13'	031° 45' 51"	N82° 07' 05"W	94.90
C2	173.07'	45.10'	014° 55' 50"	S89° 27' 55"W	44.97
C3	173.40'	90.67'	029° 57' 40"	N81° 12' 59"W	89.64
C4	173.40'	5.46'	001° 48' 11"	S82° 54' 06"W	5.46
C5	54.00'	105.75'	112° 12' 21"	S81° 12' 59"E	89.64

COPY FOR REVIEW

NOTES

- THE STATE PLANE BEARING ALONG THE BASIS OF BEARINGS (SECTION LINE) IS NORTH 00°04'02" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
- ANY PROPOSED DWELLING ON LOT 1 MAY REQUIRE PUMP AND TANK PRESSURE BOOSTING EQUIPMENT FOR HIGHER PRESSURES WITHIN THE DWELLING.

LOT 1
 87,130 SQ. FT.
 1405 EAST

N00° 23' 28"W 252.17'
 500° 23' 28"E 1057.14' (TO P.O.B.)
 500° 23' 28"E 2665.06' (SEC. COR. TO SEC. COR.)
 (2664.46' - D.C.S.) BASIS OF BEARING

LOT 26
 CREEKWOOD OF INDIAN SPRINGS PLAT "C"

LOT 25
 CREEKWOOD OF INDIAN SPRINGS PLAT "C"

TAX PARCEL #01-004-0038

CANYON CREEK DRIVE

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____

SW COR. SEC 4, T.1N., R.1E., S.L.B.&M.
 FOUND 3" D.C.S. BRASS CAP MONUMENT

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
EASEMENT LINE	_____
RECORD CALLS ()	
5/8" REBAR WITH "ENTELLUS" CAP, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

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 BEMENT CANYON ESTATES 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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°23'28" EAST 1057.14 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 02°47'41" WEST 92.55 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO BOUNTIFUL CITY AS ENTRY #3311305, DAVIS COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID CONVEYANCE THE FOLLOWING THREE (3) CALLS; (1) WESTERLY 96.13 FEET ALONG THE ARC OF A 173.40-FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARING AND DISTANCE=NORTH 82°07'05" WEST 94.90 FEET, CENTRAL ANGLE=031°45'51"); (2) SOUTH 82°00'00" WEST 135.00 FEET; (3) WESTERLY 45.10 FEET ALONG THE ARC OF A 173.07-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING AND DISTANCE = SOUTH 89°27'55" WEST 44.97 FEET, CENTRAL ANGLE = 014°55'50") TO THE SECTION LINE AND TO THE POINT OF BEGINNING.

CONTAINS 2.000 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS BEMENT CANYON ESTATES, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, 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____.

BRENT BEMENT, MEMBER
 REDWOOD RENTALS LLC

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRENT BEMENT, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

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

Deed of Trust Trustee: Natalie Garza
 (Book/Page: 8027/998)

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ AND RECORDED AT BOOK _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____ DATE: _____

This will be an Individual Acknowledgemnt

CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

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

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2072001 2023/05/25 JRC
 2023/06/01 DEW

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

Commission Staff Report

Subject: Final Subdivision Approval for the
Bement Canyon Estates Subdivision
Address: 1400 East Canyon Creek Dr.
Author: City Engineer, City Planner
Department: Engineering, Planning
Date: July 18, 2023



Background

Brent Bement, Applicant, is requesting Final Approval of a one lot subdivision located at the eastern end of Canyon Creek Road. The proposed 2.0 acre lot was granted Preliminary Approval by the City Council on May 9, 2023.

Analysis

Access and General Information: The proposed 2 acre lot has frontage along and access from the 54 foot wide “public highway” (the extension of Canyon Creek Drive) created by the 1999 court decision which clarified public access to the roadway in the bottom of the canyon. 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. This right-of-way continues eastward across the width of the remainder parcel. The plat identifies a small area which is dedicated to the City to accommodate the construction of the cul-de-sac which is currently under construction for the North Canyon Trailhead project.

Utilities: The proposed development can be served by all necessary utilities. As previously noted, 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. 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.

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 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: Subdivisions in the Foothill subzone are required to receive a Conditional Use Permit as part of the approval process. The Applicant has applied for and the Planning Commission will consider the Conditional Use Permit at tonight’s meeting.

Variance: As part of the Preliminary Approval, the City Council required the applicant to receive a variance to relieve the requirement for a development to have 2 access points. The required variance was granted by the Planning Commission on June 20, 2023.

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).

The applicant has indicated that he has no further ambitions to develop the remainder parcel for residential uses.

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 Final Approval of the Bement Canyon Estates Subdivision.

Significant Impacts

None

Attachments

1. Aerial photo showing the proposed location
2. A copy of the final plat.



Figure 1 General Location of Bement's Proposed Subdivision

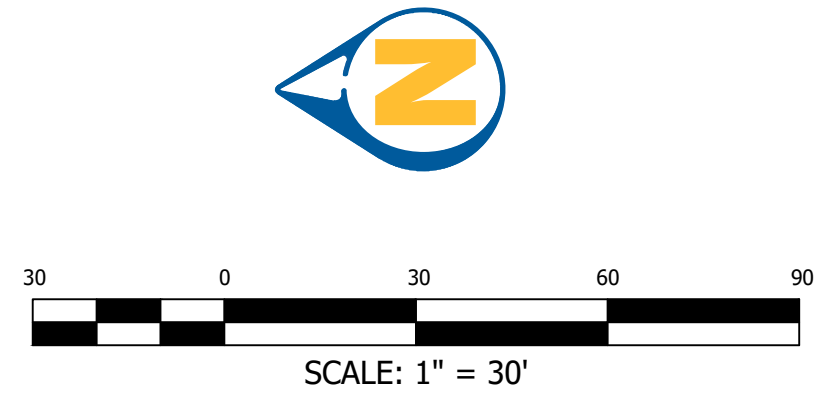
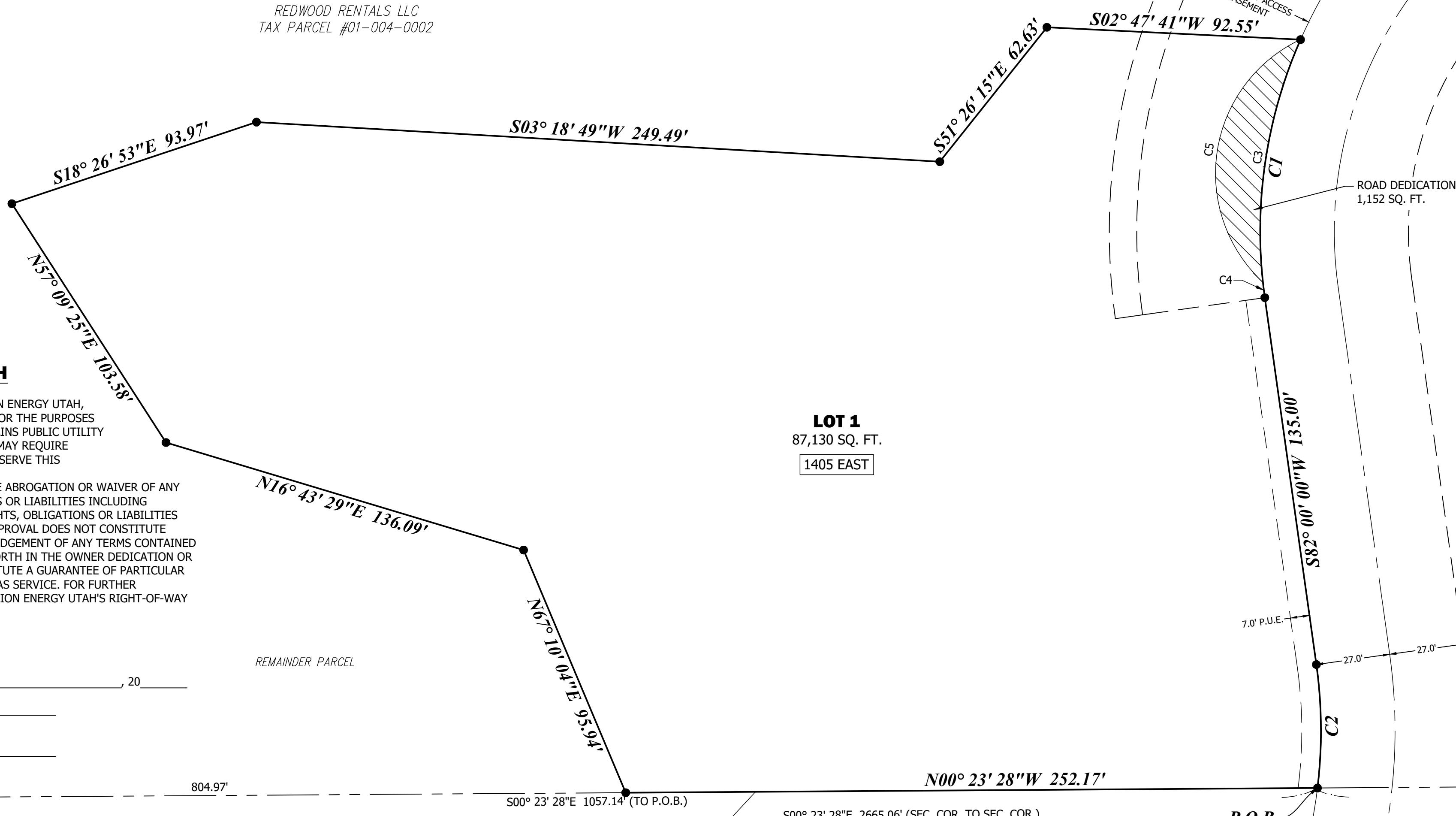


Figure 2 Proposed Lot with Google Earth

BEMENT CANYON ESTATES
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4,
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 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 JUNE 2023

REMAINDER PARCEL
 REDWOOD RENTALS LLC
 TAX PARCEL #01-004-0002

TAX PARCEL #01-004-0039



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BY: _____

TITLE: _____

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UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
 BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
 BOUNTIFUL CITY WATER: _____ DATE: _____
 CENTURY LINK: _____ DATE: _____
 COMCAST: _____ DATE: _____

LEGEND	
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ADJACENT PROPERTY	_____
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RECORD CALLS ()	
5/8" REBAR WITH "ENTELLUS" CAP, TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

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

BOUNDARY DESCRIPTION

BEGINNING AT A POINT SOUTH 00°23'28" EAST 1057.14 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 02°47'41" WEST 92.55 FEET TO THE NORTH LINE OF THE PROPERTY CONVEYED TO BOUNTIFUL CITY AS ENTRY #3311305, DAVIS COUNTY RECORDER; THENCE ALONG THE NORTH LINE OF SAID CONVEYANCE THE FOLLOWING THREE (3) CALLS; (1) WESTERLY 96.13 FEET ALONG THE ARC OF A 173.40-FOOT RADIUS CURVE TO THE LEFT, (CHORD BEARING AND DISTANCE=NORTH 82°07'05" WEST 94.90 FEET, CENTRAL ANGLE=031°45'51"); (2) SOUTH 82°00'00" WEST 135.00 FEET; (3) WESTERLY 45.10 FEET ALONG THE ARC OF A 173.07-FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARING AND DISTANCE = SOUTH 89°27'55" WEST 44.97 FEET, CENTRAL ANGLE = 014°55'50") TO THE SECTION LINE AND TO THE POINT OF BEGINNING.

CONTAINS 2.000 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS BEMENT CANYON ESTATES, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, 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____.

BRENT BEMENT, MEMBER
 REDWOOD RENTALS LLC

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRENT BEMENT, WHO DULY ACKNOWLEDGED TO ME HE SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ AND RECORDED AT BOOK _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

NAME: _____ DATE: _____

CORPORATE ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF _____ COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2072001 2023/05/25 JRC
 2023/06/01 DEW

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

Planning Commission Staff Report

Subject: Land Use Code Text Amendment
 Downtown and Parking Standards
Author: Amber Corbridge, Senior Planner
 Francisco Astorga, AICP, Planning Director
Department: Planning
Date: July 18, 2023



Background

The Planning Commission reviewed a land use code text amendment request on June 6, 2023 from the applicant, John Egan, to consider reducing downtown multi-family parking and allow carports in the rear/side yard setbacks. Since the meeting, Staff researched and reached out to other departments, Police and Streets, as well as Downtown Zone Business Owners regarding issues/support for the proposed parking amendment. This report will cover the research, findings, and staff recommendations regarding the proposed amendment.

A. Downtown Multi-Family Parking

Parking control began in the 1950s when land use codes were established. Reducing the number of required off-street parking spaces for multi-family development with proper analyses provides flexibility in building design, maintains/enhances pedestrian oriented developments, and allows for efficient use of open and buildable spaces, which may in turn reduce housing costs.

City mandated parking requirements derive from analyzing local data/trends, recommendations from the Institute of Transportation Engineers (ITE), and parking regulations in surrounding cities (see attached). Development patterns, driving behaviors, economic trends, and technological advances change over time which incrementally impacts how off-street parking may serve a community.

The following table represents the current code and the applicant’s proposal:

No. bedrooms	Current Code (per unit) Including Visitor Parking	Applicant Proposal (per unit)
Studio	1.75 (interpreted)	Not included
1	1.75	1.0
2	2.25	2.0
3 or more	2.75	3.0

B. Carport Setbacks

The applicant is requesting to allow carports, which are a subset of accessory structures, to be placed in the side or rear yard setback if found to not have no negative effect on adjacent properties. The following language bold underlined is proposed to be added to the code by the applicant:

Code § 14-7-105 (E) :

Accessory Structures. An accessory structure shall meet all of the setback requirements of a principal structure. An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:

1. The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.
2. The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.
3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.

Exceptions to setbacks may be allowed for carports, constructed non-flammable materials open all sides, may be located in side or rear setbacks, if shown not to have any negative effect on adjacent properties.

Analysis

The Planning Commission shall determine if the proposed amendment is necessary, in the best interest of the public, and in harmony with the objectives and purposes of the Code.

A. Downtown Multi-Family Parking

The Downtown (DN) Mixed Use Zone was established to provide a district primarily for the preservation of the mixed-use character of the commercial and residential uses in and adjacent to the Main Street downtown area, consistent with the provisions of the adopted Bountiful Historic Downtown Plan.

The 2009 Bountiful Downtown Master Plan addresses the need for a (more) walkable and dense community. Decreasing parking requirements Downtown encourages developers to build around pedestrians and their experience walking/biking downtown. The Planning Department finds it in the best interest of the City to consider reducing parking standards Downtown Zone, specifically for multi-family residential development

as that in comparison with other Davis County and similar municipalities, Bountiful seems to have higher parking ratios.

Hypothetically, the current code would regulate the following examples:

Example 1a: 16-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
Studio	4	1.75	7.0
1 bedroom	5	1.75	8.75
2 bedrooms	5	2.25	11.25
3 bedrooms	2	2.75	5.5
Total Parking			33 (32.5)

Example 2a: 14-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	14	2.25	31.5
Total Parking			32 (31.5)

Example 3a: 3-unit apartment building (hypothetical), current code:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	3	2.25	6.75
Total Parking			7 (6.75)

There are sites throughout the City located in the Residential Multiple (RM) Family subzones where the density of the development is based on set parameters of units per acre, i.e.: 7, 13, 19, and 25, in addition to typical land use parameters (height, setbacks, landscaping, etc.). This is the traditional approach to capping density in its simplest form. In these RM sub-zones, the maximum density is codified. Furthermore, the Mixed-Use Zone (Renaissance Towne Centre, Village on Main, a few others) receives added analysis during the rezoning process with the Planning Commission and ultimately the City Council, where parking, density, and other parameters are requested, discussed, debated, and approved.

The DN Zone does not have a traditional density cap like the RM subzones and does not go through the required master planning approval process of the Mixed-Use zone change application. In other words, the parking ratio / requirement has become the maximum allowed density in the DN Zone, based on each applicant's request to accommodate a specified number of units and its corresponding number of parking spaces onsite.

A 2019 Main Street inventory conducted by the Planning Department indicated a total of 156 street / public parking spaces. The City Land Use Code does not allow any of these spaces to be counted towards their required on-site (off-street) parking for development, which is not unique to Bountiful.

City Municipal Traffic Code

The following text is found in the City's Municipal regarding parking limitations City-wide, including Main Street:

13-1-103. Parking Limitations.

(a) *It is unlawful for any person who owns or has possession, custody or control of any vehicle to park or knowingly allow to be parked any vehicle or trailer on any street:*

(1) between the hours of 2:00 a.m. and 6:00 a.m. during the months of November, December, January, February and March;

(2) when it is actually snowing, or within twelve hours thereafter. Due to the unique nature of the downtown area, this prohibition shall not apply to Main Street between 500 South and 400 North;

(3) for a period longer than 24 consecutive hours; or

(4) for a period longer than that allowed by appropriate signs, markings or parking meters giving notice of such parking time limitation.

[...]

The following table shows both the applicant's proposal and Staff's recommendation, including hypothetical examples above:

No. bedrooms	Current Code (per unit)	Applicant Proposal (per unit)	Staff Proposal (per unit)
Studio	1.75 (interpreted)	Not included	1.0
1	1.75	1.0	1.0
2	2.25	2.0	1.75
3 or more	2.75	3.0	2.0

Example 1b: 16-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required parking
Studio	4	1.0	4.0
1 bedroom	5	1.0	5.0
2 bedrooms	5	1.75	8.75
3 bedrooms	2	2.0	4.0
		Total	22 (21.75)

Example 2b: 14-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required parking
2 bedrooms	14	1.75	24.5
		Total	25 (24.5)

Example 3b: 3-unit apartment building (hypothetical), current staff proposal:

Apartment type	Number of units	Rate	Required Parking
2 bedrooms	3	2.0	6
Total Parking			6

Staff shared and discussed these findings, proposals, and the following options with City Staff, Police and Streets Departments:

- A. Parking Ratio Reduction. This possible strategy may include a simple ratio reduction. It may include an updated ratio based on the size of each unit instead of number of bedrooms per unit. Another consideration may include creating the same ratio for all units regardless of the number of bedrooms or size of each unit. Some municipalities provide a further ratio reduction based on proximity to public transit.
- B. Parking Ratio Range (minimum and maximums). This possible strategy focuses not only on providing the appropriate *minimum* ratio as described as item A but would also limit how much parking may be placed on a site as it incorporates a *maximum* number of parking spaces, creating a specified range.
- C. Parking Regulation/Ratio Elimination. This possible strategy removes required on-site parking spaces from the Land Use Code and provides the entire responsibility to the property owner in providing the appropriate number of parking spaces for their tenants, which may include each property owner providing parking studies from transportation planners/engineers, economists, etc., recommending a required number of parking spaces. This strategy would make on-site (off-Street) parking market driven. If considered, the City should still regulate parking size, location, layout, design, etc.

During a July 27, 2023, City Council work session meeting, City Council discussed the Planning Commission’s request to explore the three (3) strategies (options / methods) and directed the Commission to focus efforts in strategy A and B, as the City Council is unlikely to move forward with strategy C.

The Police Department expressed anticipated stress of receiving complaints from Main Street businesses that parking stalls in front of their business are being used for housing (See attached comments). Both Streets and Police believe the minimum parking requirement for multi-family units should be two (2) stalls per unit, regardless of the number of bedrooms. They also believe there isn’t a need to have a minimum visitor parking regulation. Overall, these departments support having minimum parking requirements and reduce parking by eliminating the minimum visitor parking requirement.

Main Street business owners received a memo from the Planning Department of the proposed downtown parking amendment and expressed that the proposed amendment would not affect them, and they do not see any possible issues with it.

Additional - ITE Parking Generation Manual 5th Edition

The Institute of Transportation Engineers (ITE) in their publication of Parking Generation Manual 5th Edition provides the following parking supply ratios:

- Land Use: 220 Multifamily Housing (Low-Rise): Includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with one or two levels (floors) of residence.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Dense Multi-Use Urban	Within ½ mile of rail transit	0.6 (12 sites)	0.4 (10 sites)
	Not within ½ mile of rail transit	0.9 (18 sites)	0.6 (18 sites)
General Urban / Suburban	Within ½ mile of rail transit	1.5 (10 sites)	0.9 (10 sites)
	Not within ½ mile of rail transit	1.7 (52 sites)	1.0 (52 sites)

No mention is made herein regarding studio apartments or bedroom mix.

- Land Use: 221 Multifamily Housing (Mid-Rise): Includes apartments, townhouses, and condominiums located within the same building with between three and 10 levels (floors) of residence.

Setting	Proximity to Rail Transit	Parking Supply Ratio	
		Per Dwelling Unit	Per Bedroom
Center City Core	Within ½ mile of rail transit	1.1 (15 sites)	1.0 (12 sites)
Dense Multi-Use Urban	Within ½ mile of rail transit	1.2 (39 sites)	0.9 (34 sites)
	Not within ½ mile of rail transit	1.2 (65 sites)	0.8 (56 sites)
General Urban / Suburban	Within ½ mile of rail transit	1.5 (25 sites)	0.8 (12 sites)
	Not within ½ mile of rail transit	1.7 (62 sites)	1.0 (39 sites)

No mention is made herein regarding studio apartments or bedroom mix.

Additional - Parking within the Single-Family Dwellings

It is worth noting that parking throughout the City, including the DN Zone for single-family dwellings is not reviewed based on the bedroom count or the size of the unit, but it is based on the following: Four (4) parking spaces for each single family dwelling unit. At least two (2) spaces shall be in a garage.

While this adopted standard is simple in nature Staff recognizes that the standard is high. In researching other City’s across Davis County and the State, Bountiful City has the highest parking requirement in this category. The industry standard for this use is a minimum of two (2) parking spaces found on-site / off-street for Single-Family Dwellings.

Duplex parking – The Code makes no mention of duplex parking requirements. For the most part, Staff has consistently used the SFD parking ratio for this land use.

Additional - Shared Parking

Shared parking can be utilized to use parking space generated by two (2) or more land uses without conflict or encroachment (mixed use developments). This is effective when different land uses are found on the same parcel and/or relatively close by. The benefits of shared parking include variations in the accumulation of vehicles by hour, day, and season. It also results in relationships among the land uses that end in visiting multiple land uses on the same vehicle trip. The key goal of a shared parking analysis is to find the balance between providing adequate parking to support a development or area from a commercial viewpoint and minimizing the negative aspects of excessive land area or resources devoted to parking.

The current Land Use Code allows reduced parking standards when parking use intensities vary during the course of the day due to mixed uses or staggered operations shifts. The current DN Zone Code allows non-residential uses required parking on other private sites with certain parameters, agreement, etc., however, require parking spaces for residential uses are not eligible for private off-site parking.

The submitted application focuses on residential parking ratios only and not on non-residential uses. While the City has not reviewed non-residential parking ratios at this time, a possible reduction of the residential parking ration would ultimately affect the base of shared parking.

B. Carport Setbacks

The 2009 Downtown Masterplan does not specifically address goals and objectives for accessory structures downtown; however, it states the importance of building design standards to revitalize downtown and create spaces which are inviting for the public. Bountiful's downtown design standards include landscape setbacks where parking, loading, and drive areas shall have a minimum five foot (5') wide landscape buffer when located adjacent to a side or rear property line (Code § 14-7-109 (4)).

Staff recommends simplifying the code for downtown accessory structures, including carports, where the following requirements are met:

1. Shall not be placed in the front yard setback.
2. The minimum side and rear yard setback shall be five feet (5') wide (to match the same landscaping setback mentioned above).
3. Shall meet all applicable provisions of the International Building Code.

Department Review

This staff report was written by the Senior Planner and Planning Director, and was reviewed by the City Attorney.

Recommendation

Staff recommends that the Planning Commission review the proposed amendments and forward the following recommendations to City Council:

- A. Approval to implement the Staff Proposed Parking Amendment for Code § 14-18-107 (A)(6). (See attached)
- B. Approval to implement the Staff Proposed Carport Amendment to Code § 14-7-105 (E). (See attached)

Attachments

- 1. Staff Proposed Parking Amendment
- 2. Staff Proposed Carport Amendment
- 3. Surrounding City's Parking Regulations
- 4. Police and Streets Comments
- 5. Applicant Proposed Amendment

14-18-107 PARKING SPACES REQUIRED

6. Dwellings, Multiple Family.

~~a. Parking for multiple family developments shall be at least two (2) parking spaces per unit. shall be based on the following standards:~~

~~Bedrooms — Required Spaces — Visitor Spaces~~

~~1 — 1.5/Unit — .25/unit~~

~~2 — 2.0/Unit — .25/unit~~

~~3 or more — 2.5/ Unit — .25/unit~~

~~b. Downtown Mixed-Use Zone Parking for multiple family developments shall be based on the following standards:~~

~~Bedrooms Required Spaces~~

~~Studio 1/Unit~~

~~1 1/Unit~~

~~2 1.75/Unit~~

~~3+ 2/Unit~~

~~At least one (1) of the required parking spaces above shall be a designated, covered parking stall for each dwelling unit.~~

~~Visitor parking spaces shall be distributed throughout the project for convenient access from all units.~~

Code § 14-7-105 (E)

~~Accessory Structures:- An accessory structure shall meet all of the setback requirements of a principal structure.~~

~~An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met: 1. The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property. 2. The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC. 3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.~~
An accessory structure, including carports, shall meet the following requirements:

1. An accessory structure shall meet all applicable provisions of the International Building Code.
2. Shall not be placed in the front yard setback for the main structure.
3. Shall have a minimum side and rear yard setback of five (5) feet.

Surrounding City's Parking Requirements for Multi-Family Development

RESIDENTIAL PARKING REQUIREMENTS													
	Bountiful	Centerville	Farmington	N. Salt Lake	W. Bountiful	Woods Cross	Layton	Murray	Draper	Logan*5*	Salt Lake	Park City	Ogden
Single Family	4/unit	2/unit	2/unit	2/unit	2/unit**	2/unit	2/unit***	2/unit	2/unit	2/unit	2/unit	2/unit	2/unit (Sidebyside)
Two -Family	None listed	2/unit	2/unit	2/unit*	-----	-----	2.25****	-----	-----	-----	2/unit	-----	2/unit (Sidebyside)
Three-Family	-----	-----	2/unit	2/unit*	-----	-----	-----	-----	-----	-----	-----	-----	2/unit (Sidebyside)
Four-Family	-----	-----	2/unit	2/unit*	-----	-----	-----	-----	-----	-----	-----	-----	2/unit (Sidebyside)
Multi-Family	1 Bedroom 1.2/unit*	Studio/1 bedroom 1.5/unit	1.6/unit	2/unit*	2/unit**	1 bedroom 1.5/unit	Studio 1.25/unit*	2.5/unit*	2.25/unit	2/unit	1 bedroom 1/unit	1000 sf 1/unit	2/unit
	2 Bedroom 2/unit*	2+ bedroom 2/unit	-----	-----	-----	2 bedroom 2.0/unit	1 bedroom 1.5/unit*	-----	2.25/unit	-----	2+ bedroom 2/unit	1000 - 2000 sf 1.5/unit	2/unit
	3+ bedroom 2.5/unit*	-----	-----	-----	-----	3 bedroom 2.5/unit	2 bedroom 1.75/unit*	-----	2.25/unit	-----	-----	2000+ 2/unit	2/unit
	-----	-----	-----	-----	-----	4+ bedroom 2.5+/unit	3 bedroom 1.9/unit*	-----	-----	-----	-----	-----	-----
Mult-Fam Visitor	0.25		0.25	0.25			0		X				
Downtown											1 bedroom .5/unit; 2+ bedrooms 1/unit		1.5 min – 2 max /unit
Region	South Davis County	South Davis County	South Davis County	South Davis County	South Davis County	South Davis County	Biggest city in Davis County	Similar	Similar		State Capital		
Population	45,762	16,884	24,531	21,907	5,917	11,410	81,773	50,637	51,017	52,778	199,723	8,396	

* One covered space required
 ** Garage and driveway combined
 *** Space required in carport or garage
 **** Townhouse/ side-by-side : May be reduced around public transit
 5 Requires Bike Parking

Amber Corbridge

From: Ed Biehler
Sent: Wednesday, July 12, 2023 4:44 PM
To: Amber Corbridge
Subject: Re: Parking Standards Ordinance Amendment

I am very concerned about parking enforcement. Reducing the parking availability will inevitably cause parking problems. In my opinion residents will need to park either on Main St. itself and take up potential parking spots for business on Main Street or they will be parking on the side streets. In my experience there is already parking problems at businesses on Main. I rarely get a spot to park when I go to the barber on 100 S Main or Sweet Cakes on the same block. The ice cream store or the dance studio is always busy. There are apartments that follow the current parking standard (not reduced) that don't have enough parking (Windgate has cars parked on 500 W all the time. Pages Place/Call Meadows 1700 N 200 W. Apartments on 195 N Main park on the street all the time.... to name a few) and then park on the street and cause parking problems.

Winter parking enforcement will also be a potential problem. The code already exempts cars on main between 500 S and 400 N so we don't currently enforce it. But I would assume more cars on Main would be problematic for plowing that Streets can address.

I think the idea that if we reduce the number of parking spots then people will just move in and sell cars, or not buy cars and just use public transit is not realistic. Our state and/or local community is not set up for what I view as having real transit options.

Hopefully none of that is offensive but I see businesses upset that they don't have customer parking, side neighbors upset because people are parking in front of their house, others upset because the roads can't get plowed, etc.

Let me know if you need anything else.

On Jul 12, 2023, at 4:00 PM, Amber Corbridge <amber@bountiful.gov> wrote:

Hey Ed and Charles,

Thank you for meeting with me last week to discuss the parking standards and ordinance amendment memo which was sent by Francisco. Will you please email me your comments in writing? I am finishing up my Planning Commission Report and want to attach your review comments of the proposed ordinance amendment. Thank you so much!

Respectfully,

AMBER CORBRIDGE | SENIOR PLANNER
amber@bountiful.gov | 801.298.6190 | Bountiful By Design
795 S MAIN ST | 84010 | bountifulutah.gov

Amber Corbridge

From: Charles Benson
Sent: Thursday, July 13, 2023 1:03 PM
To: Amber Corbridge
Cc: Ed Biehler
Subject: RE: Parking Standards Ordinance Amendment

Amber,

Reducing the off-street parking requirements in the downtown area is not supported by the Streets Director.

The Street and Storm Water departments have a difficult time right now trying to maintain the roads with residential over night parking on Main Street. We have several places on Main St. vehicles are parked 24 hours a day.

We would like to add to the Parking limitations 13-1-103 a 2 "During business hours" that the downtown area would be exempt from the snow parking restrictions.

We do not want to turn into the parking mess like the avenues of Salt Lake City.

It is nice to think that mass transit will be used but most people still have a car that needs a parking place to go where mass transit will not take them.

In my experience as a landlord each resident over 18 years old had access to a vehicle that needs a parking place and also needs parking places for visitors.

Pushing parking requirements from private property to public property is not the best answer for the residents or business owners of Bountiful.

Charles



Charles Benson | Director

Streets, Sanitation, Storm Water, Landfill, and Recycling

Bountiful City | 950 South 200 West, Bountiful, Utah 84010

O: 801-298-6175 | Email: cbenson@bountiful.gov

From: Amber Corbridge <amber@bountiful.gov>
Sent: Wednesday, July 12, 2023 4:01 PM
To: Ed Biehler <biehler@bountiful.gov>; Charles Benson <cbenson@bountiful.gov>
Subject: Parking Standards Ordinance Amendment

Hey Ed and Charles,

Attachment 5 : Applicant Proposed Amendment

14-7-112-c

10. During site plan review process, the land use Authority may grant a width and length extension if the proposed

Building appears as two or more separate building based upon material differences, building design and/ or height appearances.

14-7-105

E.

Accessory Structures, An accessory structure shall meet all of the setback requirements of principal structures. An accessory structures that does not require a building permit, according to the International building code (IBC) may be located in a side or rear setback area only if all the following conditions are met: --Exceptions to setbacks may be allowed for carports, constructed of non-flammable materials open on all sides, may be located in side or rear setbacks areas, if shown not to have any negative effect on adjacent properties.

14-18-107

6. Dwellings, Multiple Family, Parking for multiple family developments shall be based on the following guidelines and an approved parking plan as specified in Subsection B of this Section:

Bedrooms	Required Spaces
----------	-----------------

1	1/unit
---	--------

2	2/unit
---	--------

3	3/unit
---	--------

At least one (1) of the required parking spaces above shall be designated covered parking stall for each dwelling unit. Visitor parking spaces shall be distributed through the project for convenient access from all units.

Planning Commission Staff Report

Subject: Conditional Use Permit for an Accessory Structure Greater than 10% of the Lot Size at 3242 South 200 West
Author: Nicholas Lopez, Assistant Planner
Department: Planning
Date: July 18, 2023



Background

Cliff Cole, the applicant, submitted a Conditional Use Permit (CUP) application to build an indoor pickleball court accessory structure on the property located at 3242 South 200 West. The footprint of the proposed accessory structure exceeds ten percent (10%) of the total lot area. The property is located in the R-4 (Single-Family Residential) subzone and is surrounded by single-family dwellings. The proposed structure is 2,970 square feet, where the lot area is 22,734 square feet (See Attached Site Plan).

Land Use Code §14-4-105 (J) allows the footprint of all accessory structures up to ten percent (10%) of the lot size as a permitted use and allows the footprint of all accessory structures larger than ten percent (10%) and not exceeding fifteen percent (15%) as a conditional use. County records indicate the property is 0.522 acres (22,734 square feet). The proposed sixty-one by forty-eight feet (61' x 48') structure occupies 13.1% of the lot area.

Analysis

The Planning Commission is to consider how the accessory structure meets the Land Use Code and Conditional Use Standards (Land Use Code § 14-2-506):

1. Relates to the surrounding uses.
2. Impacts the existing surrounding development.
3. Appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.

Additionally, the Planning Commission is to consider the following for accessory structures requiring a CUP:

1. Extent that sunlight, air, and view sheds are obstructed.
2. Proximity of other structures.
3. Contour of the land.

4. Features peculiar to the site and adjoining properties.
5. Location of windows, doors, balconies, and other openings that may intrude on adjoining properties.
6. The proposed potential uses. The purpose of the review is to ensure that any potential negative impacts from the allowed use may be mitigated.

The Land Use Code requires at least forty percent (40%) of a lot to be landscaped and further indicates there should be at least fifty percent (50%) landscaping in each of the yards (front, side, and rear). The proposal indicates fifty-seven percent (71.3%) of the lot is to be landscaped and each yard will meet the required landscaping.

The proposed structure has a sidewall height of fifteen feet (15') and the average building height is proposed at fifteen feet (15') with the greatest side being twenty feet (20') tall. The Land Use Code has specific height parameters for accessory structures allowing a maximum sidewall height of 15 feet and a maximum building height of 20 feet (measured to the average roof line). The proposed structure complies with these height parameters. It should be noted that the closest side to the neighboring property on the south side of the structure is proposed to have a building height of approximately fifteen feet (15') due to grade change adjacent to that area.

The surrounding area of the property includes various building styles from different eras, which make it challenging to establish what is considered harmonious; however, all accessory structures are located in rear yards. The proposed structure would be built with cementitious board-and-batten, painted grey with a white trim on the north side and charcoal ash grey metal siding on all other sides. The proposed materials are consistent with other accessory structures on the street. The proposed north exterior wall would contain most openings with a nine by fifteen-foot (9'x15') garage style door and a total of five (5) doors and three (3) windows facing towards the rear yard. The east and west elevations contain three (3) windows each and the south elevation does not have any openings.

Staff finds that the proposed exterior building material would not need to match the single-family dwelling building material. The proposed paint colors of the exterior structure are neutral and would complement the surrounding structures.

These plans have been reviewed by Engineering, Building, Power, and Fire. No further requirements by any stated.

Department Review

This staff report was written by the Assistant Planner and reviewed by the City Attorney and Planning Director.

Significant Impacts

The proposed accessory structure would be in an established area with existing buildings, infrastructure, utilities, etc. There aren't any unmitigated impacts associated with the proposed accessory structure.

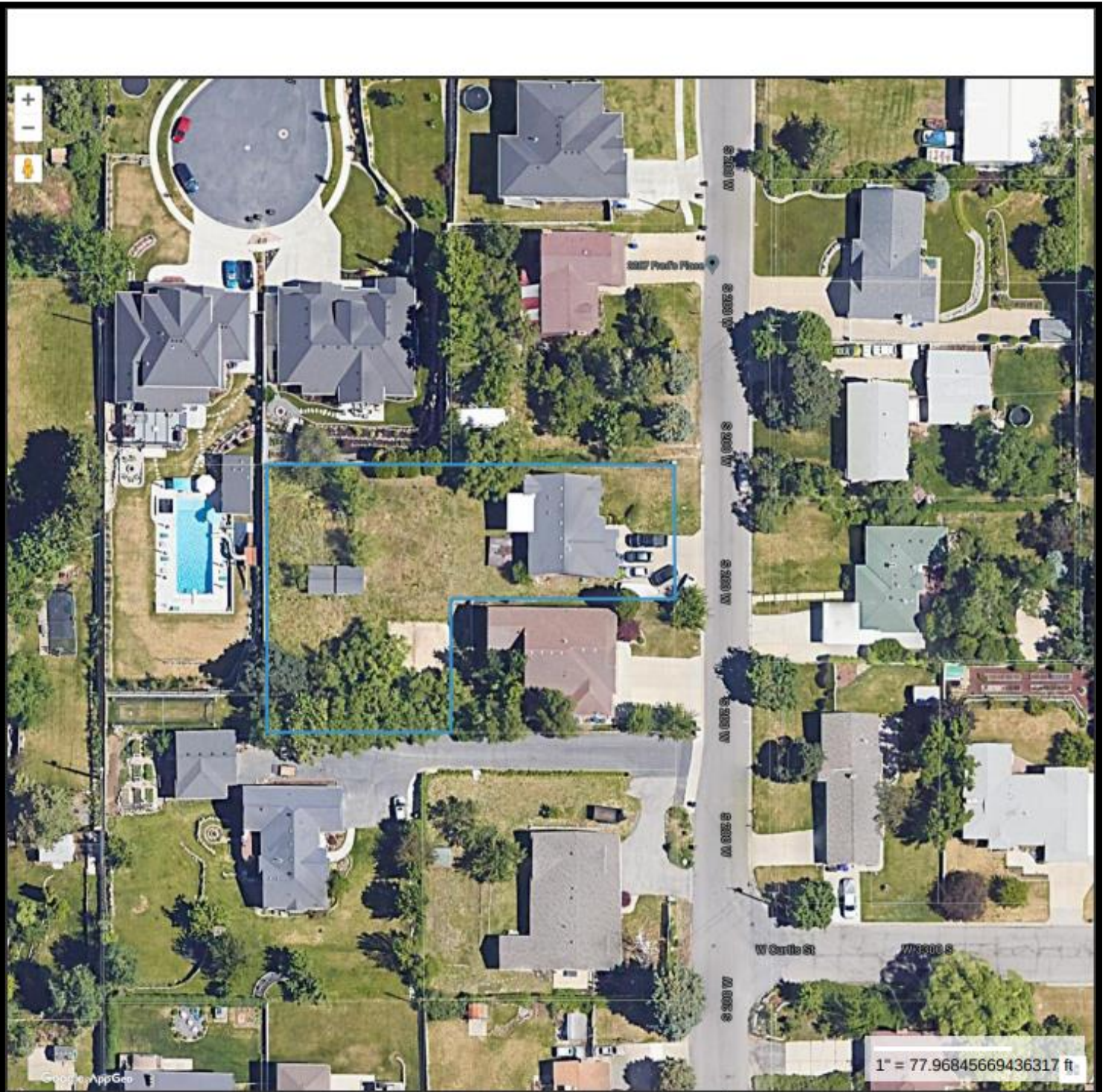
Recommendation

Staff recommends that the Planning Commission review the application, hold a public hearing, and approve the Conditional Use Permit for an accessory structure at 3242 South 200 West.

Attachments

1. Vicinity Map
2. Site Plan
3. Elevations
4. Statement of Intent
5. Floorplan

ATTACHMENT 1: VICINITY MAP



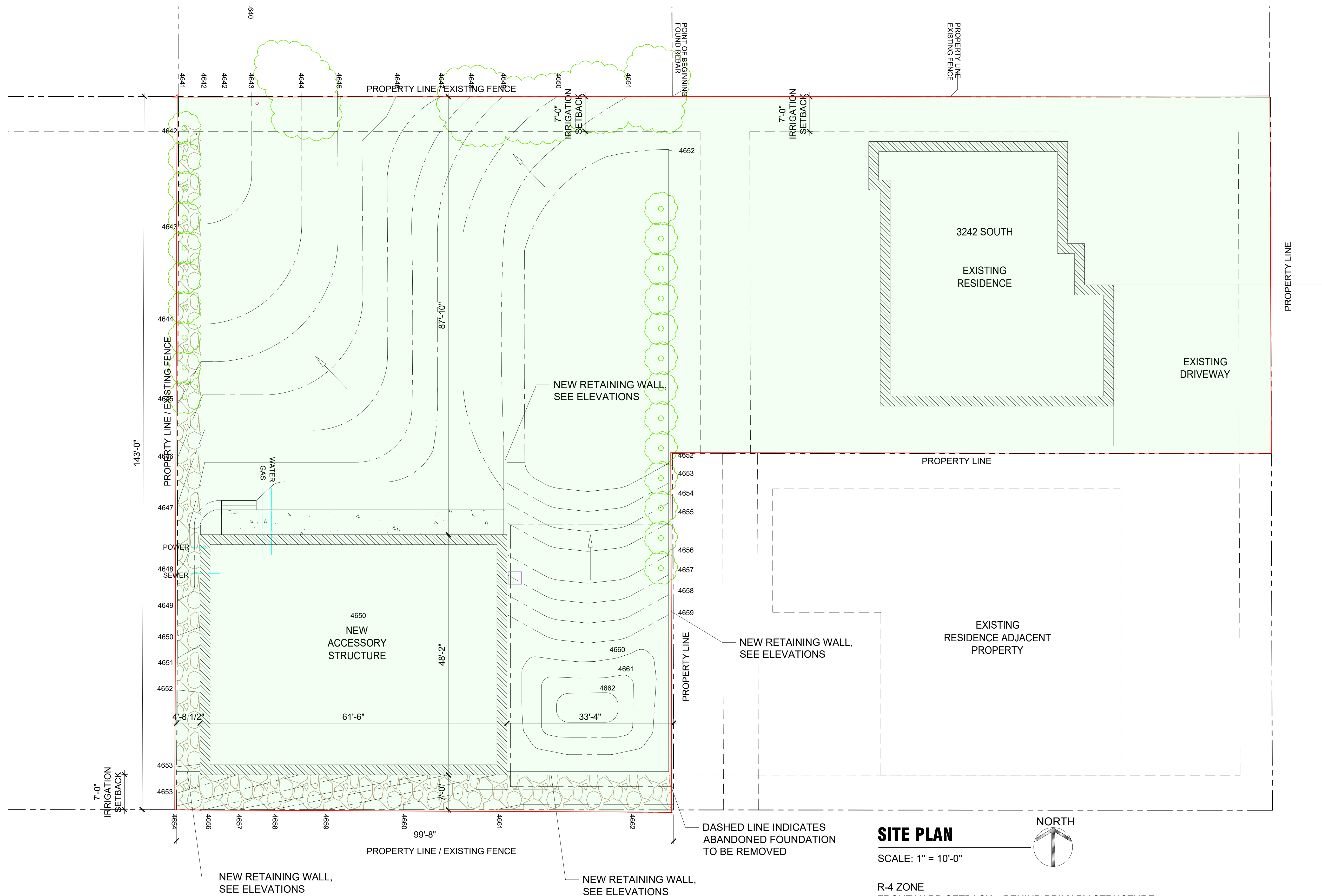
Property Information

Owner 3242HOLDINGS8 LLC
Address 442 NORTH MAIN STREET
Property ID 012770005



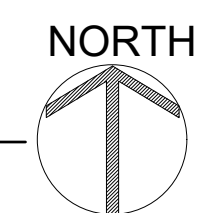
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.



SITE PLAN

SCALE: 1" = 10'-0"



R-4 ZONE
 FRONT YARD SETBACK = BEHIND PRIMARY STRUCTURE
 REAR YARD SETBACK = 3'-0"
 SIDE YARD SETBACK = OUTSIDE UTILITY EASEMENT / 3'-0" MIN.
 MAX. SIDE WALL HT. = 15'-0" FROM AVERAGE GRADE
 MAX. LOT COVERAGE = 15%
 LOT SIZE = 22,734 S.F.
 15% = 3,410 S.F.

PROPOSED ACCESSORY STRUCTURE = 2,970 S.F.

200 WEST

consultants

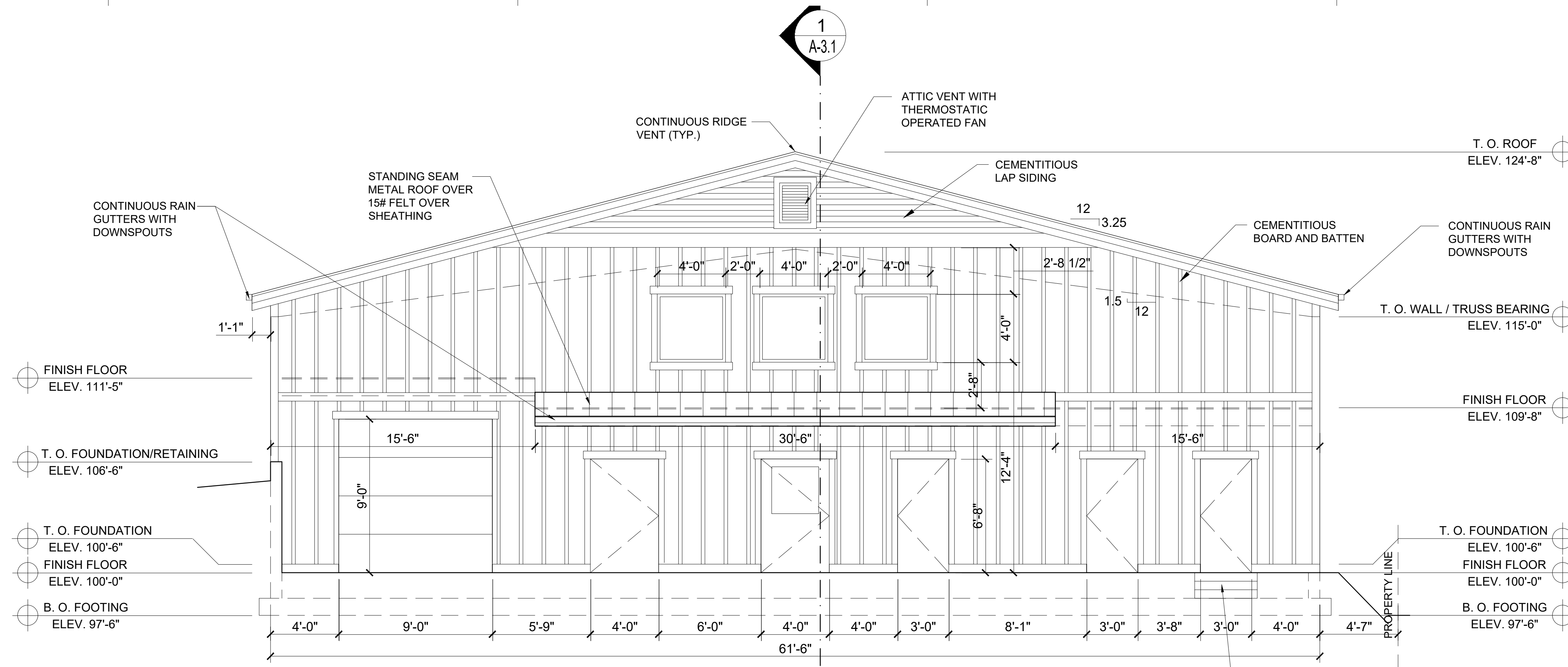
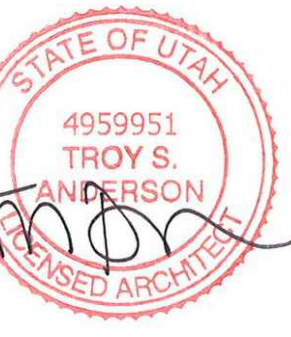
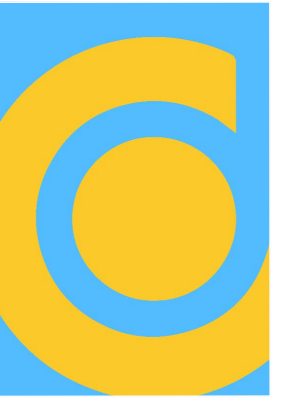
**COLE
 ACCESSORY
 BUILDING**
 3242 S 200 W
 BOUNTIFUL, UTAH

PROJECT NO:	23035
DRAWN BY:	TA
CHECKED BY:	TA

ISSUE DATE:	04/13/23	
REV.	DATE	DESC.

SHEET TITLE

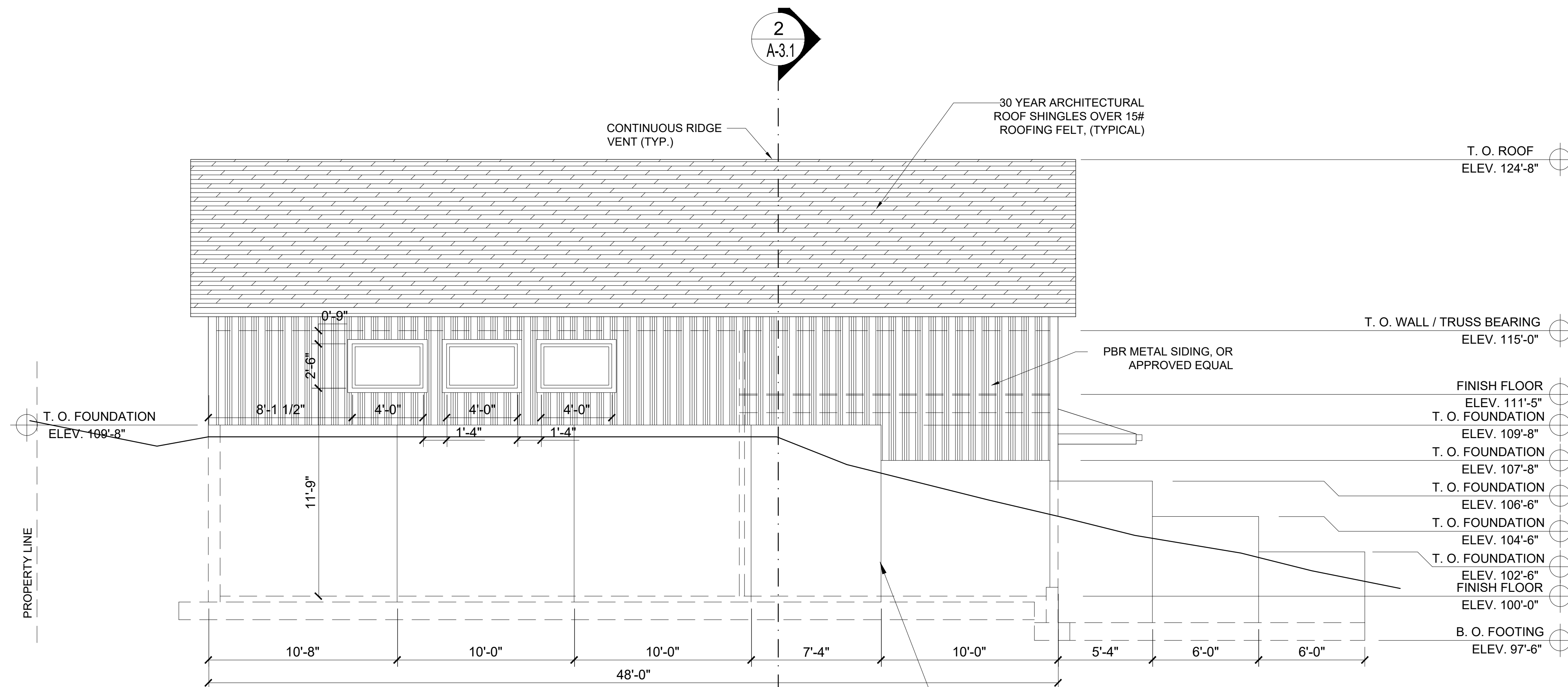
SITE PLAN



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

NOTE: ALL EXTERIOR DOORS AND WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .35



EAST ELEVATION

SCALE: 1/4" = 1'-0"

consultants

COLE ACCESSORY BUILDING

3242 S 200 W
 BOUNTIFUL, UTAH

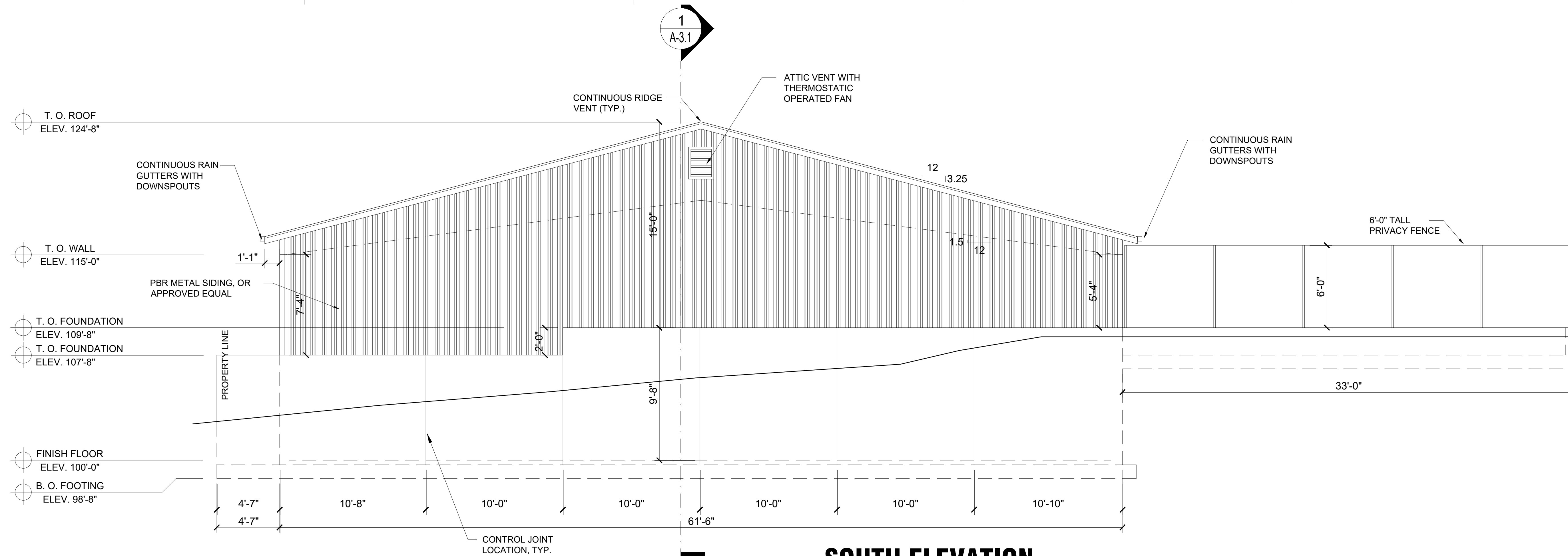
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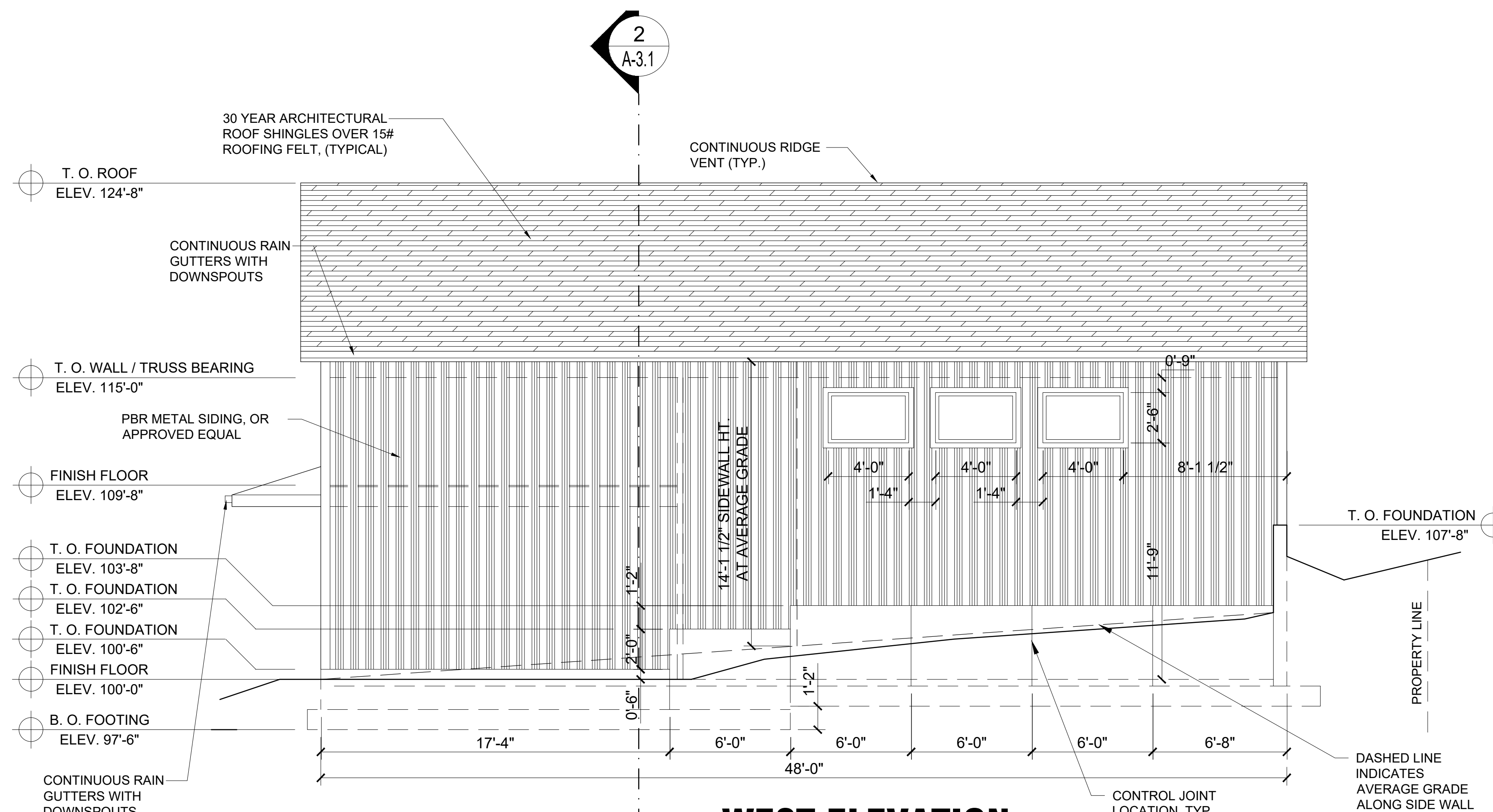
SHEET TITLE

ELEVATIONS



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

consultants

**COLE
 ACCESSORY
 BUILDING**

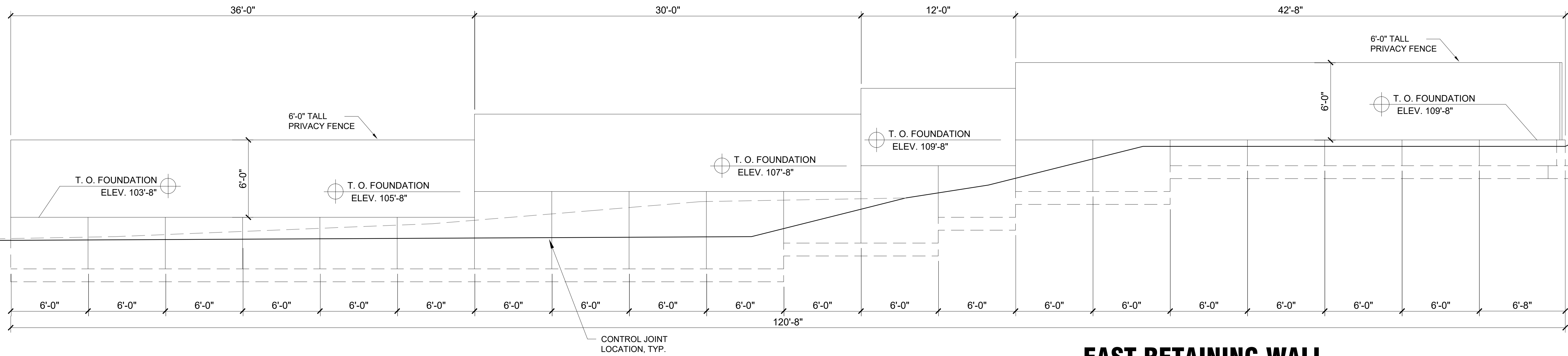
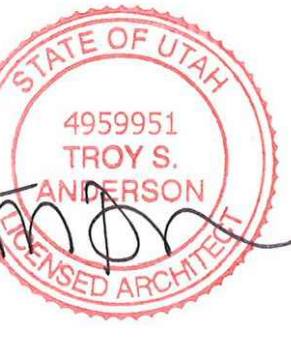
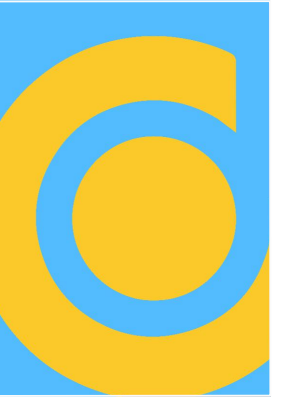
3242 S 200 W
 BOUNTIFUL, UTAH

PROJECT NO: 23035
 DRAWN BY: TA
 CHECKED BY: TA

ISSUE DATE: 04/13/23
 REV. DATE DESC.

SHEET TITLE

ELEVATIONS



EAST RETAINING WALL

SCALE: 1/4" = 1'-0"

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**COLE
 ACCESSORY
 BUILDING**

3242 S 200 W
 BOUNTIFUL, UTAH

PROJECT NO: 23035
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ISSUE DATE: 04/13/23
 REV. DATE DESC.

REV.	DATE	DESC.

SHEET TITLE

**ELEVATION
 EAST
 RETAINING
 WALL**

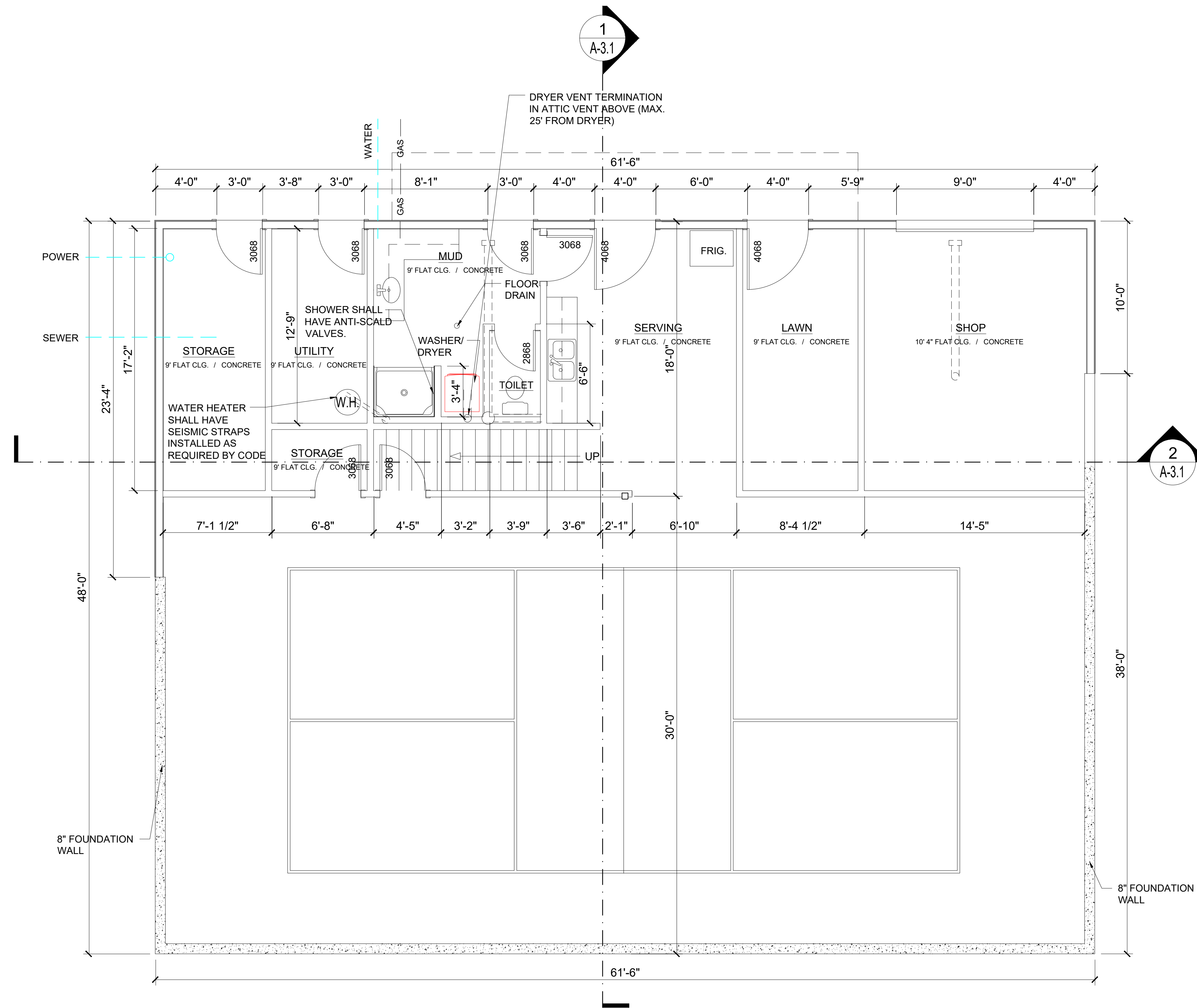
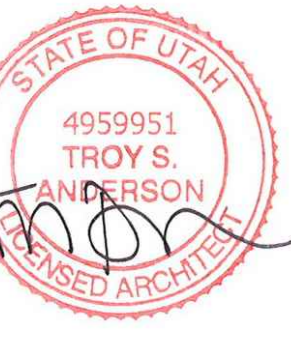
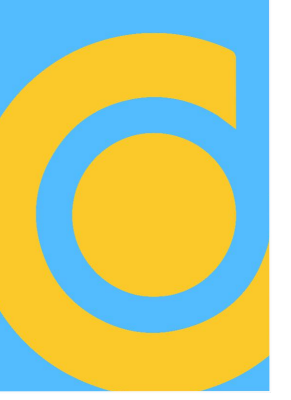
A2.3

Bountiful City Planning Department
795 South Main Street
Bountiful, Utah 84010

June 6, 2023

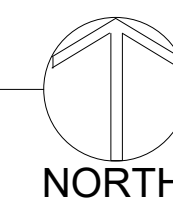
RE: Statement of Intent

I would like to build a indoor pickleball court on my property. The building foot print exceeds 10% of the gross square footage of the lot, requiring a conditional use permit.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



consultants

**COLE
 ACCESSORY
 BUILDING**

3242 S 200 W
 BOUNTIFUL, UTAH

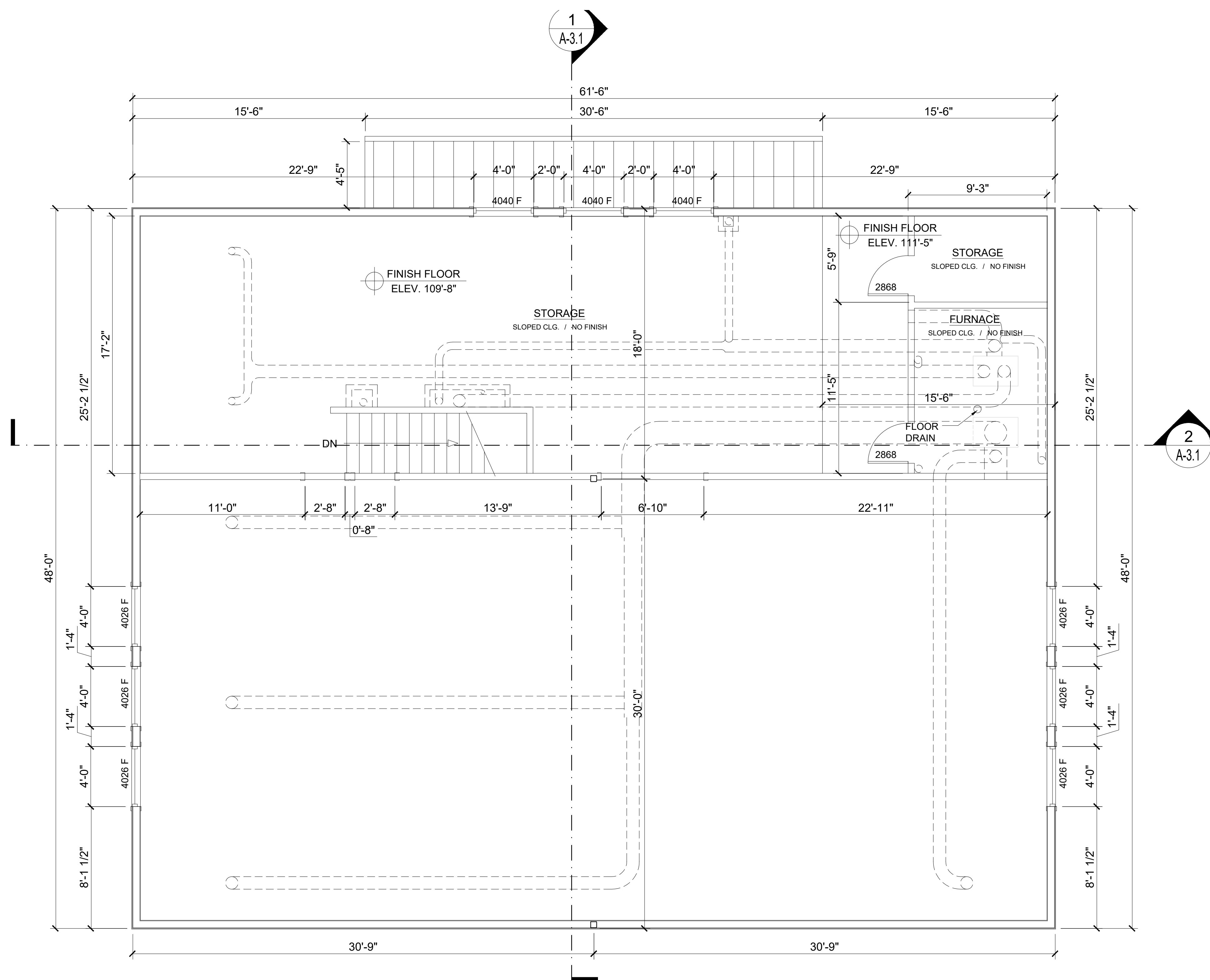
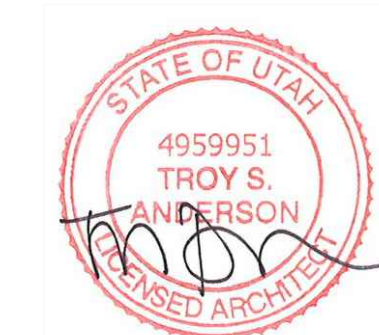
PROJECT NO: 23035
 DRAWN BY: TA
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ISSUE DATE: 04/13/23
 REV. DATE DESC.

REV.	DATE	DESC.

SHEET TITLE

**FIRST FLOOR
 PLAN**

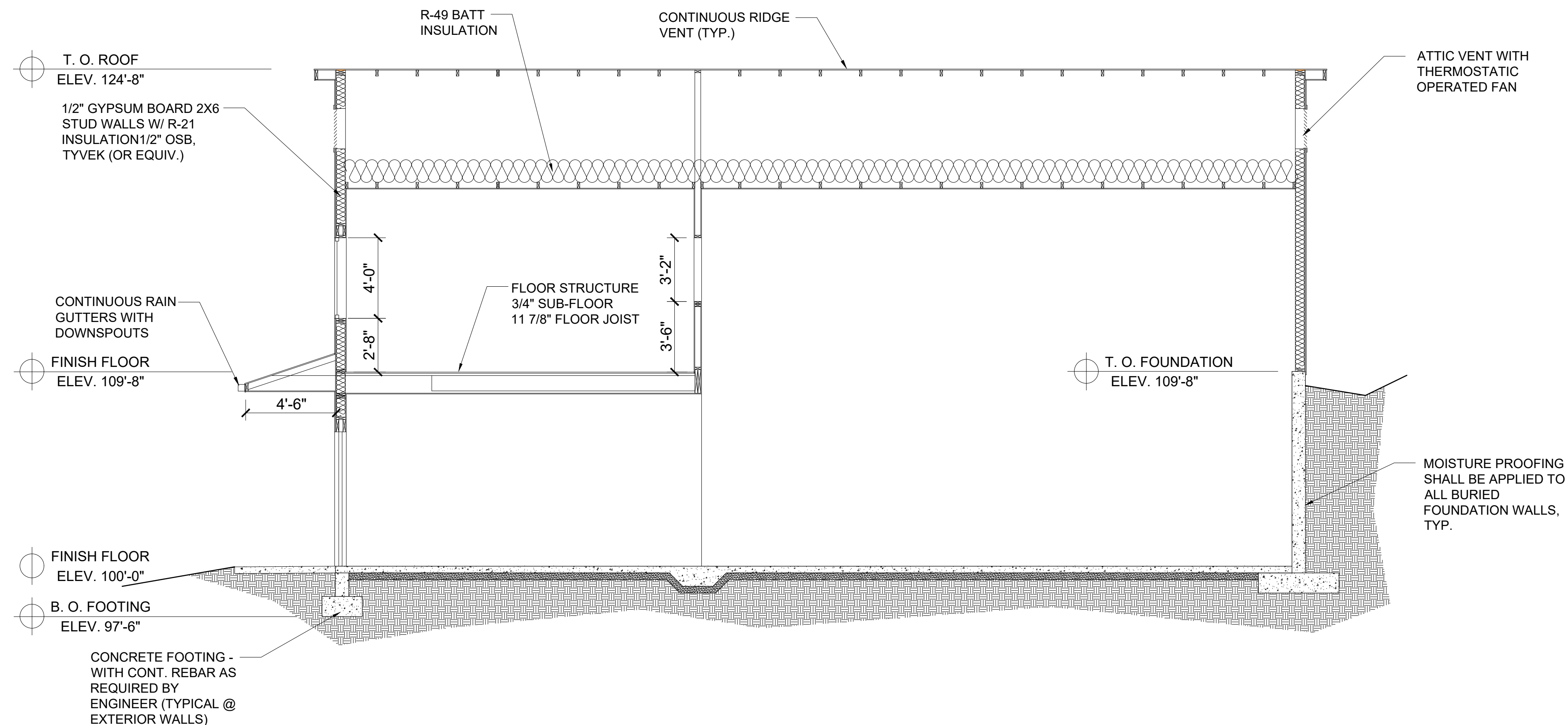


SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 NORTH

consultants
**COLE
 ACCESSORY
 BUILDING**
 3242 S 200 W
 BOUNTIFUL, UTAH

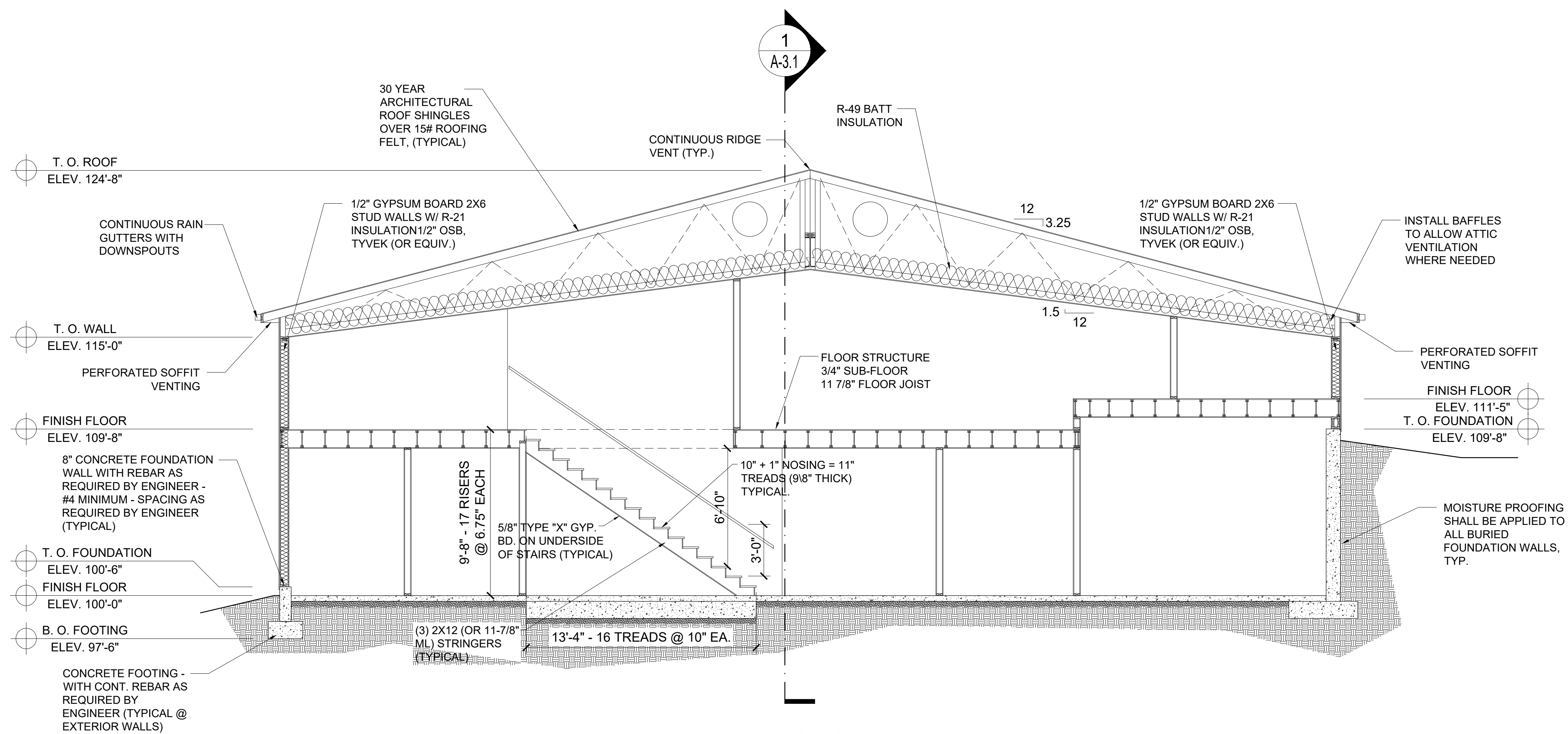
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CHECKED BY:	TA	
ISSUE DATE:	04/13/23	
REV.	DATE	DESC.

SHEET TITLE
**SECOND FLOOR
 PLAN**



BUILDING SECTION #1

SCALE: 1/4" = 1'-0"



BUILDING SECTION #2

SCALE: 1/4" = 1'-0"

consultants

**COLE
 ACCESSORY
 BUILDING**

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 BOUNTIFUL, UTAH

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SHEET TITLE

SECTIONS

A3.1