

**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, August 14, 2018**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for July 17, 2018.
3. **PUBLIC HEARING** – Consider approval of a variance to section 14-4-105 J. 2. b. to allow for the building footprint of accessory structures to exceed 15 % of the lot or parcel area.
4. **PUBLIC HEARING** - Consider approval for a Conditional Use Permit approval for a 12-unit multi-family development located at 105 South 100 West, Brian Knowlton, applicant.
5. Consider preliminary site plan approval for a 12-unit multi-family development located at 105 South 100 West, Brian Knowlton, applicant.
6. Consider preliminary and final subdivision approval for Nathan’s Subdivision located at 306 and 292 W 400 North, Nathan Polatis, applicant.
7. Consider preliminary site plan approval for Alphagraphics located at 265 S Main and 295 S Main, Spencer Anderson, applicant.
8. Consider the approval of the Findings of Fact for an approved sideyard setback and lot width variance in conjunction with an application for subdivision located at 306 W 400 North, Rafael Chavez Jr, applicant.
9. Planning Director’s report, review of pending applications and miscellaneous business.

  
Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**July 17, 2018**  
**6:30 P.M.**

Present: Chair – Sean Monson; Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, Tom Smith and Sharon Spratley; Asst. City Attorney – Clint Drake; City Planner – Chad Wilkinson; Asst City Planner – Curtis Poole; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Council Representation – Richard Higginson; City Attorney – Clint Drake

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for June 19, 2018.**

Sharon Spratley made a motion to approve the minutes for June 19, 2018 as written.

Von Hill seconded the motion. Voting passed 4-0-1 with Commission members Bell, Clark, Hill, Smith and Spratley voting aye and Commission member Monson abstaining.

**3. Consider preliminary and final plat approval for 5<sup>th</sup> West Flex Offices located at 1051 S 500 West, Jeff Beck, applicant.**

Jeff Beck was present. Paul Rowland presented staff report.

Mr. Jeff Beck, applicant, requests preliminary and final plat approval for the 5<sup>th</sup> West Flex Office Condominiums, which encompasses the recently constructed commercial building at 1051 S. 500 West. The building is located on Lot 1 of the 5<sup>th</sup> West Office Park Commercial Subdivision and already exists as a commercial structure. The building meets all of the requirements that were in place at the time of the original commercial subdivision approval and this change is solely for the purpose of producing a condominium plat of this lot so that the individual units can be sold independently.

Chair Monson temporarily left the room.

Staff recommends approval for preliminary and final plat approval for the 5<sup>th</sup> West Flex Office Condominiums, with the following conditions:

1. Submit the signed, final mylar ready for utility signatures.
2. Submit a current title report.
3. Payment of fees

Vice Chair Hill asked for a motion.

Tom Smith made a motion that the Planning Commission forward to the City Council a recommendation for preliminary and final plat approval for 5<sup>th</sup> West Flex Offices located at 1051 S

500 West with the three conditions outlined by staff.

Chair Monson returned to the table.

Sharon Spratley seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Hill, Monson, Smith and Spratley voting aye.

**4. Consider preliminary and final subdivision approval for Hayward Subdivision located at 153 S 300 East, Robert Zesiger, applicant.**

Robert Zesiger was present. Paul Rowland presented the staff report.

Mr. Robert Zesiger is requesting preliminary and final approval of the Hayward Subdivision. This two lot subdivision proposes to split the existing residential property at 153 South 300 East Street. The property is currently occupied by a single home with an attached garage which will end up on one of the two proposed lots.

The property at 111 and 153 So. 300 East contains 0.524 acres and is located in Plat A of the original Bountiful Townsite Survey. This division creates two lots, one containing 13,982 sf. and the other containing 8,842 sf., both of which are larger than the required minimum lot size for the zone. Both lots also have more than the required frontage for lots in the R-4 Zone.

All utilities are already serving the corner lot. The water and sewer services for the south lot will be connected to the main lines in 300 East Street. The power, phone, and cable lines are all overhead in the area and already serve the existing lot. Some modifications to the existing power poles and lines will need to be made in order to accommodate a home on the new lot.

Recommend preliminary and final approval of the Hayward Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Pay all fees, including the Storm Water Impact Fee.

Mr. Rowland would like it on the minutes that a bond will not be required at this time. A bond will be required when a building permit is issued. The developer/home owner will be responsible for moving the power line and the easement will be shown on the final plat.

Sharon Spratley made a motion that the Planning Commission forward to the City Council a recommendation for preliminary and final subdivision approval to with the 3 conditions outlined by staff and a notation that no bond will be required at this time.

Jim Clark seconded the motion. Voting passed 5-0-1 with Commission members Bell, Clark, Monson, Smith and Spratley voting aye and Hill abstaining.

**5. PUBLIC HEARING – Consider approval for a sideyard setback and lot width variance in conjunction with an application for subdivision located at 306 W 400 North, Rafael Chavez Jr, applicant.**

Rafael Chavez Jr and Nathan Polatis were present. Mr. Poole presented the staff report.

The applicants, Rafael Chavez Jr. and Nathan Polatis, have requested a variance to allow the property to be subdivided without meeting the minimum corner lot setback and width requirements. The property is located in the R-4 zoning district. The applicants would like to subdivide the properties of 306 West and 292 West to create a third property to the north.

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

The applicants have requested a variance to allow for subdivision of the property without meeting the current corner lot set back requirements in the R-4 zone. The existing home is 17 feet from 325 West. The home was constructed in 1902. In 1984 Meadow Brook Acres Plat B was approved to the north of the property. In addition to the plat approval 325 West was expanded which explains the current setback of 17 feet of the home. The need for the variance arises from the location of the existing home. Section 14-4-105 C states that a corner lot side yard setback "shall not be less than twenty (20) feet..." Because of the expansion of 325 West which caused the home to become non-compliant a variance is needed. In addition to the issues related to the required setback, the lot does not meet the minimum width standard of the R-4 ordinance. The property is currently approximately 58 feet wide and the resulting Lot 1 of the proposed subdivision would maintain that lot width. The minimum lot width for a corner lot in the R-4 zone is 80 feet (ten feet wider than an interior lot). The resulting lot will be approximately 22 feet narrower than the minimum lot size. Section 14-2-404 A stated that a nonconformity shall not be changed except in conformance with the provision of the land use ordinance. Therefore in order to modify the property a variance must be obtained for the lot width standard.

Staff recommends approval of the requested variance in order to allow the property to be subdivided without meeting the minimum corner lot setback and lot width requirements of the R-4 zone.

Staff mentioned that the approval for the item at this meeting is for the variance and the flood plain map will be discussed at the subdivision approval meeting.

Chair Monson opened the **Public Hearing** at 6:55 pm.

Duane Mills resides at 317 W 600 North. Mr. Mills is concerned that this property would be multi-family. Staff confirmed that this property is zoned single family and not multi-family. The property owner would need to request a zone change which is a public hearing if there is a change to the current zone.

Cory Willey resides at 280 W 400 North. Ms. Willey is concerned about the small size of the new

parcel. Staff verified that parcel #3 will have an easement that will be recorded at the County to accommodate the creek channel.

Chair Monson closed the **Public Hearing** at 7:00 p.m.

Mr. Wilkinson stated that the owners of the properties have signed and given permission to proceed. The setbacks run with the land regardless of the property owners.

Sharon Spratley made a motion to approve for a sideyard setback and lot width variance in conjunction with an application for subdivision located at 306 W 400 North .

Von Hill seconded the motion. Voting passed 6-0 with Bell, Clark, Hill, Monson, Smith and Spratley voting aye.

**6. PUBLIC HEARING – Consider a Zoning Text Amendment to allow for private schools in the DN (Downtown) zoning district, Jill Thompson representing Liberty Hills Academy, applicant.**

Chad Wilkinson presented the staff report.

The applicant, Liberty Hills Academy, requests a zoning ordinance text amendment in order to add Private Schools as an allowed use in the Downtown (DN) zoning district.

The Downtown zone has been the focus of a great deal of discussion over the past year, mostly related to architectural and design standards and the appropriate mix of uses in the area. The Downtown Zoning district was originally adopted in 2006 as a mixed use commercial and residential zone. The purpose and objectives section for the district states that the 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.” As with each of the zones in the City, a table listing permitted, conditional, and prohibited uses was adopted with the zoning district. The table of allowed uses does not currently include public or private schools as an allowed use in the Downtown zone. The proposed amendment would include private schools as an allowed use in order to develop a private school use in the Wight House building. While it is impossible to know all the potential reasons schools were excluded from the list of allowed uses when the Downtown zone was adopted over a decade ago, there are some significant policy issues that should be considered when deliberating a possible change to the ordinance.

Main Street remains the most viable location for businesses and restaurants in Downtown. While the proposed amendment would allow school uses throughout the downtown zone, the pending application would locate a school along Main Street in the core area of downtown. This core area, starting at 200 South and extending to 100 North, was the first portion of the downtown targeted for redevelopment by the City and has seen a significant investment in infrastructure by the Redevelopment Agency of Bountiful. This area has also seen a tremendous amount of private reinvestment with recent redevelopments of Zion’s Bank, the Hepworth mixed use buildings at 100 South and Main, the Creative Arts Academy, and others. Recent discussions and direction from the Council over the past year have included a desire to continue to focus commercial use and higher densities to areas near Main Street. Because frontage on Main Street is a limited commodity, the uses allowed on Main Street should be carefully considered. During the recent policy discussions regarding Main Street, it was acknowledged in Code adopted by the Council that ground floor Main Street frontage should not be

taken up by residential use, but should be preserved for commercial use. Similarly, it is appropriate to discuss whether a school use is a good fit within this core commercial area in downtown.

This is not a reflection on the use itself, but a question as to whether this is the highest and best use for the Main Street area. The Zoning Ordinance includes private schools as an allowed use on most lands within the City. Approximately 79 percent of the land area in the City is currently zoned for private school use. All residentially zoned properties, including those zoned single family and multifamily, include private schools as an allowed use. The areas where private schools are not allowed are limited to those zones where there is a higher potential for commercial use. These areas include commercial corridors such as 500 West, 500 South and the historic Downtown area. Main Street is specifically the portion of the downtown area most likely to support commercial use. While individual non-commercial uses have been allowed in the past on Main Street, it is critical that the Council preserve as much Main Street frontage for commercial and restaurant use, particularly in the core area of downtown.

In recent policy discussions, the Council has expressed a desire to attract additional restaurants to the downtown area. This direction is consistent with the 2009 Downtown Master Plan which identifies insufficient dining, entertainment and shopping opportunities as an issue of concern and establishes goals and policies to attract additional dining opportunities. One of the challenges in establishing restaurants in the City is finding locations that allow for alcohol licenses. State law requires minimum separations from community locations, such as churches, parks, libraries, and schools. This limits the number of locations where a restaurant serving alcohol can locate.

Although there are uses such as the existing dance school and educational uses associated with The Joy Foundation and the BDAC, these types of educational facilities are included in a separate category in State Law and are not subject to the same distance restrictions as a school use. The school use would limit issuance of restaurant alcohol licenses within 200 feet of the school as measured in a straight line or within 300 feet as measured by the shortest pedestrian route.

The Downtown zone already contains a large area where restaurants could not gain approval for alcohol licenses based on the location of the Tabernacle and the soon-to-be constructed public plaza. Allowing schools in the Downtown zone could potentially further limit opportunities for the City to attract restaurant uses to the downtown or to allow for existing restaurants to add alcohol service.

Although the current application is a legislative decision impacting the entire Downtown zone, some discussion of the characteristics of the Wight House property is appropriate. One of the main concerns in establishing a school use in the Wight House location is the lack of nearby outdoor recreation space for students attending the school. Although the applicant has indicated that students will use the interior of the building for recreation, this does not seem ideal and it is anticipated that there will be a desire for some outdoor recreation space in the future for the school. Parking areas to the rear of the building are shared by all businesses on the block and include a large parking lot owned by the Redevelopment Agency. In addition to serving the adjacent businesses, these areas are currently used to support downtown events and must remain open to the public. Another operational concern is the potential impact of drop-off and pick-up of students on adjacent businesses.

There would be several major impacts associated with adding private schools as an allowed use in the Downtown (DN) zone. As mentioned above, the inclusion of private schools could impact the City Council's goals to attract additional restaurant uses to the downtown area because of distance

restrictions for alcohol licenses placed on restaurants by State Code. Although specific to the proposed location on Main Street, the inclusion of a school in the Wight House property will also occupy a portion of the frontage on Main Street in the core area of downtown. This area is critical for maintaining adequate property to attract commercial and restaurant use to the downtown. While the City supports the establishment of private schools (as evidenced by zoning almost 80 percent of the City to allow the use) this location is not conducive to the goals and policies the Council has set for the Downtown zone.

Staff recommends that the Planning Commission forward a recommendation of denial to the City Council for the proposed amendment to the Downtown (DN) Zone.

Ms. Thompson stated that the school has 50 students and school hours are 8:30 – 2:30 and there will be plans to use the building for afterhours tutoring, recitals, receptions, or general meetings. She discussed the Bountiful City master plan and asked if the property is considered commercial or residential zone? She discussed beer licensing for existing restaurants.

Chair Monson opened the **Public Hearing** at 7:31 p.m.

Tiffany Hess – Vice Principal of the school. Ms. Hess stated that the drop-off of students happens before all businesses open for business and the school would bring significant improvement to the building and be a jewel to the downtown area.

Peter Cannon resides in Farmington. Mr. Cannon is the Chairman for the Board of Trustees to Liberty Hills. He stated that a restaurant in this location would be a challenge with the two stories.

Beverly Cannon resides in Farmington. Mrs. Cannon believes that this school will bring customers to the shops.

Mark Milburn resides in Centerville. Mr. Milburn believes that this building is ill-suited for a restaurant.

Betty White – owner of Wight House Clothing Ms. White is in favor of the school and likes the idea of an after-hours event center.

Dan White – owner of the Wight House Reception Center. Mr. White stated that the kitchen has been removed and could be used as an evening event center.

Jason Thompson – Co-founder of Liberty Hills. Mr. Thompson stated that the plans have classrooms on the second floor, event center on the first floor and student activities with supervision on the roof.

Gary Davis resides at 2148 S 500 West. Mr. Davis spoke about the possibility of placing restrictions on this business in this area.

Chair Monson closed the **Public Hearing** at 7:49 p.m.

Mr. Wilkinson stated that he understands that the Planning Commission has a difficult decision to make. He discussed that the direction from Council for the Downtown zone has been to increase the commercial and restaurants in the area. The approval is not just for this property it is a broad zone

change and has impacts to the entire Downtown zone. There are long term impacts to the decisions that are made. If this is a zone change that the Commission members want to approve then the best policy is to change the entire zone and not “contract” zone as things change in the years to come. Private schools are allowed in other zones with a Conditional Use Permit with conditions being placed on the schools.

Mr. Bell thanked the applicant for presenting a nice project however he believes that the approval of this item goes against everything that the city has been working so hard in creating the Downtown zone.

There was discussion between Commission members and applicant about the type of business this school is. Staff stated that this is a private school. Applicant wonders if the school can be defined as a different type, perhaps tutoring to meet the code. Staff showed on the map the area that would be available for a beer license.

Sharon Spratley made a motion that the Planning Commission forward a denial to City Council to consider a Zoning Text Amendment to allow for private schools in the DN (Downtown) zoning district.

Jim Clark seconded the motion. Voting passed 4-2 with Clark, Hill, Monson, and Spratley voting aye with Bell and Smith voting nay.

Mr. Wilkinson verified the next steps for this item. The item will go forward to the City Council who can decide to open the Public Hearing to hear this item. This item has been noticed for City Council on August 7, 2018.

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

1. Next Planning Commission meeting – August 14, 2018.
2. Utah APA meeting will be held at Jordan Commons on October 4 and 5, 2018.

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

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Chad Wilkinson, Bountiful City Planner



# Commission Staff Report

Item #3

**Item:** PUBLIC HEARING – Request for a variance to allow for the building footprint of accessory structures to exceed 15% of the lot or parcel area. The variance is being requested in order to construct a detached garage

**Address:** 146 West 100 South

**Author:** Curtis W. Poole, Assistant Planner

**Date:** August 14, 2018



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## Description of Request

The applicant, Jan Rawlins, has requested a variance to City Code 14-4-105 J. 2. b., which will allow for the building footprint of accessory structures existing and proposed to exceed 15% of the lot or parcel area. The purpose of the variance is to construct a detached garage. The property is in the R-4 zone.

## Authority

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to accessory structures.

## Appeal Procedure

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

## Background and Analysis

The applicant has requested a variance to allow for a detached garage to be constructed that would exceed the 15% total lot size maximum footprint of all accessory structures. The home was built in the 1930's, and the two car garage is proposed by the applicant to meet her current needs. On August 14, 2017, the applicant received approval of a lot line adjustment that increased the lot size to .261 acres or 11,369 square feet. On the new parcel that was conveyed to the applicant was an old barn. Section 14-4-105 J. 2. b. states, "The total building footprint of any and all accessory structures shall not exceed fifteen

percent (15%) of the entire lot or parcel area, and no lot or parcel shall be reduced in area after the construction of an accessory building, such that it is in violation of this provision.” Based on the new lot size, the total square footage of accessory structures that can be built on the property is 1,705. The existing barn, which the applicant would like to keep, is 1,322 square feet. The proposed detached garage is 728 square feet, which exceeds the maximum allowed by 345 square feet, or an 18% total footprint.

## **Variance Findings**

Utah Code 10-9a-702 establishes the criteria for review of a variance request. In order to grant a variance each of the following criteria must be met:

(i) *Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances;*

**Staff Response:** State law states that a hardship cannot be self-imposed or an economic hardship. A variance will not be necessary if compliance is possible with an alteration to proposed plans. With modifications to the size of the proposed garage or existing barn footprints compliance is possible. Therefore, the need for the variance is self-imposed and does not constitute a hardship.

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

**Staff Response:** The lot does have an existing barn that was acquired through a lot line adjustment which is not common among similar properties in the R-4 zone. However, the applicant could choose to remove a portion of the barn or to construct a smaller garage without the need for a variance. The lot size and shape are similar to other lots in the zone and the variance is requested not because of a unique circumstance but rather in order to exceed the maximum lot coverage.

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

**Staff Response:** The ability to construct accessory buildings is always constrained by the available square footage of a lot. Other lots in the R-4 zone share this common constraint. Therefore, requiring the applicant to meet the standard footprint for accessory units as required by code does not deprive a property right that is available to other similar lots.

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

**Staff Response:** One of the purposes of limiting building square footage for accessory structures is to ensure that accessory structures do not become the primary use on a lot, and to preserve open space. The code requires that accessory structures should not exceed

15% of the total square footage of the property. Increasing the allowable building footprint and decreasing the amount of open space is contrary to the public interest.

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

**Staff Response:** The land use ordinance includes maximum accessory building standards in order to preserve open space and to make sure that accessory structures do not dominate a lot. Approving a variance to these standards is not consistent with the spirit of the land use ordinance.

### **Department Review**

City Planner, City Engineer, City Attorney

### **Recommended Action**

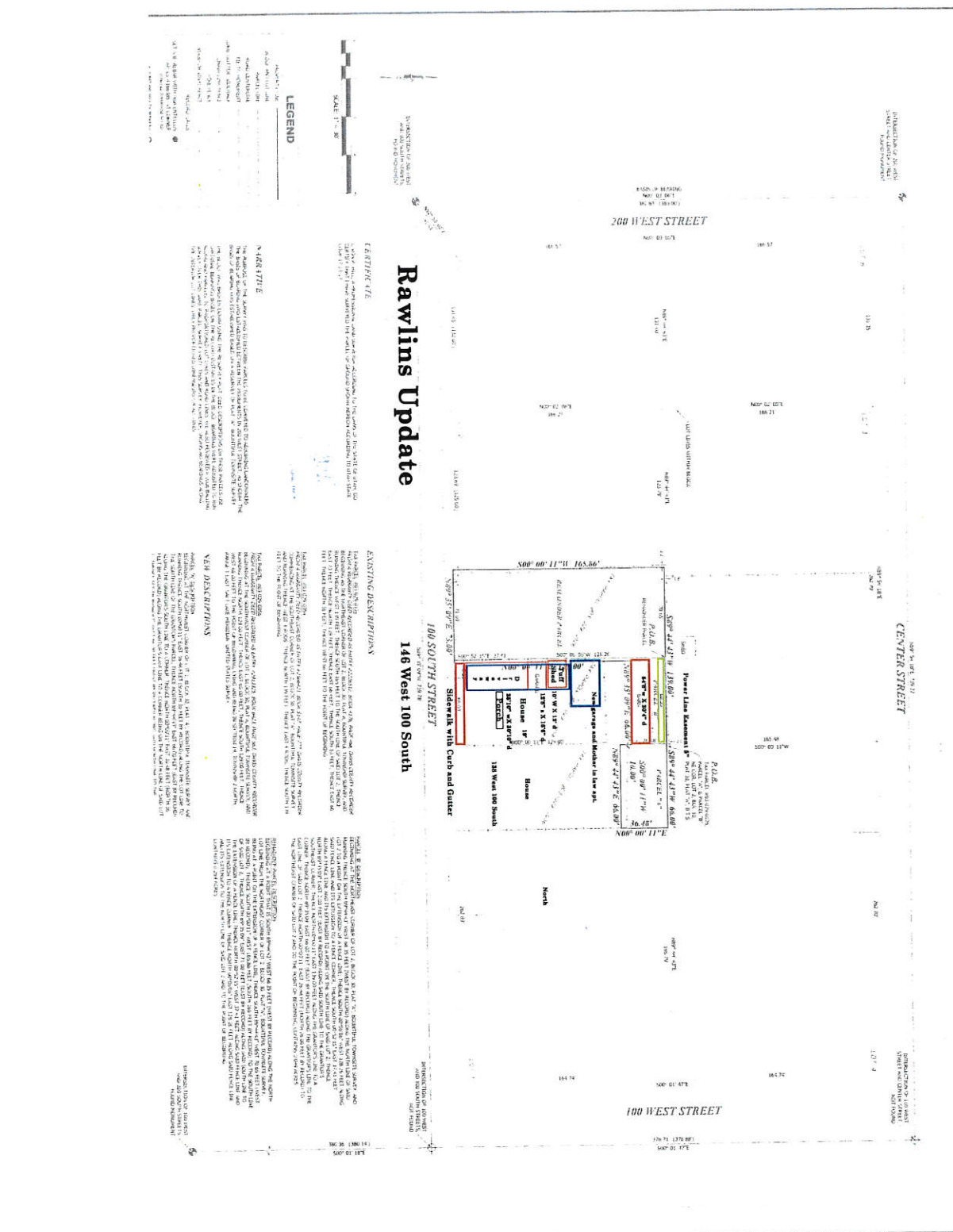
Staff recommends denial of the requested variance, based on analysis of the required review criteria from State law included in the findings above and the materials submitted by the applicant.

### **Attachments**

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

# Aerial Photo





# Rawlins Update

## EXISTING DESCRIPTIONS

1. The existing site contains a two-story house, a two-story garage and workshop, a paved area, and a parking area. The house and garage are situated on the western side of the plot, while the paved area and parking area are located between the houses.

2. The existing site also contains a power line basement located along the eastern boundary of the plot. The basement is situated between the eastern boundary and the houses.

3. The existing site features a sidewalk with a curb and gutter along the western boundary, adjacent to 146 West 100 South. The sidewalk is situated between the western boundary and the houses.

4. The existing site includes a paved area and parking spaces located between the houses and the power line basement. The paved area is situated between the houses and the power line basement, while the parking spaces are located along the eastern boundary of the plot.

5. The existing site contains a house with a porch situated on the western side of the plot. The house is situated between the western boundary and the paved area.

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12. The existing site includes a house with a porch situated on the western side of the plot. The house is situated between the western boundary and the paved area.

**PROPOSED DESCRIPTIONS**

1. The proposed site contains a two-story house, a two-story garage and workshop, a paved area, and a parking area. The house and garage are situated on the western side of the plot, while the paved area and parking area are located between the houses.

2. The proposed site also contains a power line basement located along the eastern boundary of the plot. The basement is situated between the eastern boundary and the houses.

3. The proposed site features a sidewalk with a curb and gutter along the western boundary, adjacent to 146 West 100 South. The sidewalk is situated between the western boundary and the houses.

4. The proposed site includes a paved area and parking spaces located between the houses and the power line basement. The paved area is situated between the houses and the power line basement, while the parking spaces are located along the eastern boundary of the plot.

5. The proposed site contains a house with a porch situated on the western side of the plot. The house is situated between the western boundary and the paved area.

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RON MARSHALL

146 WEST 100 SOUTH STREET  
 SAN PABLO, CALIFORNIA 94966  
 FOR A LIST OF SERVICES VISIT WWW.HA.COM



## What city ordinance do you want a variance from?

### **(1) Accessory Structure Footprint-Accessory Structures should not exceed 20% of parcel area.**

My house was built in the 1930's when there was only a need of a small accessory shed or garage. My house is very small with only 1800 square feet. It would be a great addition to have a two-car garage, which is very practical for this decade. I have had a one-car garage for several years but it is inadequate for my needs. A new garage is more functional for maintaining and keeping my car out of the weather and off the streets. I live on an access road for the Post Office and the Maverik store at the end of the block. A two-car garage would keep my cars and that of visitors off the street. Most households have one or more car in this decade and it would fit my needs more adequately. In addition to a new garage I would install a new driveway. Currently the old garage, Tuff Shed and driveway would be torn down to make room for a new larger functional two-car garage. But in order to do that I need this variance because it would exceed the 20% parcel area ordinance due the fact that I purchased additional property that has a barn on it.

When I purchased the additional property it was to solely maintain the original "Plat A" plot size. Also to maintain my home as a single-family dwelling.

I originally wanted to tear down the barn. It is not deep enough to convert it into a garage. I looked at selling the barn and it's not stable enough to move. But it could be converted into a useable space. The barn has a rich history that is original to Bountiful. It was built during the time Coy and Cora Hayward owned my property and adjacent properties. The Hayward's worked and lived in Bountiful for many years and the barn was used by them to house their horses during the 1940's-1960's. Therefore I would like to keep the barn but it would put the new construction over the allotted 20% for accessory structures. It would be nice to keep a piece of Bountiful's History.

Original Property: 66' X 139' which is 9174 sq.ft. (didn't have access to it all because of the fenceline).

Additional Property 68.37' X 26.48' which is 1810 sq ft.

Total property square footage is 10,984 or 11,000 - 11761

Barn 64.6' X 20.3" = 1322 sq ft.

Proposed Garage 26' X 28' = 728 sq ft.

Total area is 2339 Sq ft. or 21% of lot size

Other dimensions to consider:

If I am granted this variance I would also apply for a Mother in Law apartment to be build as a second story of the garage= 15.5' X 18.59" = 289' sq ft. Without Mother in Law apartment is 2050 sq ft. and 19% of lot size

House 25.83' X 30.83' = 796.34 sq ft (Basement 1593)

House is 7% with basement is 14%

There is enough space on my property to abide by the building codes. Currently there is 69 feet between the back of my house and the barn. Which would give me adequate footage between structures of 12' between each building and overhangs.

I have been very pleased with the City Council to re-evaluate the single-family dwelling status of Plat A. I have been very involved in the process and have attended many City Council meetings and have completed survey's. I have been a resident of my home for 30 years, and I intend to stay for a long time.

(2)

(a) i Enforcement of the ordinance would cause an unreasonable hardship due to the barn was already in existence when I purchased the property. It would take thousands of dollars to have it removed. I would rather convert the barn to a useable outdoor living space. It has a large footprint and it takes away from having a two-car garage useable space that would update my property and improve it for future use.

ii By building a two-car garage it would upgrade my property and land use. The special circumstances that exist is that the barn is an historical feature to my property. Most neighbors and others don't even know it exists. It has been land locked for several years. No one has taken care of the barn for many years and it is in disrepair. By keeping it I would give it a new life and take care of the surrounding property. For years it has been neglected and had overgrown trees, weeds and other shrubberies causing a fire hazard. I have removed most of the unwanted elements and will re-landscape around the barn as the second phase of this project.

iii It would be ideal to have a two-car garage that would be updated and meet the needs of today's homeowners. New cement would make it easier to pull my vehicle in and out of the space. The new garage and driveway would keep cars off the street. The variance would be necessary to keeping the barn and giving it a new life by making it a useable outdoor space.

iv I intend to make the garage look similar to the house so it would be pleasing to look at but more functional than my existing garage. I don't see the variance making a difference in the general plan other than the size. I think the neighbors would be especially happy that someone was maintaining the property and making it more functional.

v I believe building a new two-car garage would be in the best interest of most homeowners. It would keep cars off the street and be a well maintained upgraded building structure. I think maintaining city ordinances are important. I wouldn't be asking for this variance if I didn't feel it would improve Bountiful's Historic feel and the use of my particular property which is unusual.

The property on the west side of mine has been neglected for many years. It is currently full of weeds and untrimmed trees. I have taken many hours to clean out dead limbs and try to clean out the barn to make it accessible and viable. My understanding is the property has been sold and they will be building by the end of this year. It will be nice to update that part of my property at the same time to improve the neighborhood.



## Rawlins Update Projects

Tear down garage and tuff shed.



Build New 2-Car Garage (side by side) with Mother In Law apartment upstairs.

Replace drive way and entrance to back door.

Replace fencing to match lot line survey.

Remodel Barn:

The west side of the barn will be an open patio with wooden floor. Exposing rafters and access to the north side of the barn



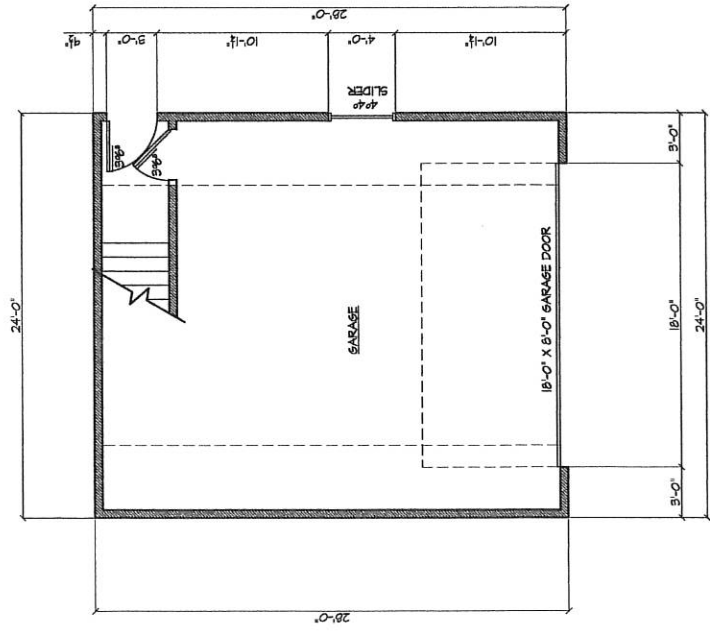
The East side of the barn will be kept as three separate stalls for storage or projects.

Barn will be rewired with electricity, new roofing, paint, and repair where needed.

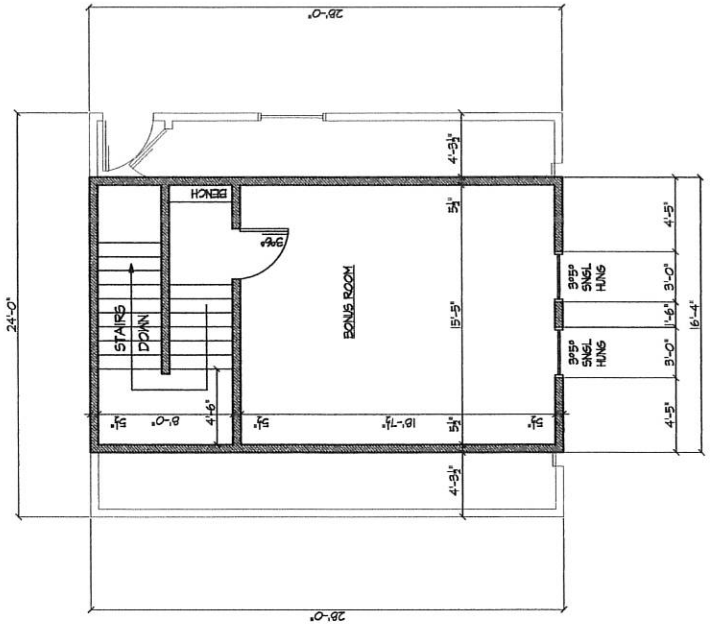


New Sewer line

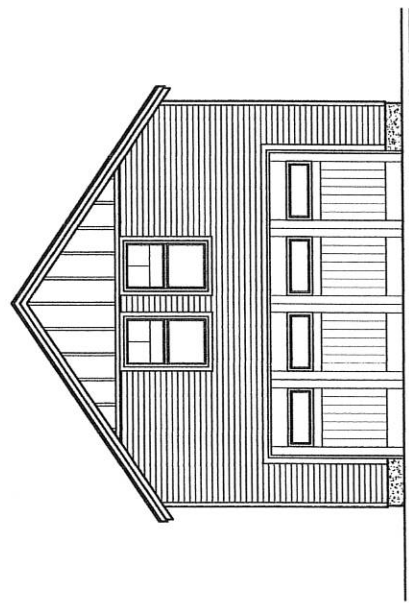
Restore front porch floor, new railing and stairs



**PRELIMINARY FLOOR PLAN**  
SCALE 1/4"=1'-0"



**PRELIMINARY UPPER FLOOR PLAN**  
SCALE 1/4"=1'-0"



**PRELIMINARY FRONT ELEVATION**  
SCALE 1/4"=1'-0"

672

801-668-8832

**JUNOSHA**

QUALITY HOUSE PLANS

**PRELIMINARY FLR PL**

DATE: 04/10/18

PROJECT: RAWLINS GARAGE

SOUTHPL, UT

# Commission Staff Report

Item #s 4 & 5

**Subject:** **Public Hearing:** Conditional Use Permit and Preliminary Site Plan for a 12 unit Multifamily development  
**Author:** Chad Wilkinson, City Planner  
**Address:** 105 S. 100 West  
**Date:** August 14, 2018



## Description of Request:

The applicant, Knowlton General, requests preliminary site plan approval for a 12 unit multifamily development located at 105 S 100 West. The property is located within the DN (Downtown) zone.

## Background and Analysis:

The property is zoned DN (Downtown) and is surrounded by multifamily residential to the east, single family residential to the west, the post office to the north, and vacant property to the south. The plan is to remove the existing single family residence on site and construct a new 3-story approximately 15,000 square foot building with 4 units per floor.

The proposed development is located on a .26 acre property but is part of the larger Hepworth mixed use development located to the east. No new driveways are proposed in conjunction with the development. The applicant will close the existing approach on 100 South and will use the approach to the Hepworth Apartments located on 100 West. The proposal meets the parking standards of the Code including required covered parking and guest spaces. The parking for the development is shared with the existing development to the east and utilizes excess parking developed with the previous apartments to meet the minimum standards.

The proposed building meets the required setback and height standards for the DN Zone. The applicant proposes building materials consisting of a mix of fiber cement siding and brick. The buildings are compatible with the existing apartments to the east. Color renderings of the buildings are attached to this report. The proposed structure meets the required articulation standards of the ordinance and complies with the maximum 2:1 height to width ratio requirements. Ground floor units have entrances facing the public street and balconies or patios are shown for each unit.

The plan shows the minimum 10 percent of landscape area and the additional landscaping required by Code for multifamily development; however, a detailed landscape plan will need to be submitted demonstrating compliance with the minimum requirements of the landscape code.

Water and sewer will be provided via connections to existing lines in 100 South. Storm water drainage was designed in conjunction with the previous development and is sized to handle the minor change to the site anticipated with the current development.

Although it is not required to combine the properties in order for the building to meet setbacks, the development of the building requires the use of parking located on an adjacent parcel. Therefore, it is recommended that either the parcels be combined or that an easement or agreement for shared parking be recorded on the property to the south and east.

### **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

### **Recommended Action**

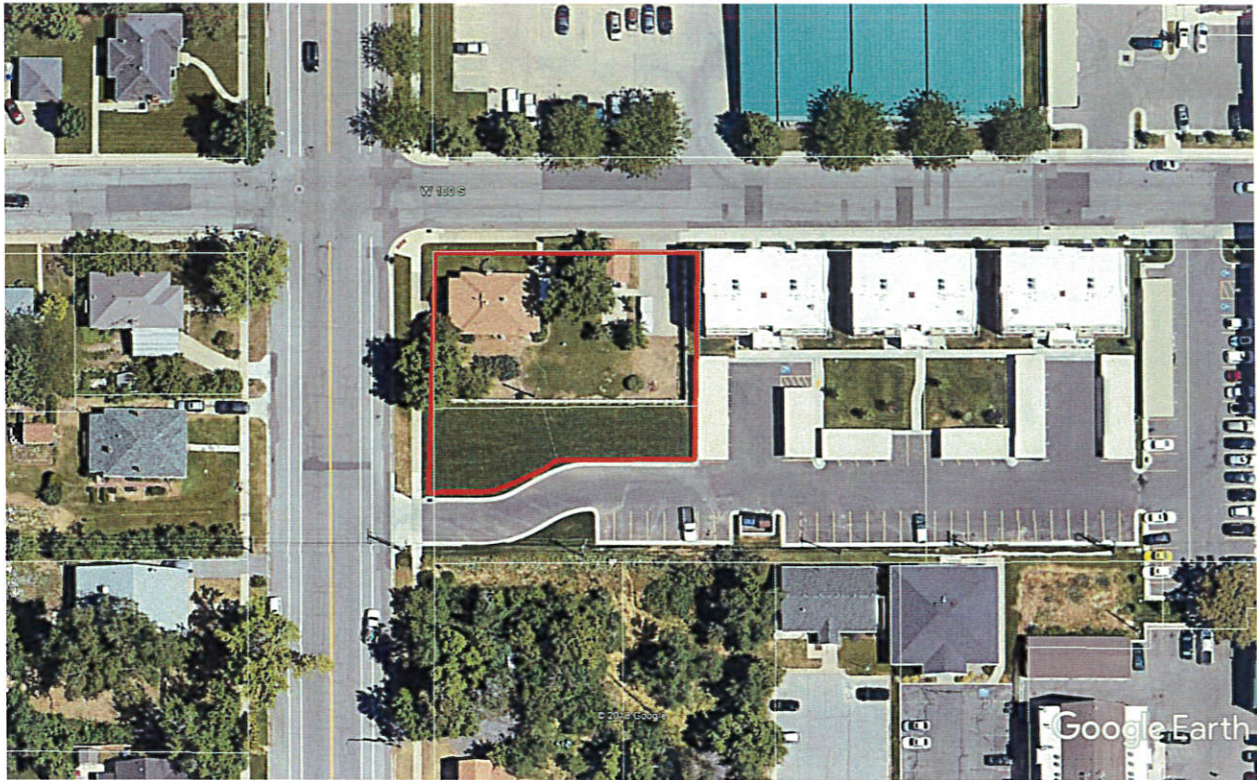
Staff recommends that the Planning Commission approve the Conditional Use Permit and forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 12 unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, either consolidate the parcels or provide a shared parking and access agreement or easement in favor of the new development.
3. Submit a landscape plan meeting the minimum requirements of Sections 14-16- 104 and 14-16-109.

### **Attachments**

1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo





ALL DESIGN ARRANGEMENTS AND PLANS INDICATED OR REFERENCED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, EVOLVED, AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIC PROJECT. NONE OF THE DESIGN ARRANGEMENTS OR PLANS SHALL BE USED OR REPRODUCED FOR ANY PERSON, FIRM, OR ORGANIZATION FOR ANY PURPOSES WITHOUT WRITTEN CONSENT OR PROTECTIVE ORDER FROM PROCESS STUDIO PLLC. WRITTEN CONSENT SHALL BE OBTAINED FROM PROCESS STUDIO PLLC PRIOR TO REPRODUCTION OR TRANSMISSION OF ANY INFORMATION, MATERIALS, OR DATA. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



# P R O C E S S

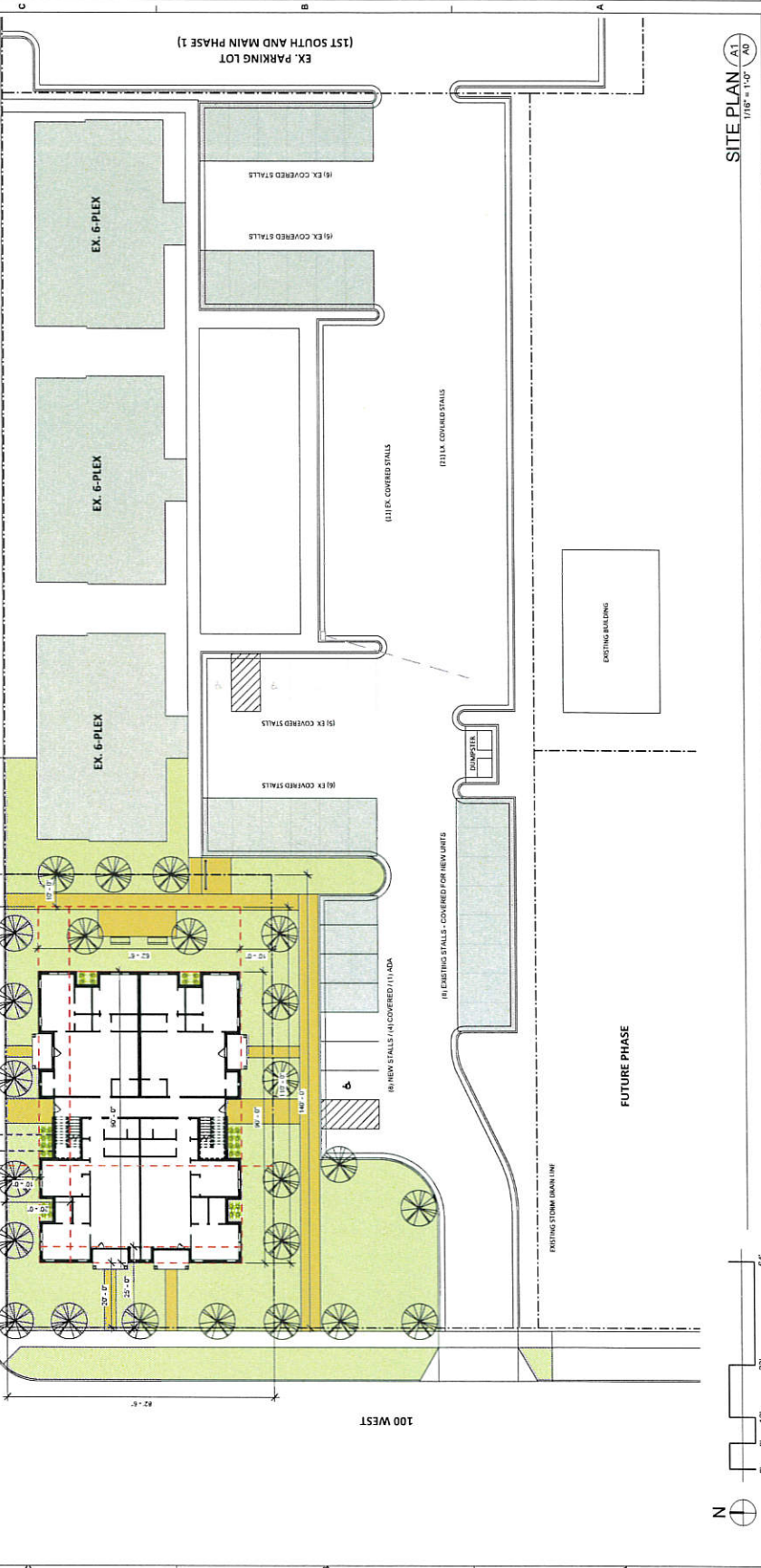
3005 1st Street  
St. Louis, MO 63103  
www.processstudio.com

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## ONE AND ONE SITE PLAN

Project Status: SITE PLAN REVIEW  
 Project Number: 18\_00021  
 Date: 07.20.2018  
 Drawn By: DJY  
 Checked By: EGE  
 Scale: 1/16" = 1'-0"  
**A0**

**PROJECT TYPE:** RESIDENTIAL MULTIFAMILY  
**BUILDING USE:** RESIDENTIAL APARTMENTS  
**OCCUPANCY:** R-2 (RESIDENTIAL)  
**AREA TABULATIONS:** GROUND FLOOR (APARTMENTS) = 4,303 SF +/-  
 SECOND FLOOR (APARTMENTS) = 4,303 SF +/-  
 THIRD FLOOR (APARTMENTS) = 4,303 SF +/-  
 FOURTH FLOOR (APARTMENTS) = 4,303 SF +/-  
**UNIT COUNTS:** 2-BEDROOM APARTMENTS = 12 UNITS  
 3-BEDROOM APARTMENTS = 27 STALLS  
**PARKING COUNTS:** 2-BEDROOM APARTMENTS = 27 STALLS  
 3-BEDROOM APARTMENTS = 27 STALLS  
**TOTAL SPACES REQUIRED (EXIST + NEW):** 41 STALLS  
**EXISTING DEVELOPMENT:** 14 STALLS  
**ADDITIONAL SPACES REQUIRED:** 27 STALLS  
**SPACES ADDED (INCLUDES 1 H.C.):** 8 STALLS  
**LANDSCAPE TABULATION:** PROPOSED AREA = 837 X 1,100 +/-  
 1,100 SF  
 10% OF LOT COVERED  
 111,000 SF  
**LANDSCAPE AREA PROVIDED:** 5,019 SF  
 4% OF LOT COVERED  
**BUILDING HEIGHT:** MAXIMUM = 30 FT FROM WSJW  
 ACTUAL = 45 FT  
**BUILDING LENGTH:** MAXIMUM = 23.68' x 80'  
 ACTUAL = 236 FT  
**LOT DIMENSIONS:** 236 FT x 142 FT  
 33,712 SQ FT  
**LOT COVERAGE:** 23% FTG  
**LOT AREA:** 5,487 SF



**SITE PLAN A0**  
 1/16" = 1'-0"







**ONE AND ONE  
EXTERIOR  
ELEVATIONS**

|                |                  |
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| Project Status | SITE PLAN REVIEW |
| Project Number | 18_0021          |
| Date           | 07-20-2018       |
| Drawn by       | DJT              |
| Checked by     | EGE              |

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

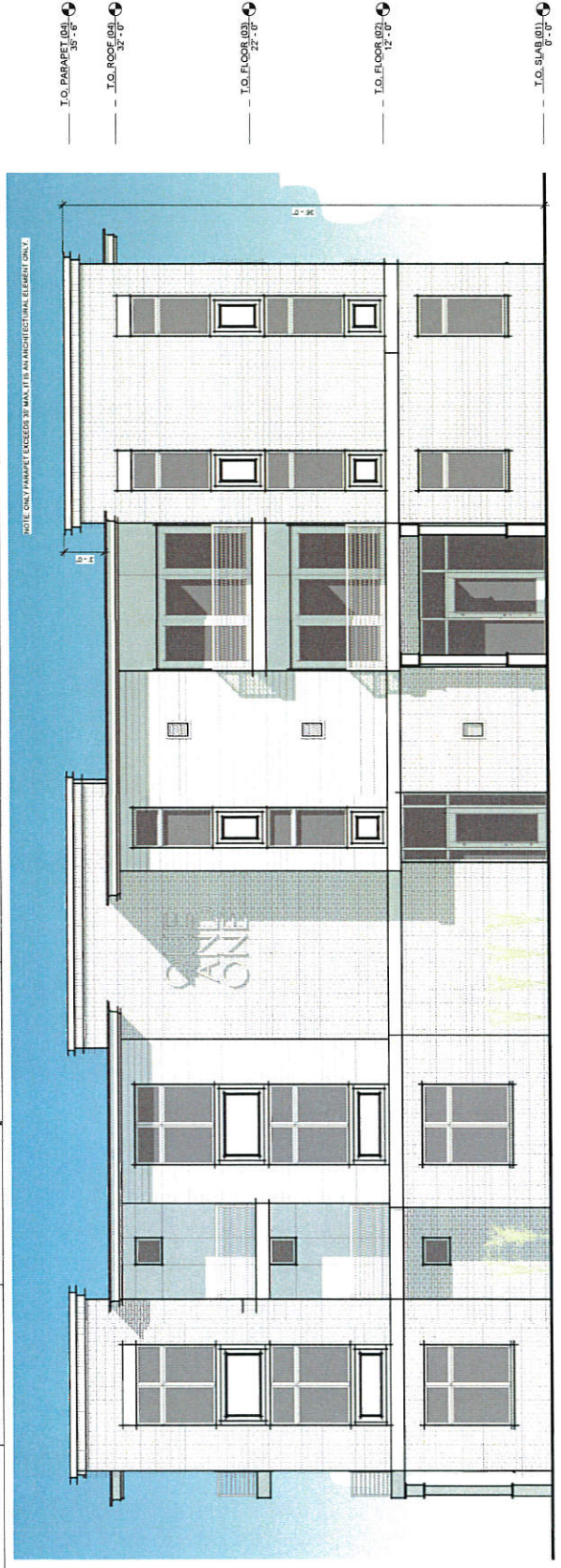
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**P R O C E S S**

1675...  
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**PARKING LOT ELEVATION** (AS SHOWN)  
1/4" = 1'-0"



**100 SOUTH ELEVATION** (AS SHOWN)  
1/4" = 1'-0"



ALL DESIGN ARRANGEMENTS AND PLANS INDICATED OR REFERENCED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PROCESS STUDIO PLLC AND WERE CREATED, DEVELOPED, AND INCORPORATED INTO THESE DRAWINGS. MAINTAINING OR REPRODUCING ANY PART OF THESE DRAWINGS, EITHER WHOLLY OR IN PART, WITHOUT THE WRITTEN CONSENT OF PROCESS STUDIO PLLC, IS PROHIBITED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION WITHOUT WRITTEN CONSENT OF PROCESS STUDIO PLLC. WRITERS/ENGINEERS SHALL TAKE PRECEDENCE OVER ALL OTHERS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND CONDITIONS SHALL BE BASED ON THE DESIGN PROVIDED TO ANY PERSON. RISK OF CONSTRUCTION OR ANY FAILURE WHATSOEVER REMAINS WITH THE WRITER. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS.

7/19/2016 11:50:23 AM

P R O C E S S

100 West  
1444 N. 2nd Street  
Phoenix, AZ 85004  
www.purdiss.com

ONE AND ONE  
EXTERIOR  
ELEVATIONS

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| Project Status | SITE PLAN REVIEW |
| Project Number | 18_0021          |
| Date           | 07-20-2018       |
| Drawn by       | DJT              |
| Checked by     | EGE              |

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

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PEDESTRIAN WALKWAY ELEVATION / CS  
1/4" = 1'-0" A3

100 WEST ELEVATION / AS  
1/4" = 1'-0" A3

T.O. PARAPET (01) 35'-0"

T.O. ROOF (01) 32'-0"

T.O. FLOOR (03) 22'-0"

T.O. FLOOR (03) 14'-0"

T.O. SLAB (01) 0'-0"

T.O. PARAPET (02) 35'-0"

T.O. ROOF (02) 32'-0"

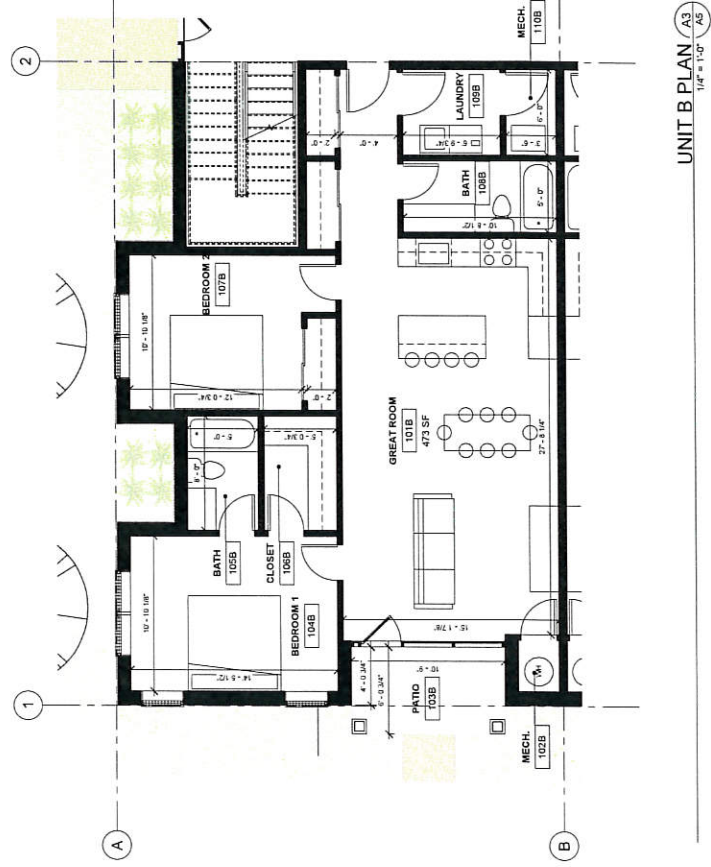
T.O. FLOOR (03) 22'-0"

T.O. FLOOR (02) 12'-0"

T.O. SLAB (01) 0'-0"



ALL DEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REFERENCED IN THIS DRAWING ARE OWNED BY AND THE PROPERTY OF PERSS STUDIO PLLC AND WERE CREATED, ENJOYED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NONE OF THE DEAS, ARRANGEMENTS OR PLANS SHALL BE USED OR COPIED FOR ANY REASON FROM THE INFORMATION HEREIN OR FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS SPECIFICALLY CREATED. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, ARRANGEMENTS AND CONDITIONS ON THE JOB AND THIS OFFICE BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. WARNING: REPRODUCTION HEREOF IS A CRIMINAL OFFENSE. UNAUTHORIZED DISCLOSURE MAY CONSTITUTE TRADE SECRET MISAPPROPRIATION IN VIOLATION OF LAW.



ONE AND ONE ENLARGED UNIT PLANS

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| Project Status | SITE PLAN REVIEW |
| Project Number | 18-0021          |
| Date           | 07-20-2018       |
| Drawn By       | DJY              |
| Checked By     | EGE              |
| Scale          | 1/4" = 1'-0"     |

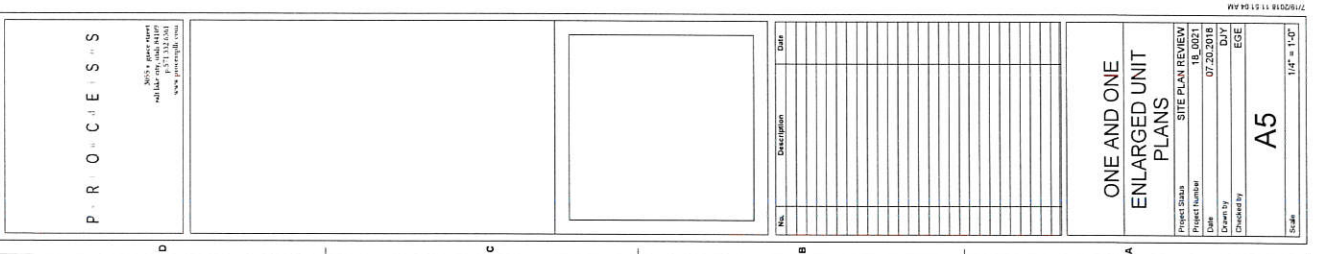
**A5**

**A3**

P R O C E S S

PermaSpec  
10701 E. Pleasant Street  
Suite 100  
Denver, CO 80231  
www.permaspec.com

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# Commission Staff Report

Item 6

**Subject:** Preliminary and Final Subdivision Approval for the Nathan's Subdivision  
**Address:** 306 West 400 North  
**Author:** City Engineer, City Planner  
**Department:** Engineering, Planning  
**Date:** August 14, 2018



---

## Background

Mr. Nathan Polatis is requesting preliminary and final approval of the Nathan's Subdivision. This three lot subdivision proposes to combine and then split the existing residential properties at 292 West and 306 West 400 North Street. The properties are currently occupied by a two single family homes with a couple of sheds and a detached garage. All of the structures are proposed to remain on their respective lots while the combined rear yards will be divided off to create the new third lot.

## Analysis

The two lots combine to form a 0.73 acre parcel which will be divided into three lots , each with enough area to meet the minimum lot size requirement for the R-4 zone, in which they are located. Lot 1, a corner lot, was the subject of a variance granted by the Planning Commission on July 17, 2018 to allow for a frontage along 400 No. St. less than the required 80 ft. The lot was turned into a corner lot and reduced in size when 325 West Street was extended to 400 North in the late '70s or early '80s. Lot 1 has the zone required frontage along 325 West and contains 8,806 s.f., which exceeds the minimum lot size of 8,800 s.f. for a corner lot. The other two lots both exceed the minimum required size and frontage requirements for the zone.

All utilities are already serving the two lots along 400 North Street but the new lot will require a full set of utilities. Since no sewer exists in 325 West, a sewer lateral will need to be extended under the Barton Creek culvert to meet the sewer main in the intersection of 600 N and 325 West.

There is a existing 10" culinary water line in 325 West which will be used to provide the culinary water service to a new house on lot 3, however there is no fire hydrant with in the code minimum distance from the property, so a new fire hydrant will be required across 325 West from the new lot. The Developer will be required to bond for and install the new sewer lateral and pay the City to have the hydrant installed before any building permit will be approved for this lot. The power, phone, and cable lines are all overhead in the area and already serve the existing lots. A new Public Utility Easement will be required on the final plat to cover the overhead power lines that cross the property near the new south boundary of lot 3

Because the concrete channel containing Barton Creek occupies the north 15 ft. of this property, a new easement to cover the actual channel and additional ground along the channel for access is required. The final plat will need to show a 30 ft. wide easement along the north side of lot 3 to cover the needs of Barton Creek and the Davis County Flood Control.

Because all of lot 3 is in the currently mapped 100 year flood plain, a Flood Plain Development Permit will be required from Bountiful City, along with an elevation certificate showing that there are no openings into any home built on lot 3 which are below the 100 year flood elevation.

All of the necessary surface improvements (C&G, sidewalk, etc.) are already in place, and the improvements along 400 North have recently been replaced. Any damaged street improvements along the lot 3 frontage will be required to be repaired with the construction of the sewer lateral.

### **Department Review**

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department, and the proposed plat has been given a complete technical review by the Engineering Department.

### **Recommendation**

Recommend preliminary and final approval of the Nathan's Subdivision with the following conditions:

1. Provide a current title report.
2. Make all necessary red line corrections.
3. Post a bond for and install the sewer lateral in 325 West St. to serve lot 3.
4. Provide an elevation certificate for any home proposed on lot 3.
5. Pay all fees, including the new fire hydrant and the Storm Water Impact Fee.

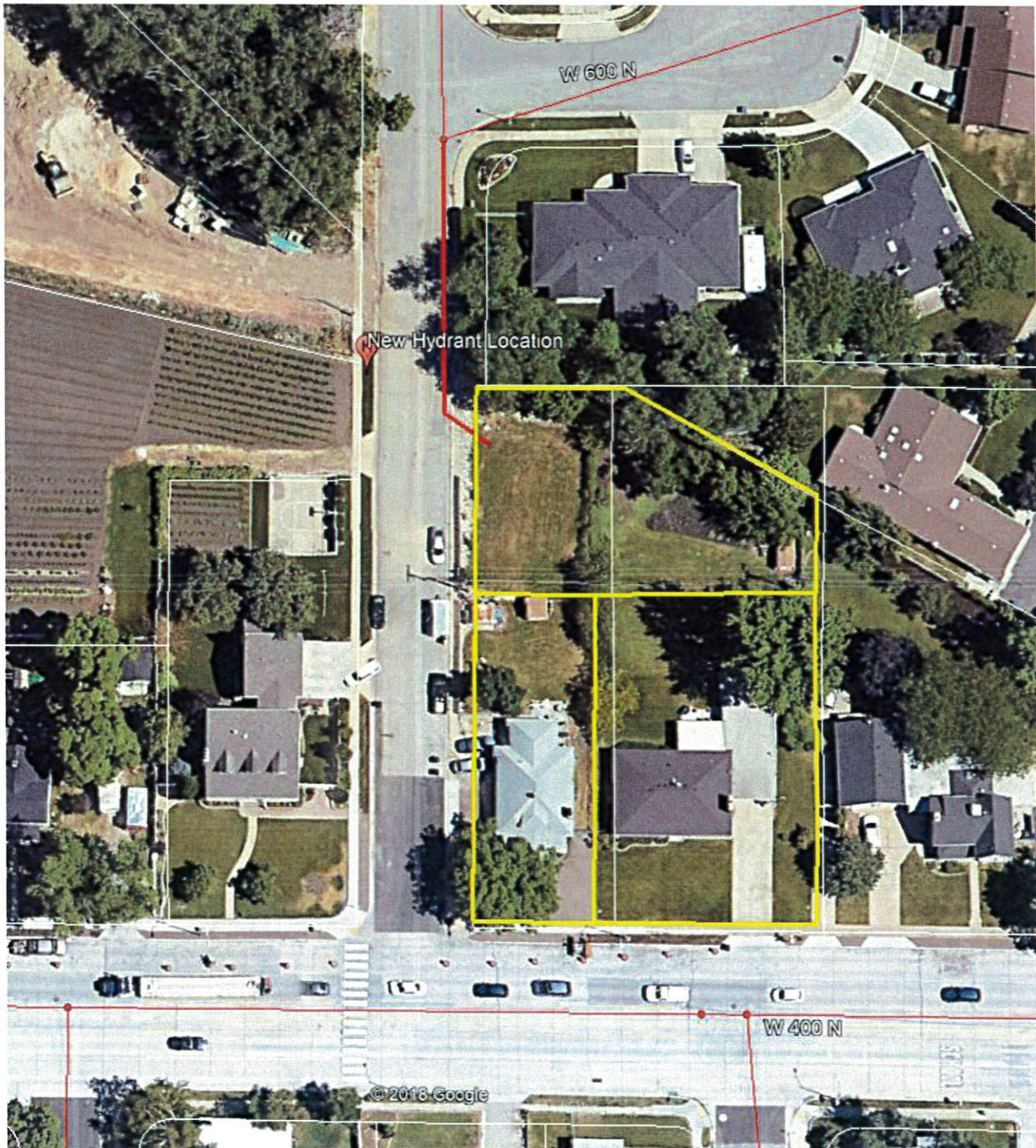
### **Significant Impacts**

None

### **Attachments**

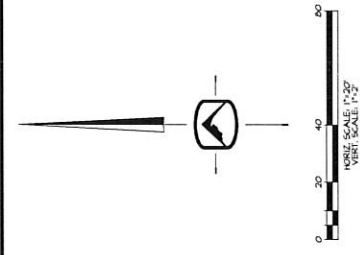
1. Lovely Color Aerial photo showing the existing condition and proposed plats location;
2. A copy of the preliminary plat and final plat.

Aerial Photo of the Proposed Nathan's Subdivision





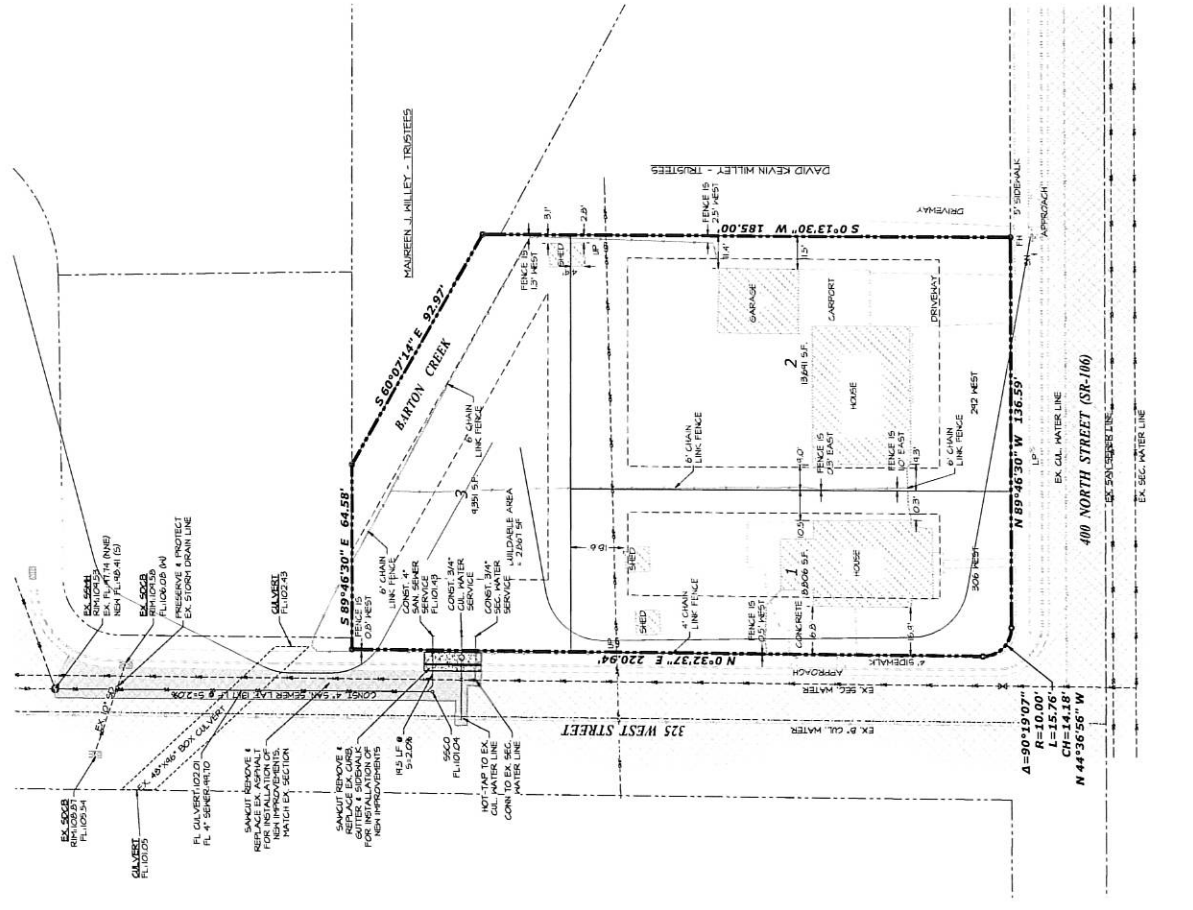
SCALE:



NOTES:  
 1- PER TITLE COMMITTEE ORDER NUMBER 6-07046 FOR PROPERTY LOCATED AT 292 WEST 400 NORTH, IN BOUNTIFUL UTAH, ISSUED BY THE OFFICE OF PUBLIC WORKS TITLE SERVICES, LTD., NO SPECIFIC FINDINGS ARE DISCLOSED OR REFERRED TO BY THIS SURVEY. THE PROPERTY IS SUBJECT PARCELS. THIS SURVEY IS AN INSTRUMENT OF RECORD BY THE CROSSING THE NORTHEAST CORNER OF SUBJECT PARCELS.  
 2- LOT 3 IS SERVICABLE BY FIRE HYDRANTS LOCATED AT APPROX. 286 WEST 400 NORTH, AND HYDRANT 600 NORTH. ALL CORNERS OF THE NEW STRUCTURE SHOULD BE WITHIN 350 FEET OF EITHER HYDRANT.

DEVELOPER:  
 NATHAN'S SOLUTIONS  
 (202) 844-0948  
 NATHAN@NATHANSOLUTIONS.COM

PRELIMINARY



**LEGEND**

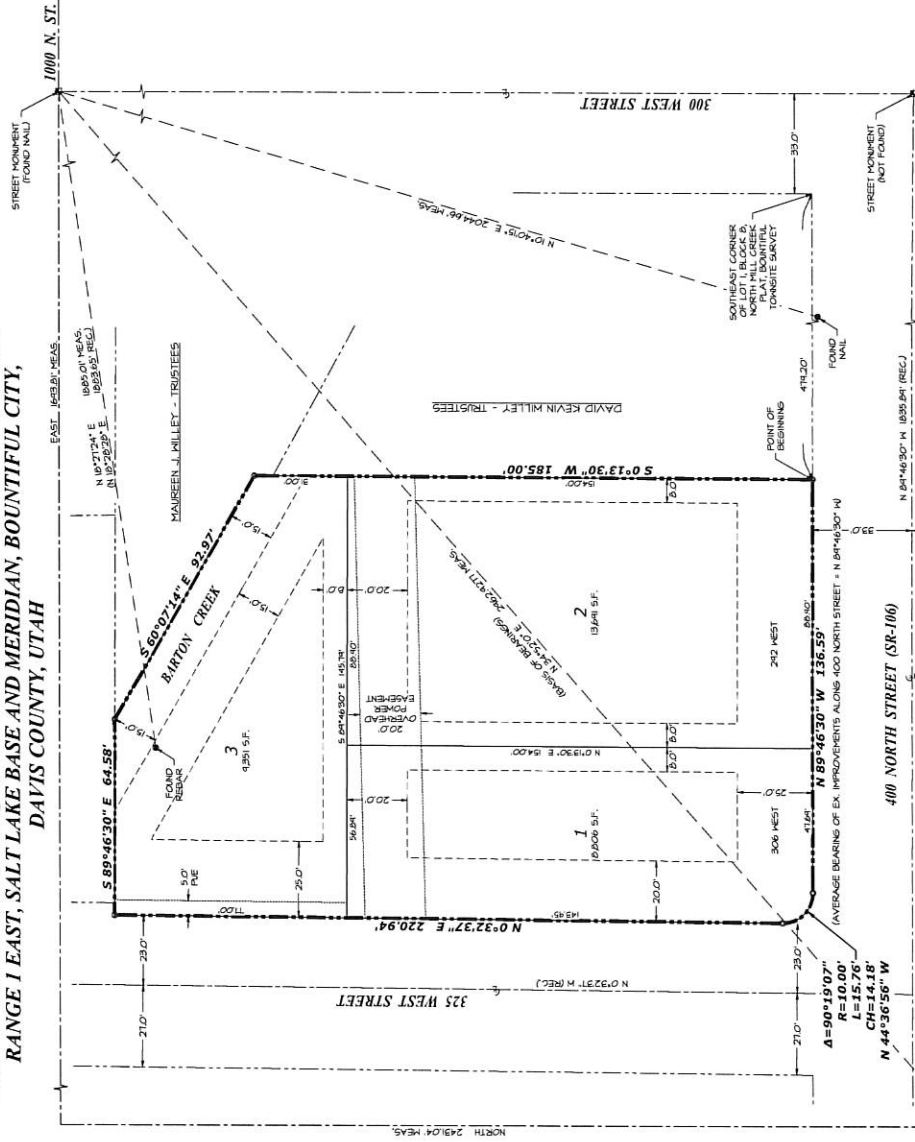
NOT ALL ITEMS IN THIS LEGEND ARE APPLICABLE

|     |                              |
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| --- | CENTRAL LINE                 |
| --- | SETBACK LINE                 |
| --- | NEW STONE DRAIN              |
| --- | NEW SECONDARY WATERLINE      |
| --- | EX. IRRIGATION LINE          |
| --- | EX. STORM DRAIN              |
| --- | EX. SANITARY WATERLINE       |
| --- | EX. TELEPHONE LINE           |
| --- | EX. CABLE TV WATERLINE       |
| --- | STATION CORNER               |
| --- | CONTROL POINT                |
| --- | LIGHT POLE                   |
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PLEASE TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL UTILITIES AND STRUCTURES IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BOUNTIFUL, UTAH.

# NATHAN'S SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH,  
RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY,  
DAVIS COUNTY, UTAH



**SURVEYOR'S CERTIFICATE**  
I, **ASLIE BELT** DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 52325263 IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYOR ACT AND THE LAND SURVEYORS LICENSING ACT IN THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT IN ACCORDANCE WITH SECTION 11-29-11, AND BY AUTHORITY OF THE PROFESSIONAL LAND SURVEYORS BOARD, I HAVE REVIEWED THIS PLAT AND DESCRIBED BELOW, BASED ON APPLICABLE DATA OBTAINED FROM OFFICIAL RECORDS, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, REFERENCED TO BE AS FOLLOWS:

**NATHAN'S SUBDIVISION**  
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT ALL LOTS MEET THE REQUIREMENTS OF THE UTAH SUBDIVISION ACT AND THE APPLICABLE ZONING ORDINANCES.

**BOUNDARY DESCRIPTION**  
A PART OF LOT 1, BLOCK 8, NORTH HILL CREEK PLAT, BOUNTIFUL TOWNSHIP SURVEY, EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BOUNTIFUL CITY, DAVIS COUNTY UTAH, BEING THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, BOUNTIFUL CITY, DAVIS COUNTY UTAH, BEGINNING AT A POINT ON THE NORTH LINE OF 400 NORTH STREET, BEING 474.20 FEET WEST OF THE EAST CORNER OF SAID LOT 1, BLOCK 8, NORTH HILL CREEK PLAT, THENCE NORTH 89°46'30\"/>

**NARRATIVE**  
THIS SURVEY WAS REQUESTED BY **DAVID KEVIN MILLEY - TRUSTEES** FOR THE PURPOSE OF REESTABLISHING THE BOUNDARIES OF THE HERON DESCRIBED PARCEL AN EXTENSIVE SEARCH HAS MADE FOR EXISTING MONUMENTATION TO USE AS CONTROLS FOR THIS SURVEY IN 400 NORTH STREET, 325 WEST STREET AND 300 WEST STREET. THE SURVEY WAS CONDUCTED ON 08/11/2016. THE SURVEY ALSO MADE FOR PROPERTY CORNER MARKERS SET AS PART OF EARLIER SURVEYS, AND REBAR WITHOUT CALL LOCATED AT THE NORTH END OF THE SHARDED LOT 1. A MARKER FOR MARKER 1 AND A NAIL FOUND IN THE BOUNDARY BETWEEN LOTS 1 AND 2. THIS SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNERS AND ALL NEIGHBORS. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNERS AND ALL NEIGHBORS. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNERS AND ALL NEIGHBORS. THE SURVEY WAS CONDUCTED IN THE PRESENCE OF THE ADJACENT OWNERS AND ALL NEIGHBORS.

**OWNER'S DEDICATION**  
THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SURVEY TO BE MADE AND THE SURVEY TO BE CORRECTLY MADE, DO HEREBY DEDICATE TO THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE AND DO INTERFERE WITH THEIR USE AS HEREIN DEDICATED. ALL ENCUMBRANCES THAT WOULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED, SHALL BE REMOVED OR RELEASED. SIGNED THIS 11th DAY OF AUGUST, 2016.

**ACKNOWLEDGMENT**  
STATE OF UTAH }  
COUNTY OF }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF AUGUST, 2016 BY \_\_\_\_\_  
RESIDING AT \_\_\_\_\_  
COMMISSION NUMBER \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_

**NATHAN'S SUBDIVISION**  
A PART OF THE NORTHWEST QUARTER OF SECTION 19,  
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE  
AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY RECORDER  
DAVIS COUNTY, UTAH



- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - EASEMENT LINE
  - ADJACENT PROPERTY
  - BUILDING SETBACK
  - FENCE LINE
  - STREET MONUMENT
  - SECTION CORNER
  - FOUND REBAR OR NAIL
  - PROPERTY / LOT CORNER FOUND OR TO BE SET WITH NAIL & WASHER
  - STAFFED 'SILVERPEAK' ENG.

**SOUTH DAVIS SEWER DISTRICT**  
APPROVED BY SOUTH DAVIS SEWER DISTRICT  
THIS 11th DAY OF AUGUST, 2016.

**BOUNTIFUL CITY WATER**  
APPROVED BY BOUNTIFUL CITY WATER  
THIS 11th DAY OF AUGUST, 2016.

**BOUNTIFUL CITY ENGINEER**  
APPROVED BY BOUNTIFUL CITY ENGINEER  
THIS 11th DAY OF AUGUST, 2016.

**PLANNING COMMISSION**  
I HEREBY CERTIFY THAT THIS PLAT COMPLES ALL CITY ORDINANCES AND APPROVED BY THE PLANNING COMMISSION. SIGNED THIS 11th DAY OF AUGUST, 2016.

**CITY ENGINEER'S APPROVAL**  
I HEREBY CERTIFY THAT THIS PLAT COMPLES ALL CITY ORDINANCES AND APPROVED BY THE CITY ENGINEER. SIGNED THIS 11th DAY OF AUGUST, 2016.

**CITY ATTORNEY'S APPROVAL**  
APPROVED BY THE BOUNTIFUL CITY ATTORNEY'S OFFICE THIS 11th DAY OF AUGUST, 2016.

**BOUNTIFUL CITY APPROVAL**  
APPROVED AND ACCEPTED BY THE HAYOR OF BOUNTIFUL CITY THIS 11th DAY OF AUGUST, 2016.

**RECORDING INFORMATION**  
FILE NO. \_\_\_\_\_  
PAGE \_\_\_\_\_  
CITY \_\_\_\_\_  
DAVIS COUNTY RECORDER  
DATE \_\_\_\_\_

**SILVERPEAK ENGINEERING**  
177 E ANTELOPE DR. STE. B  
LAYTON, UT 84041  
PHONE: (801) 499-5054  
FAX: (801) 499-5065

PRELIMINARY

# Commission Staff Report

Item # 7

**Subject:** Preliminary Site Plan for addition to Alpha Graphics  
**Author:** Chad Wilkinson, City Planner  
**Address:** 265 S. Main Street  
**Date:** August 14, 2018



## Description of Request:

The applicant, Spencer Anderson, representing Alpha Graphics, requests preliminary site plan approval for an addition to the existing Alpha Graphics use and accompanying property improvements. The property is located within the DN (Downtown) zone and will incorporate the existing Alpha Graphics site and the former Bountiful RV site. The application includes the construction/ remodel of approximately 24,000 square feet which includes a ±3,000 square foot future tenant space.

## Background and Analysis:

The property is zoned DN (Downtown) and is surrounded by commercial development on the north, south, east, and west. To the northeast is the existing soccer field property owned by Bountiful City.

The proposed development is located on a 1.02 acre property consisting of two parcels. Prior to construction of the proposed addition, the parcels will need to be consolidated. Access to the project will be via two driveways on 300 South. The applicant will close the two existing approaches on Main Street. Based on the square footages shown on the plan, the proposal meets the parking standards of the Code. However, once the specific use of the tenant space has been identified the submittal of additional parking analysis may be required, in order to demonstrate compliance with the Code.

The proposed building meets the required setbacks and height standards for the DN Zone. The applicant proposes building materials consisting of a mix of fiber cement panels, metal panels and aluminum or metal trim. Color renderings of the buildings are attached to this report. The newly adopted standards of the Code require certain articulation of the building. While the Main Street frontage appears to meet the standard, the 300 South frontage does not appear to provide the required articulation at the 25 foot intervals required by Code. As a condition of approval, the applicant shall demonstrate how these standards have been met.

The plan shows the minimum 10 percent of landscape area; however, a detailed landscape plan will need to be submitted meeting the minimum requirements of the landscape code. One revision that will be required is to provide a minimum 5 foot wide landscape area along the north east portion of the property where the paved area abuts the property line.

Storm water will be collected on site in an underground detention facility with excess flows conveyed to the existing storm drain system to the north in Main Street via new storm drain lines installed in the existing soccer field property. Water and sewer will be provided

from existing lines in 300 South and Main Street and will include the extension of an 8-inch water line and onsite fire hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

### **Department Review**

This proposal has been reviewed by the Engineering, Power, and Planning Departments and by the Fire Marshall.

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

### **Recommended Action**

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan review for the proposed addition to the existing Alpha Graphics building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two parcels.
3. Show a minimum 8 foot wide disabled person unloading aisle.
4. Submit a landscape plan prepared by a licensed landscape architect meeting the minimum requirements of Sections 14-16- 104 and 14-16-109. The plan shall also show a minimum 5 foot wide landscape area along the north east portion of the site where parking and drive areas are adjacent to the property line.
5. Demonstrate how the plan meets the standards of section 14-7-112 C. 7. related to required articulation along the building facades.
6. Enter into an agreement with Bountiful City to provide an easement in favor of the subject property owners for the use of the west 10 feet of the soccer field property for the proposed storm water outfall line.

### **Attachments**

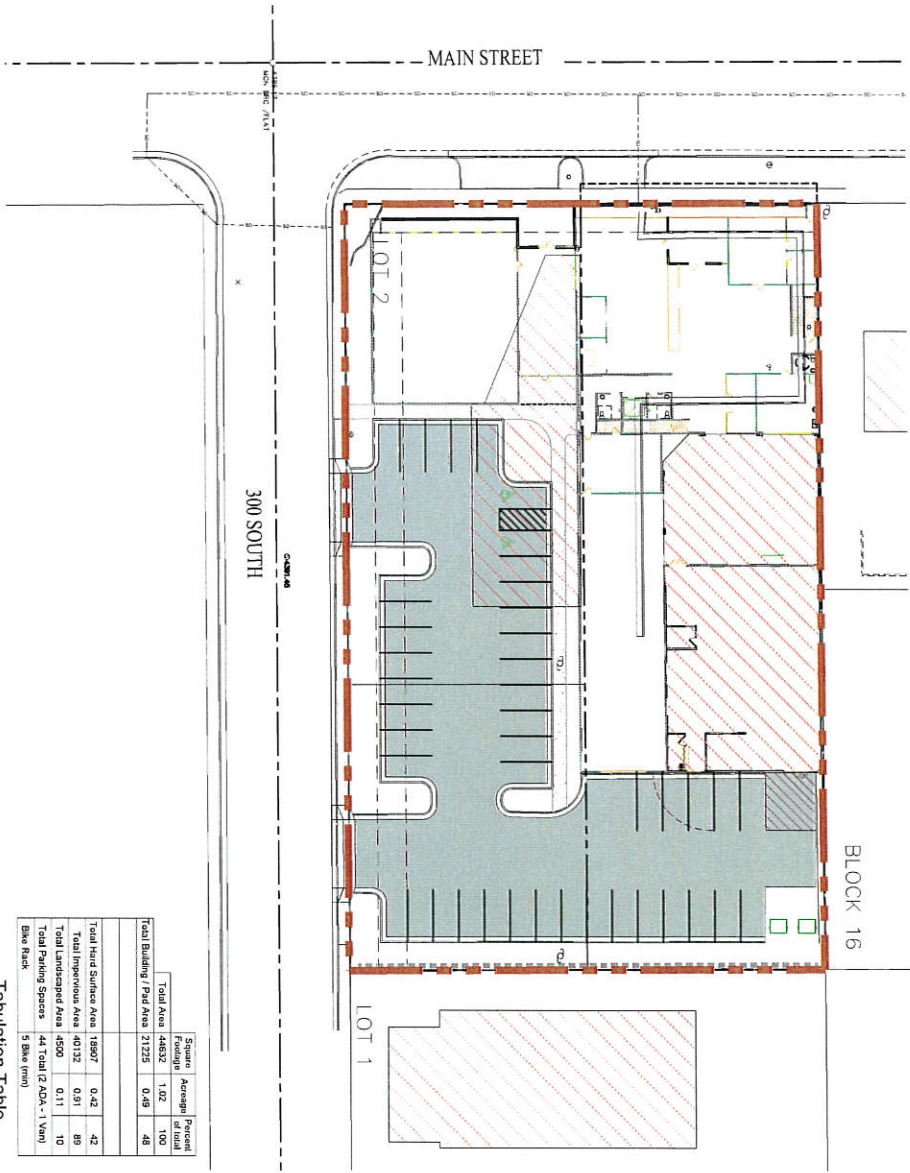
1. Aerial photo
2. Site and utility plans
3. Building elevations

Aerial Photo



# ALPHAGRAPHICS REMODEL COMMERCIAL DEVELOPMENT

Bountiful, Utah



| Category                | Area                     | Percentage |
|-------------------------|--------------------------|------------|
| Total Hard Surface Area | 18907                    | 0.42       |
| Total Impervious Area   | 40132                    | 0.91       |
| Total Landscaped Area   | 4500                     | 0.11       |
| Total Parking Spaces    | 44 (Total 2 ADA - 1 Van) | 10         |
| Blue Flag               | 5 (Bike (mm))            |            |

Tabulation Table



**PROJECT DEVELOPER**  
Alphagraphics Remodel Construction  
Bountiful, UT 84010  
(801) 295-7400

**PROJECT ENGINEER & SURVEYOR**  
MELISSA ENGINEERING & SURVEYING  
1776 N. State St. #110  
Orem, UT 84057  
PH: 801.376.2245

**-INDEX OF PLAN SHEETS-**

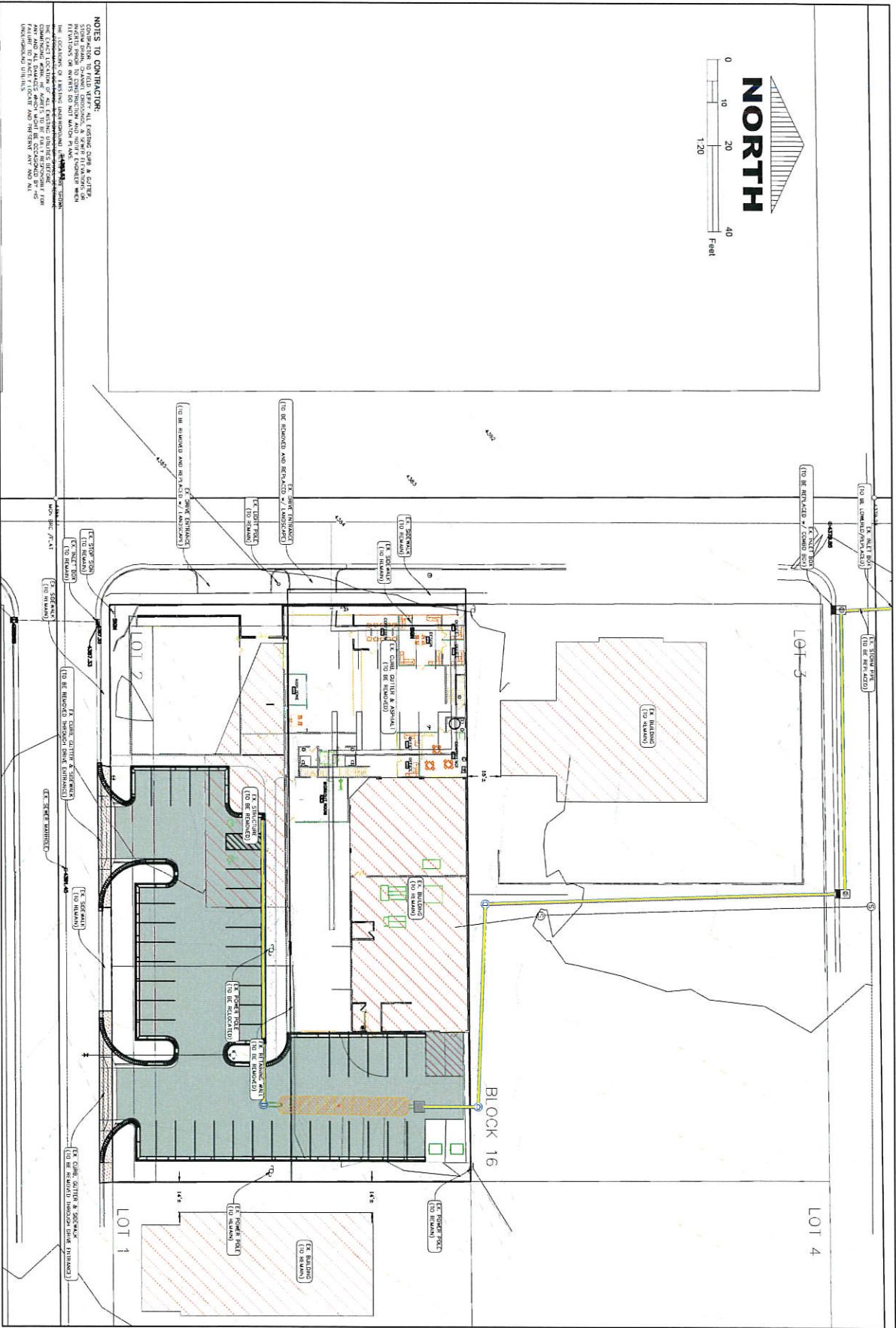
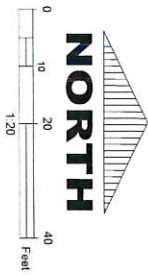
- SHEET DESCRIPTION
- CS-01 COVER SHEET
- SP-01 SITE PLAN
- UP-01 UTILITY PLAN
- GR-01 GRADING PLAN
- PP-01 OFFSITE SD PLAN & PROFILE
- DT-01 - DT-02 TYPICAL DETAILS

DATE: 7/23/2018  
PROJECT #:  
REVISIONS:  
DRAWN BY:  
CHECKED BY:  
DATE: 7/23/2018  
PROJECT #:  
REVISIONS:  
DRAWN BY:  
CHECKED BY:

**ALPHAGRAPHICS REMODEL  
BOUNTIFUL, UTAH**  
LOCATED IN SECTION 10, TOWNSHIP 2 NORTH  
RANGE 1 EAST,  
PLAT 'A', BOUNTIFUL TOWNSITE SURVEY  
SALT LAKE BASE AND MERIDIAN



**region** Engineering & Surveying  
1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
regiondesignllc.com



**NOTES TO CONTRACTOR:**

1. EXISTING CURB & GUTTER, SIDEWALK, STAIRS, ELEVATORS, & OTHER FINISHES TO REMAIN UNLESS OTHERWISE NOTED.

2. ALL FINISHES TO BE INDICATED BY COLOR AND ELEVATION OR HEIGHT DO NOT MATCH IN ALL AREAS.

3. THE LOCATION OF A REMOVED OR RELOCATED ELEMENT SHALL BE INDICATED BY A DASHED LINE.

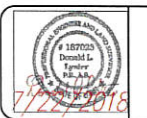
4. THE EXISTING LOCATION OF ALL EXTERIOR UTILITIES (ELECTRIC, GAS, WATER, SEWER, RAINFALL) SHALL BE INDICATED BY A DASHED LINE.

5. ANY AND ALL CHANGES MUST BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.

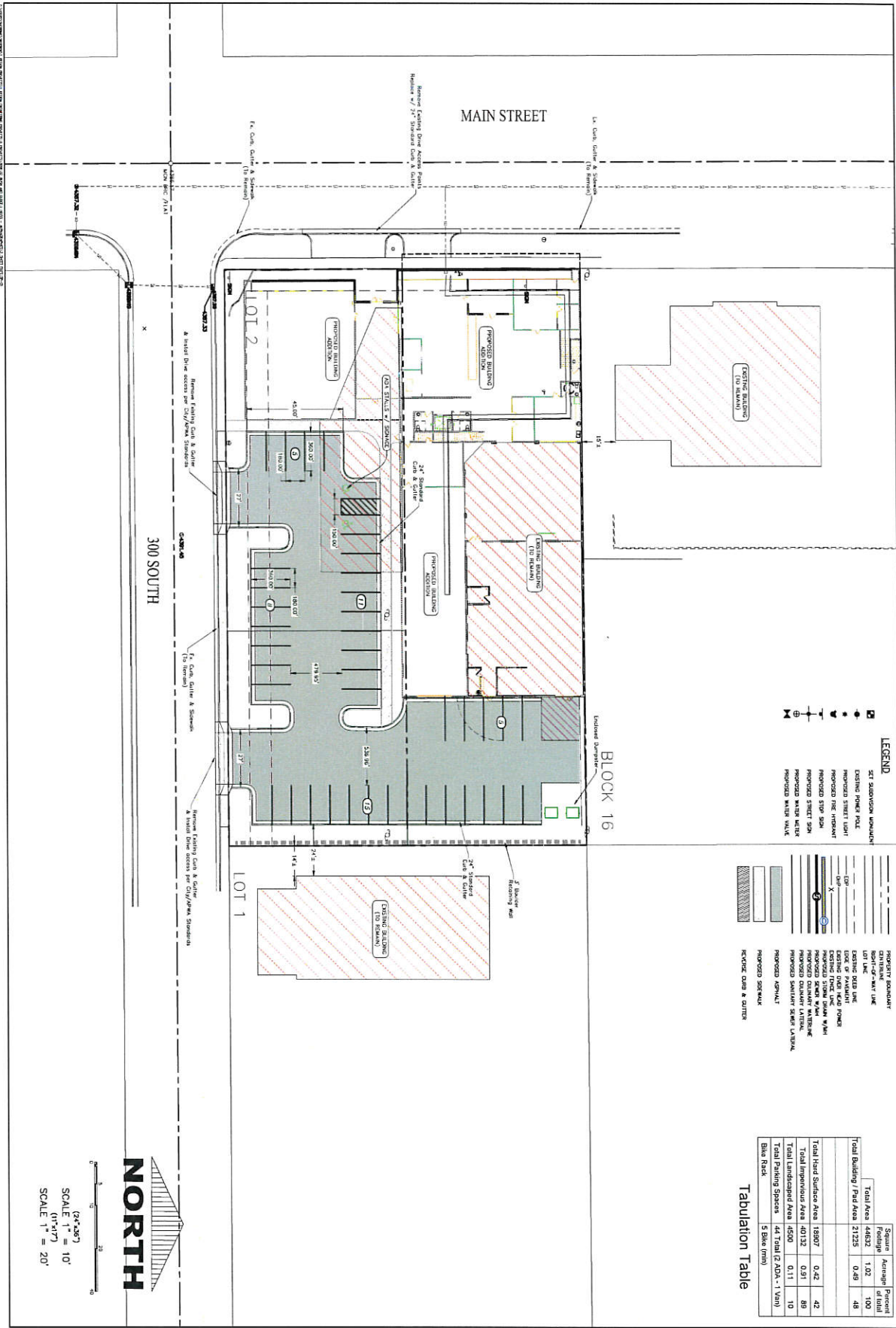
6. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

|                           |           |
|---------------------------|-----------|
| DATE: 7.23.2018           | PROJECT # |
| REVISIONS                 |           |
| 1                         |           |
| 2                         |           |
| 3                         |           |
| 4                         |           |
| 5                         |           |
| EXISTING SITE/IMPROVEMENT | DP-01     |

**ALPHAGRAPHICS REMODEL**  
**BOUNTIFUL, UTAH**  
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH  
 RANGE 1 EAST.  
 PLAT 'A', BOUNTIFUL TOWNSITE SURVEY  
 SALT LAKE BASE AND MERIDIAN



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**LEGEND**

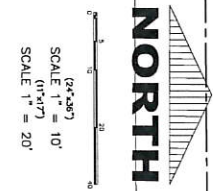
- ST Substation Upgrade
- Existing Power Pole
- Proposed Street Light
- Proposed Fire Hydrant
- Proposed Stop Sign
- Proposed Street Sign
- Proposed Water Meter
- Proposed Walkway

**PROPERTY BOUNDARY**

- Right-of-Way Line
- Existing Ditch Line
- Lot or Parcel Boundary
- Existing Fence Line
- Proposed Stone Drain Wall
- Proposed Culinary Waterline
- Proposed Sanitary Sewer Waterline
- Proposed Sewer
- Proposed Gate & Gate

**Tabulation Table**

|                           | Summ.                    | Average   | Percent  |
|---------------------------|--------------------------|-----------|----------|
|                           | Total Area               | Footprint | of Total |
| Total Building / Pad Area | 14632                    | 1,02      | 100      |
|                           | 21235                    | 0,49      | 48       |
| Total Hard Surface Area   | 18807                    | 0,42      | 42       |
| Total Impervious Area     | 14032                    | 0,31      | 88       |
| Total Landscaped Area     | 4500                     | 0,11      | 10       |
| Total Parking Spaces      | 44 Total (2 ADA - 1 Van) |           |          |
| Blue Rack                 | 5 Blue (7m)              |           |          |



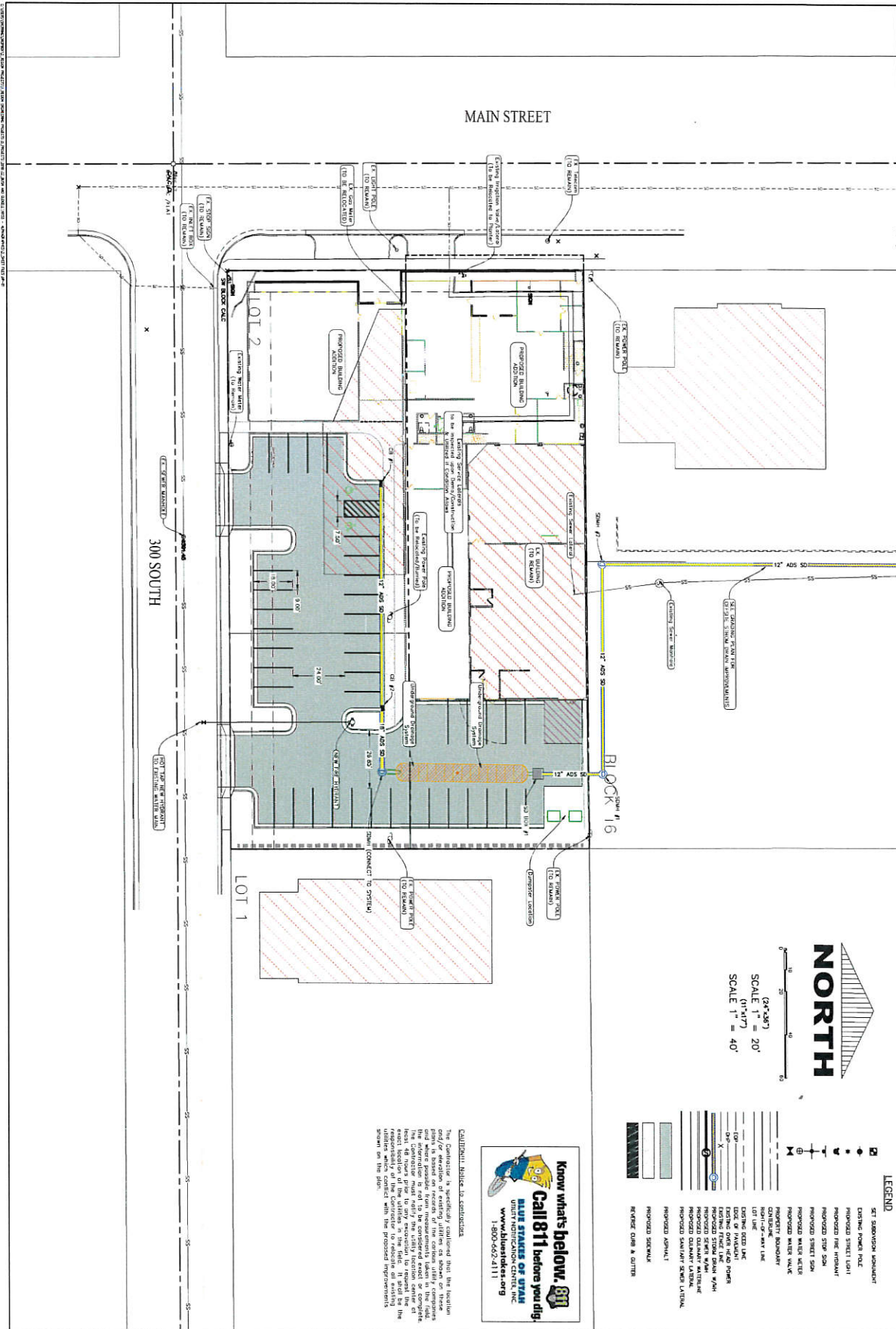
DATE: 7/23/2018  
PROJECT #:  
REVISIONS:  
SHEET: 1 OF 1  
SHEET TITLE: MAIN  
JOB NO: SP-401

**ALPHAGRAPHICS REMODEL BOUNTIFUL, UTAH**  
 LOCATED IN SECTION 19, TOWNSHIP 2 NORTH RANGE 1 EAST.  
 PLAT 'A', BOUNTIFUL TOWNSITE SURVEY SALT LAKE BASE AND MERIDIAN



**region Engineering & Surveying**  
 1776 N. State St. #110  
 Orem, UT 84057  
 P: 801.376.2245  
 regiondesignllc.com





SCALE 1" = 20'  
 SCALE 1" = 40'

**LEGEND**

|          |                                 |
|----------|---------------------------------|
| [Symbol] | SET SUBSTATION ADJUNCT          |
| [Symbol] | EXISTING POWER POLE             |
| [Symbol] | PROPOSED POWER POLE             |
| [Symbol] | EXISTING STREET LIGHT           |
| [Symbol] | PROPOSED STREET LIGHT           |
| [Symbol] | EXISTING FIRE HYDRANT           |
| [Symbol] | PROPOSED FIRE HYDRANT           |
| [Symbol] | EXISTING FIRE LINE              |
| [Symbol] | PROPOSED FIRE LINE              |
| [Symbol] | EXISTING WATER MAIN             |
| [Symbol] | PROPOSED WATER MAIN             |
| [Symbol] | EXISTING SANITARY SEWER LATERAL |
| [Symbol] | PROPOSED SANITARY SEWER LATERAL |
| [Symbol] | EXISTING SANITARY MAIN          |
| [Symbol] | PROPOSED SANITARY MAIN          |
| [Symbol] | EXISTING GAS MAIN               |
| [Symbol] | PROPOSED GAS MAIN               |
| [Symbol] | EXISTING DRIVE & UTILITY        |
| [Symbol] | PROPOSED DRIVE & UTILITY        |
| [Symbol] | EXISTING SIDEWALK               |
| [Symbol] | PROPOSED SIDEWALK               |
| [Symbol] | EXISTING CURB & GUTTER          |
| [Symbol] | PROPOSED CURB & GUTTER          |

**Know what's below?**

**Call 811 before you dig!**

**BLUE STAKES OF UTAH**  
 UTILITY NOTIFICATION CENTER, INC.  
 www.bluestakes.org  
 1-800-665-2111

**CAUTION: Notice to Contractors**

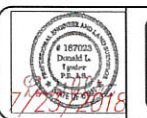
The Contractor is hereby notified that the location and/or elevation of existing utilities on shown on these plans may not be accurate. It is the responsibility of the Contractor to verify the location and depth of all utilities before excavation. The Contractor is not to be held responsible for any damage to existing utilities. The Contractor shall be responsible for the safety of all workers and the public during the construction process.

DATE: 2/23/18  
 PROJECT #  
 REVISIONS

|   |  |
|---|--|
| 1 |  |
| 2 |  |
| 3 |  |
| 4 |  |
| 5 |  |

DESIGNER: UP-01  
 UTILITY MAN

**ALPHAGRAPHS REMODEL**  
**BOUNTIFUL, UTAH**  
 LOCATED IN SECTION 10, TOWNSHIP 2 NORTH  
 RANGE 1 EAST.  
 PLAT 'A', BOUNTIFUL TOWNSITE SURVEY  
 SALT LAKE BASE AND MERIDIAN



**region Engineering & Surveying**

1776 N. State St. #110  
 Orem, UT 84057  
 P: 801.376.2245  
 regiondesign.com

# LANDSCAPE PLAN SPECIFICATIONS

## PART 1: GENERAL

- 1.1. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
- 1.2. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
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- 1.10. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.

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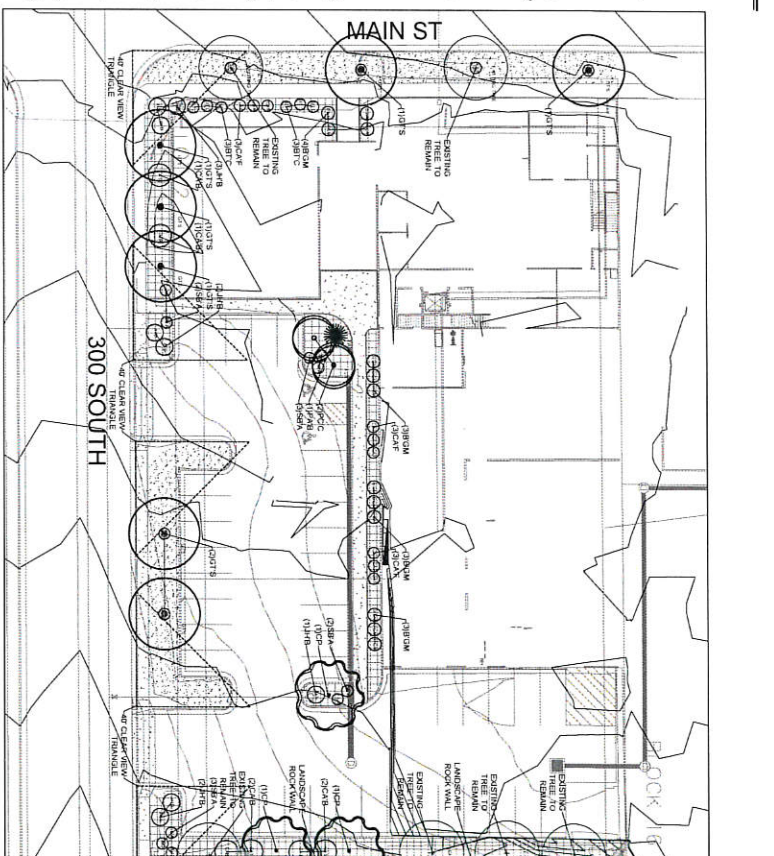
**PROJECT INFORMATION**

07-30-2018 UT18030

**CLIENT INFORMATION**

BLUE STATES OF UTAH  
1-800-662-4111  
www.bluestatesutah.com

**GRAPHIC SCALE 1" = 20'**



### SITE REQUIREMENT CALCULATIONS

| REQUIREMENT                             | REQUIRED | PROVIDED |
|---|----------|----------|
| MINIMUM GREEN SPACE                     | 5        | 3        |
| MINIMUM TREE CANOPY                     | 2-3      | 2-3      |
| MINIMUM BIOMASS                         | 3        | 3        |
| MINIMUM BIOMASS PER TREE                | 3        | 3        |
| MINIMUM BIOMASS PER SQUARE FOOT         | 3        | 3        |
| MINIMUM BIOMASS PER LINEAR FOOT         | 3        | 3        |
| MINIMUM BIOMASS PER SQUARE YARD         | 3        | 3        |
| MINIMUM BIOMASS PER LINEAR YARD         | 3        | 3        |
| MINIMUM BIOMASS PER SQUARE FOOT OF ROOF | 3        | 3        |
| MINIMUM BIOMASS PER LINEAR FOOT OF ROOF | 3        | 3        |
| MINIMUM BIOMASS PER SQUARE YARD OF ROOF | 3        | 3        |
| MINIMUM BIOMASS PER LINEAR YARD OF ROOF | 3        | 3        |

# ALPHA GRAPHICS

265 S. MAIN ST.  
BOUNTIFUL, UTAH

**ALPHA GRAPHICS INSIGHT COMM**  
265 SOUTH MAIN ST  
BOUNTIFUL, UT 84010  
(801)555-2800

**JZW ARCHITECTS**  
118 NORTH SALT LAKE, UT 84143  
SPRINGER@JZW.COM

### TREE LEGEND (TOTAL PLANT COUNTY)

| QTY | COMMON NAME         | QTY | SIZE    | TOLERANCE | SPEC. NOTES |
|-----|---------------------|-----|---------|-----------|-------------|
| 1   | REDWOOD             | 1   | 2" DIA. | LOW       |             |
| 1   | WESTERN RED CEDAR   | 1   | 2" DIA. | LOW       |             |
| 1   | AMERICAN LARCH      | 1   | 2" DIA. | LOW       |             |
| 1   | EUROPEAN LARCH      | 1   | 2" DIA. | LOW       |             |
| 1   | SCOTCH PINE         | 1   | 2" DIA. | LOW       |             |
| 1   | MONSIEUR ORNAMENTAL | 1   | 4" DIA. | LOW       |             |

### SHRUB LEGEND

| QTY | COMMON NAME  | QTY | SIZE   | TOLERANCE | SPEC. NOTES |
|-----|--------------|-----|--------|-----------|-------------|
| 1   | YUCCA        | 1   | 5 GAL. | MEDIUM    |             |
| 1   | AGAVE        | 1   | 5 GAL. | MEDIUM    |             |
| 1   | ROSE         | 1   | 5 GAL. | MEDIUM    |             |
| 1   | HYDRANGEA    | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |
| 1   | SPIDER PLANT | 1   | 5 GAL. | MEDIUM    |             |

### GRASSES LEGEND

| QTY | COMMON NAME | QTY | SIZE   | TOLERANCE | SPEC. NOTES |
|-----|-------------|-----|--------|-----------|-------------|
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |
| 1   | GRASS       | 1   | 1 GAL. | LOW       |             |

### LANDSCAPE GENERAL NOTES

1. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
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7. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
8. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
9. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.
10. The contractor shall be responsible for the proper installation, maintenance, and protection of all plants and materials used in the project.

**LANDSCAPE NOTES**

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INSTALLATION, MAINTENANCE, AND PROTECTION OF ALL PLANTS AND MATERIALS USED IN THE PROJECT.

2. PLANT MATERIALS TO BE INSTALLED SHALL BE OF THE QUALITY AND SPECIFICATIONS LISTED IN THE SPECIFICATIONS.

3. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

4. NEW PLANTING SHALL BE WATERED AND MULCHED AS PER THE LANDSCAPE CONTRACTOR'S BEST PRACTICES.

5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE LOCAL AND STATE REGULATIONS.

6. SWIRLY GRASS SHALL BE PLANTED IN THE FOLLOWING AREAS AS SHOWN ON THE PLAN.

7. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

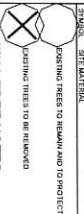
8. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

9. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

10. PLANTING SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**LANDSCAPE PLAN**  
PRELIMINARY PLANS NOT FOR CONSTRUCTION  
LP-10

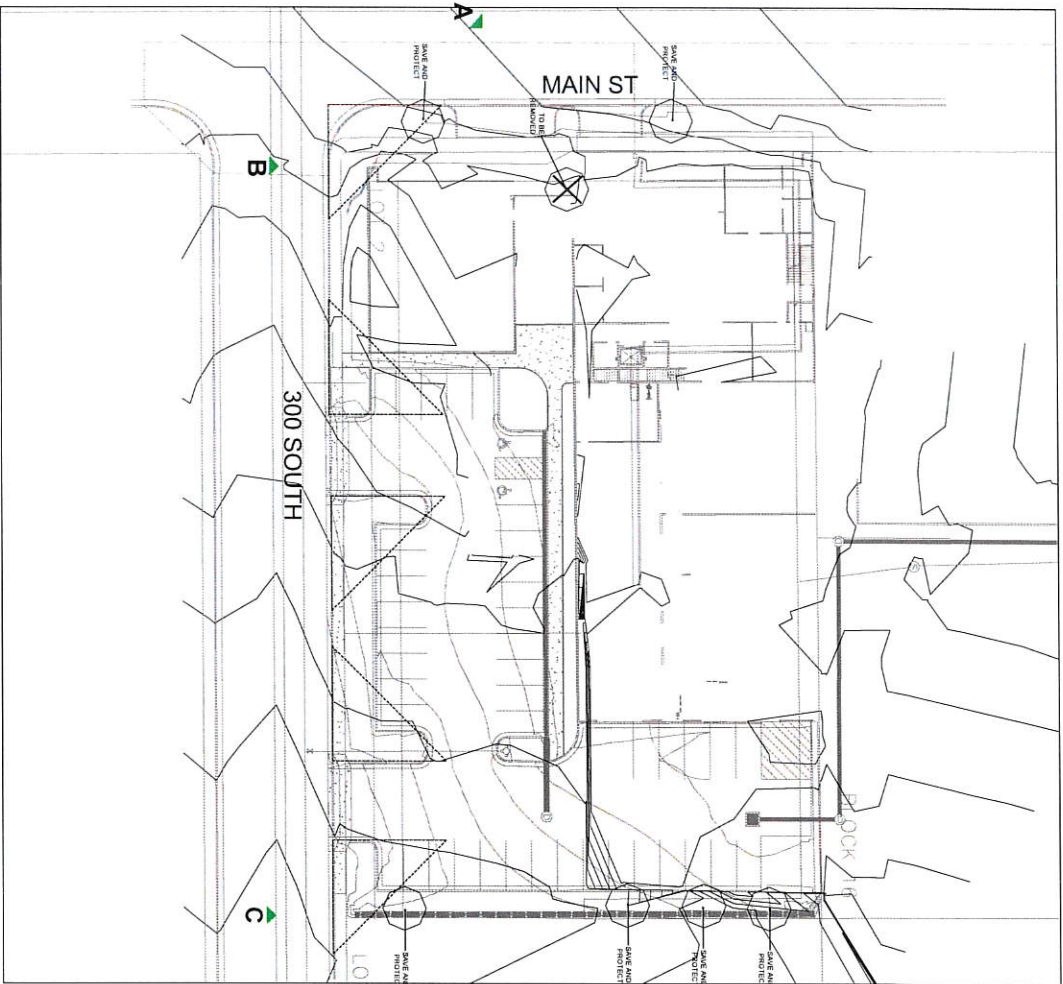
**EXISTING AND NEW LANDSCAPE AREA**



**FREE PROTECTION AND PRESERVATION**

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A) NORTHWEST CORNER

B) WEST PROPERTY LINE

C) EAST PROPERTY LINE

| NO. | REVISION | DATE   |
|-----|----------|--------|
| 1   | XXXX     | XXXXXX |
| 2   |          |        |
| 3   |          |        |
| 4   |          |        |
| 5   |          |        |
| 6   |          |        |
| 7   |          |        |
| 8   |          |        |
| 9   |          |        |
| 10  |          |        |

PROJECT NUMBER: UT18030  
 PROJECT INFORMATION  
**ALPHAGRAPHICS**  
 265 S. MAIN ST.  
 BOUNTIFUL, UTAH

811 BLUE STAVES OF UTAH  
 1-800-662-4111  
 www.bluestaves.org

GRAPHIC SCALE 1" = 20'

ALPHAGRAPHICS: INSIGHT COMM  
 265 SOUTH MAIN ST  
 BOUNTIFUL, UT 84010  
 (801)595-9000

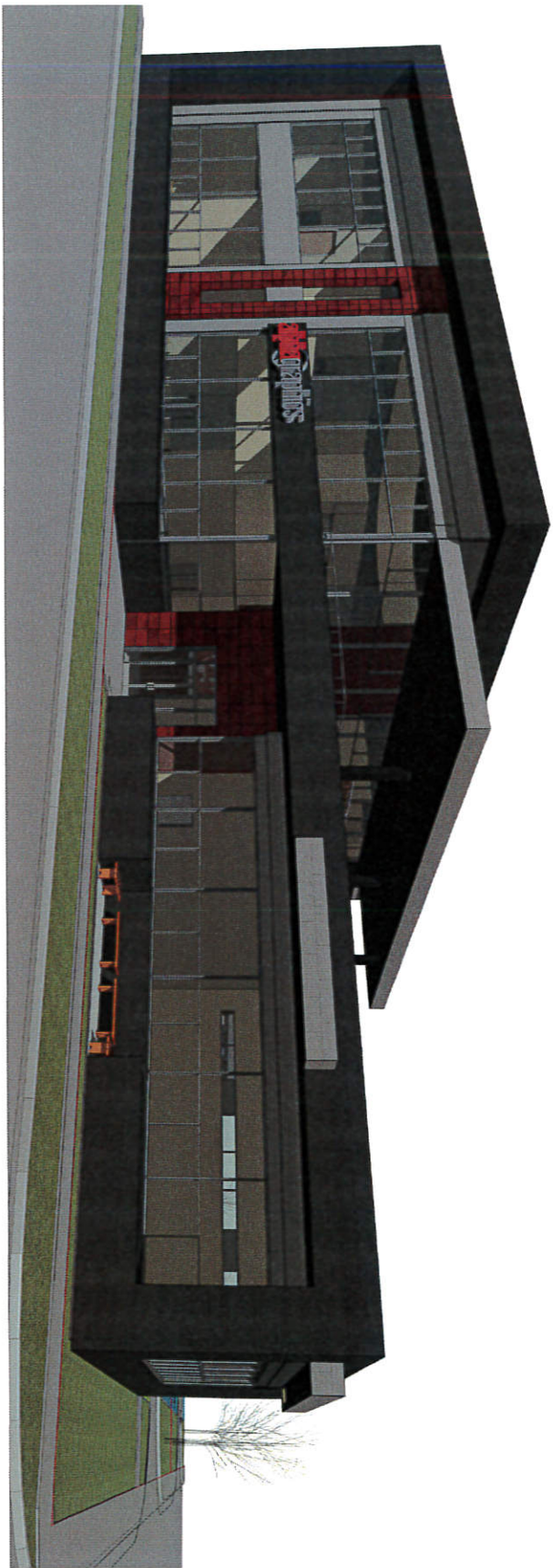
JZW ARCHITECTS  
 135 EAST CENTER STREET  
 NORTH BEND, WI 53054  
 SERVICE@JZW.COM

LANDSCAPE ARCHITECT / DESIGNER

PKJ DESIGN GROUP LLC  
 3650 N. TRILLIUM BLVD, SUITE 102  
 LEHI, UTAH 84043 (801) 960-2688  
 www.pkjdesigngroup.com

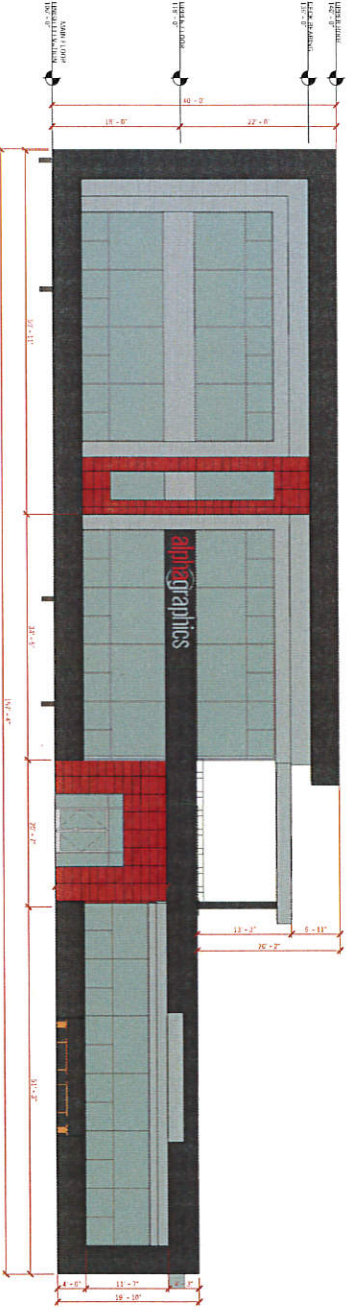
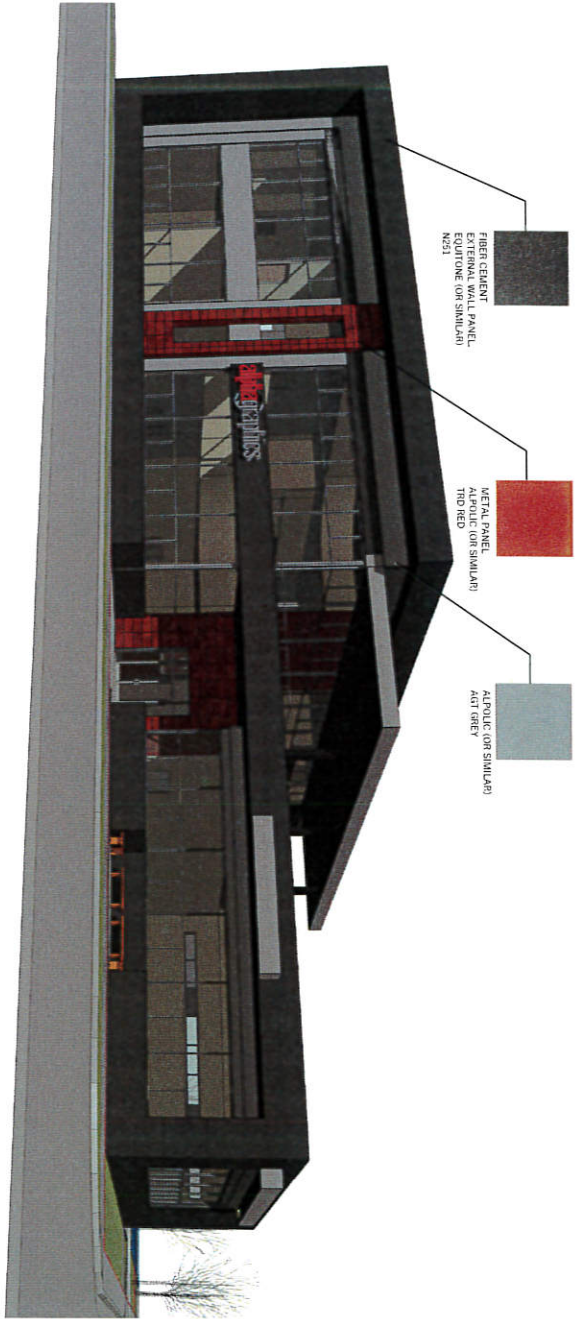
LANDSCAPE ARCHITECT / DESIGNER

PRELIMINARY PLANS NOT FOR CONSTRUCTION  
 LP-EXISTING



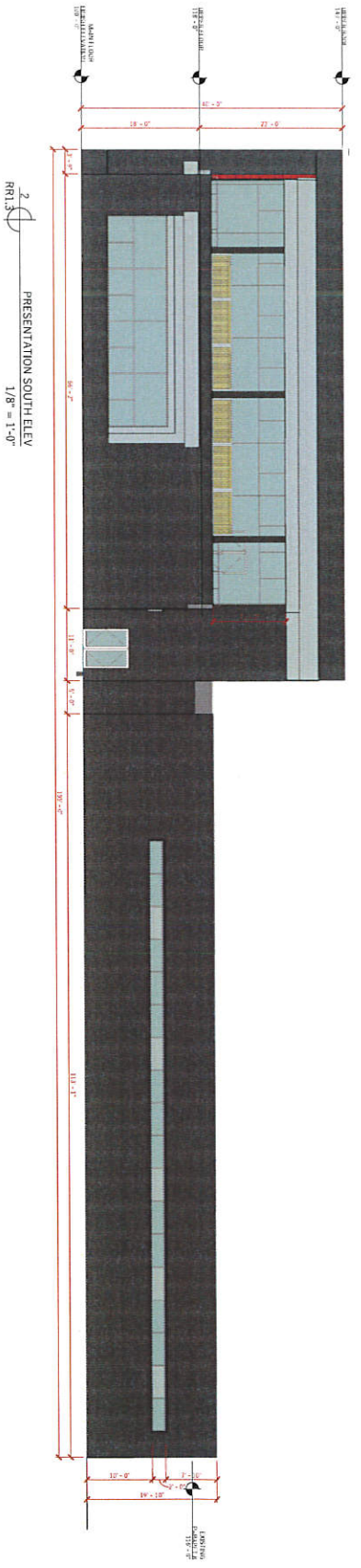
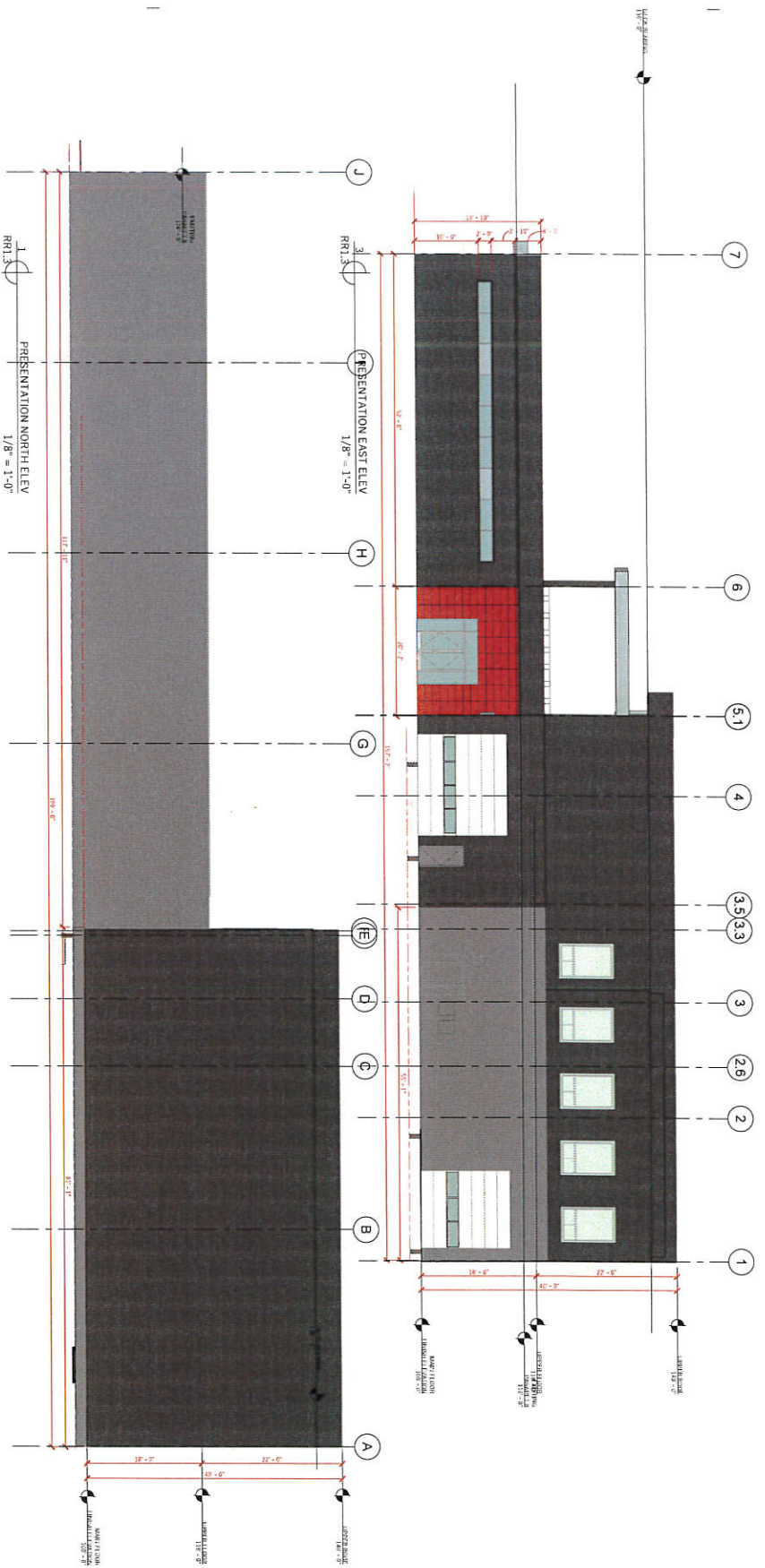
[WWW.JZWA.COM](http://WWW.JZWA.COM) 1331 EAST TOWNE STREET NORTH SAN ANGELO, TEXAS 76904 PHONE: (801) 393-2428  
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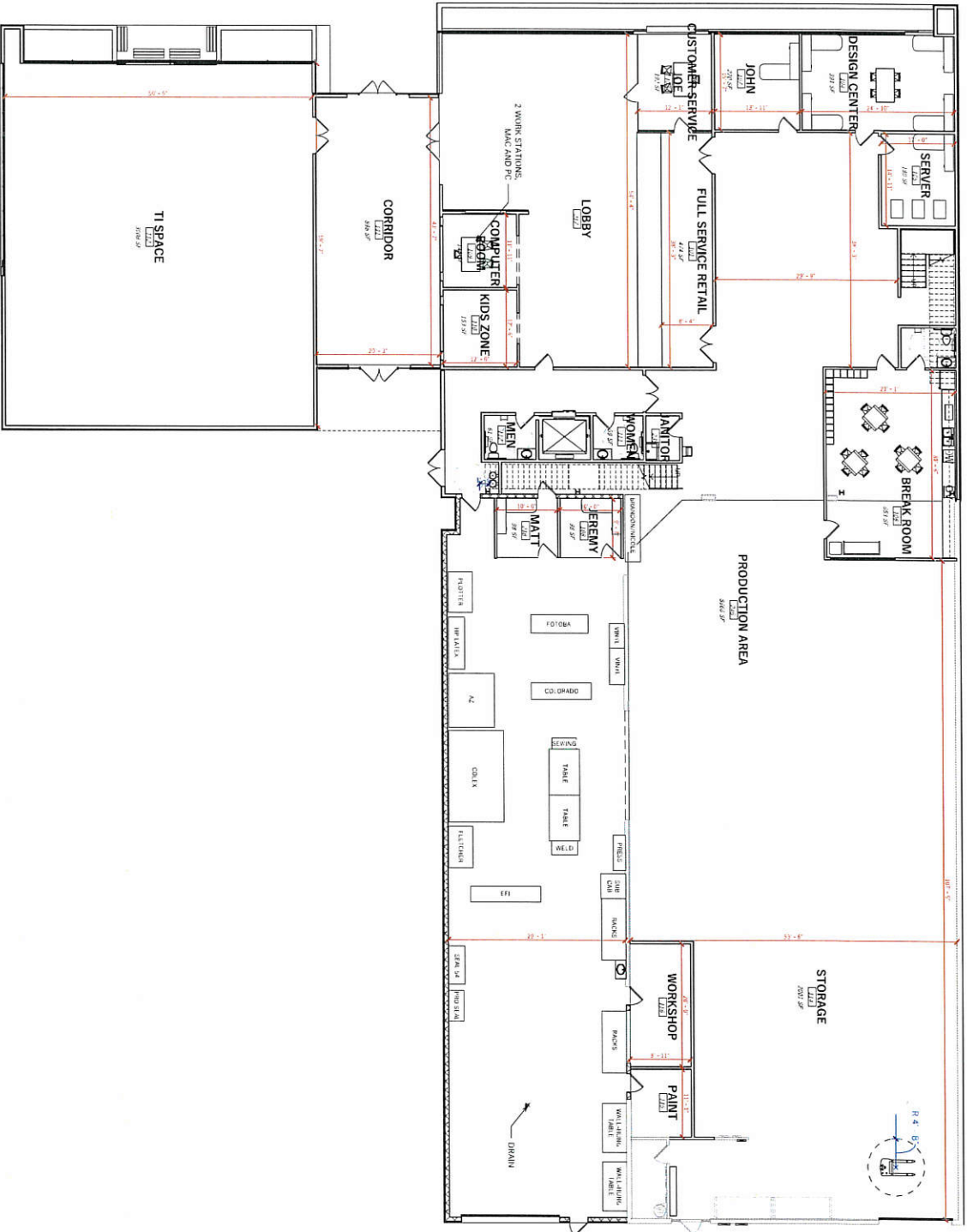




2 PRESENTATION WEST ELEV  
 RRL2 1/8" = 1'-0"



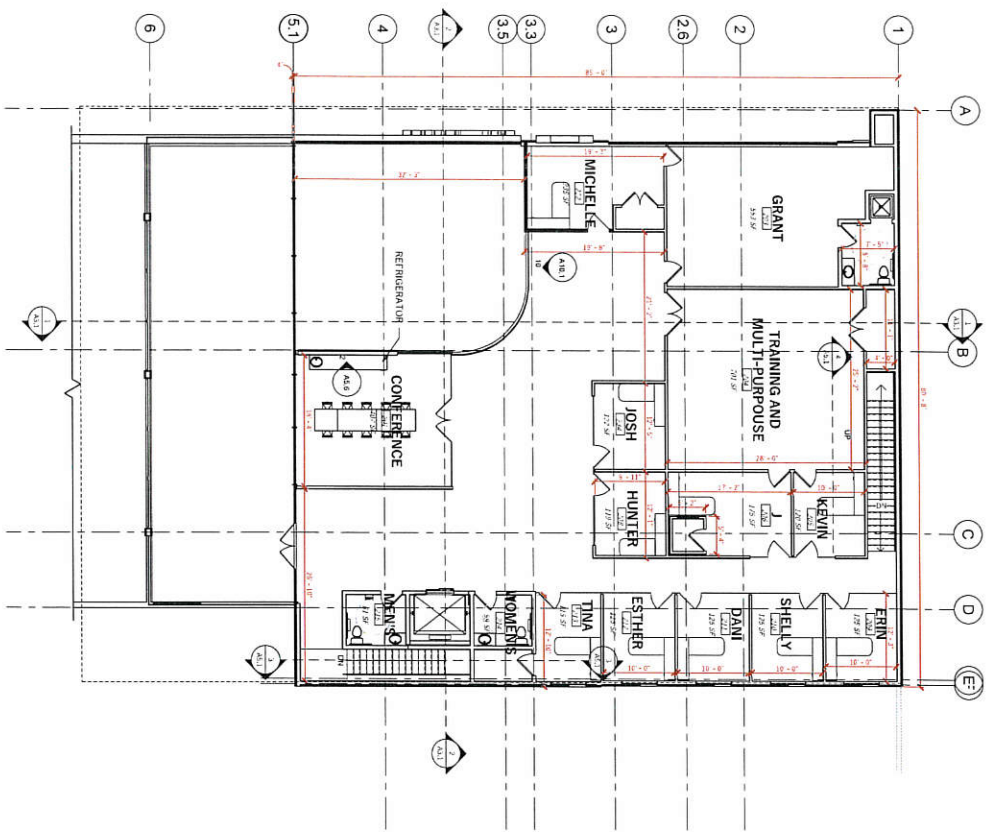




WESTERN MOUNTAIN MAIN FLOOR  
 NORTH SALT LAKE SOUTH  
 NORTH SALT LAKE SOUTH  
 PHOENIX GOLD SPARKERS



|   |                           |            |
|---|---------------------------|------------|
| PROJECT NUMBER<br><b>18048</b>                      | ISSUE DATE:<br>MARCH 2018 | CONSULTANT |
| REVISIONS:  | No. Date Description      |            |
| PRESENTATION<br>FIRST FLOOR                         |                           |            |
| <b>RR1.4</b>  |                           |            |
| <b>ALPHA GRAPHICS<br/>REMODEL<br/>BOUNTIFUL, UT</b> |                           |            |



1 NORTH  
PRESENTATION UPPER FLOOR  
RR1.5  
1/8" = 1'-0"

PROJECT NUMBER  
**18048**

ISSUE DATE:

REVISIONS:

No.      Date      Description

CONSULTANT

**ALPHA GRAPHICS  
REMODEL**  
BOUNTIFUL, UT

PRESENTATION  
SECOND FLOOR

**RR1.5**



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## BOUNTIFUL CITY PLANNING COMMISSION

### FINDINGS OF FACT AND CONCLUSIONS

**APPLICANT:** Rafael Chavez Jr. and Nathan Polatis

**APPLICATION TYPE:** Request for a variance in order to allow the property to be subdivided without meeting the minimum corner lot setback and width requirements.

#### I. DESCRIPTION OF REQUEST:

The applicants, Rafael Chavez Jr. and Nathan Polatis, have requested a variance to allow the property to be subdivided without meeting the minimum corner lot setback and width requirements. The property is located in the R-4 zoning district. The applicants would like to subdivide the properties of 306 West and 292 West to create a third property to the north.

#### II. LAND USE ORDINANCE AUTHORITY:

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to setback requirements.

#### III. APPEAL PROCEDURE:

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

#### IV. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B. The minutes of the public hearing held by the Planning Commission on **Tuesday, July 17, 2018** which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

**V. FINDINGS OF FACT:**

Based upon the information presented and oral testimony given at the public hearing the Planning Commission made the following findings:

- A. The literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;**

The existing home was constructed in 1902 prior to the expansion of 325 West. In order for the home to become compliant with the setback three feet of the home along 325 west would need to be removed which would cause an unreasonable hardship for the property owner. The construction of 325 West also impacted the lot width. Therefore, the applicants' request for a variance to the lot standards is a reasonable request.

- B. There are special circumstances attached to the property that do not generally apply to other properties in the district;**

Based on the Meadow Brook Acres Plat B approval and subsequent expansion of 325 West the property became nonconforming in the current R-4 zone. Other properties in the R-4 zone usually are constructed after the road improvements have been made which would cause them to follow the zoning setback and lot width requirements. Based upon the fact that the home was constructed prior to the expansion of 325 West results in a circumstance that generally does not apply to other properties in the R-4 zone.

- C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district;**

Approval of a variance will allow the property owner the ability to continue to enjoy access to a legal nonconforming home and property in the R-4 zone. The need from the variance arises from a condition that was not created by the applicants or a previous property owner but instead was created by the construction of 325 West.

- D. The variance will not substantially affect the general plan and will not be contrary to the public interest;**

Allowing the home to continue in its current location will not affect either the general plan or create a public safety issue. The proposed Lot 1 will meet the minimum lot area requirement of 8,800 square feet and will continue to function as it has for years which is not contrary to the public interest.

- E. The spirit of the land use ordinance is observed and substantial justice is done

The spirit of the land use ordinance is observed. The applicants will continue to enjoy the use of the home that became nonconforming through no fault of the property owner.

**VI. DECISION AND SUMMARY**

The Planning Commission approved the requested variance by a vote of 6-0.

FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission  
this \_\_\_\_\_ day of August, 2018

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Sean Monson, Chair  
Bountiful City Planning Commission