



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

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room, **South Davis Metro Fire Station, 255 South 100 West, 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.

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

1. Welcome and Introductions
2. Approval of meeting minutes for October 20, 2020
3. Approval of meeting minutes for November 17, 2020
4. Final Architectural and Site Plan review of a mixed-use development, The Brooks, located at 220 North Main St, Justin Atwater, applicant. – *City Planner Curtis Poole*
 - a. Review and Recommendation to the City Council
5. Conditional Use Permit for a mixed-use development, The Brooks, located at 220 North Main St, Justin Atwater, applicant. – *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Conditional Use Permit review and tentative possible approval in written form
6. Bountiful City Land Use Code Text Amendment Request regarding Temporary Sales Offices in the Residential Zones. Brighton Homes, applicant – *City Planner Curtis Poole*
 - a. Public Hearing
 - b. Review and Recommendation to the City Council
7. Planning Director’s report, review of pending applications, and miscellaneous business
8. Adjourn

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
October 20, 2020
6:30 p.m.

Present: Commission Chair Sean Monson
Commission Members Sam Bawden, Jesse Bell (vice-chair), Jim Clark, Lynn Jacobs,
Sharon Spratley, and Councilwoman Kendalyn Harris
City Attorney Clinton Drake
City Engineer Lloyd Cheney
Planning Director Francisco Astorga
City Planner Curtis Poole
Recording Secretary Darlene Baetz

1. Welcome and Introductions.

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

2. Approval of the minutes for October 6, 2020.

Commissioner Spratley made a motion to approve the minutes for October 6, 2020 with the correction on page 2 line 44 “~~drafter~~ *drafted*”. Commissioner Clark seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

3. Consider approval of Findings of Facts of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1874 Ridge Point.

Commissioner Jacobs made a motion to approve the Findings of Fact of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1874 Ridge Point. Commissioner Spratley seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

4. PUBLIC HEARING – Consider forwarding a recommendation to the City Council amending the Bountiful City Land Use Code for Accessory Structures in the residential zone.

Planning Director Francisco Astorga presented the staff report.

The Planning Department recommended that the Commission review the proposed amendment, hold a public hearing, and consider forwarding a positive recommendation to the City Council. The Planning Department started working on this item specifically due to a building permit that was issued in March 2020. That permit was appealed by an adjacent property owner and in July 2020 an appeal board hearing was held. The building permit was for a detached garage. Bountiful City’s appeal authority is an Administrative Law Judge. The Administrative Law Judge interpreted the City code differently than the City and determined that the building permit did not comply with two specific provisions; that it was over 10% buildable lot area requirement as specified in the zoning code, and violated certain setback requirements. The proposed land use code text amendment will bring clarity to the setback requirements portion of the code. It does not address the 10% buildable lot area provision. The City has reviewed the impacts of the Administrative Law Judge’s decision on existing sites and structures and has found that the decision will impact a significant number of sites

1 and structures throughout the City. Director Astorga stated the Planning Department staff found that
2 the City there are existing accessory structures that would now be considered illegal because of the
3 administrative law judge's decision. He presented several sites that also had similar structures and
4 noted that these are just a few and not all that are found in the City. He noted that the proposed
5 amendment will bring clarity and consistency to accessory structures in this code. Staff recommends
6 that the Planning Commission forward a positive recommendation to the City Council for approval.
7

8 Commissioner Bawden asked if staff had reviewed properties with the proposed change to the code.
9 Staff noted that most properties would be compliant with the code under the change. There is a small
10 number of the studied properties that would not comply even with the proposed change.
11

12 Chair Monson noted that if the Commission does not feel that the proposed language is acceptable
13 then the Commission needs to find another option.
14

15 Commission Jacobs said he was concerned about the wording "An accessory structure shall meet all
16 of the setbacks of a primary structure, *or* it shall be located behind..." and feels that it should be
17 "and". Mr. Astorga and City Attorney Clint Drake clarified that it is two standards, and the proposed
18 amendment doesn't change that.
19

20 Commissioner Harris asked what the impact would be if the appealed detached structure was to be
21 moved. Mr. Astorga said the structure could be built with similar same square footage and footprint,
22 would be closer to the street, and would be more prominent as it is closer to the street and would be
23 perceived as a higher height. He said the amendment should not be about the property which has
24 been appealed but what the Commission considers is best for the entire city.
25

26 Chair Monson opened the **PUBLIC HEARING** at 7:00 p.m.
27

28 Greg Robertson (Attorney representing the Jim and Julie Williams) noted that the Williams detached
29 garage has gone thru the proper approval process and built the structure at great expense. The
30 structure would be more imposing in height and would impede the neighbors view more if it should
31 be removed and rebuilt within a new buildable area.
32

33 Emily Christenson (2502 South 150 East) noted that she is the neighbor that has brought this appeal
34 forward. She discussed the current City code and is concerned about the proposed change.
35

36 Ryan Tingey (2502 South 150 East) said he is the neighbor that has brought this appeal forward. He
37 discussed the current City code and has a concern about the structure being in the side yard.
38

39 Sandra Mangum (190 West 1800 S) feels that the structure is in violation of the law and is an eye
40 sore.
41

42 Ms. Balle (160 West 1950 S) noted her concern about the change in the code.
43

44 Dave Bennett (1784 South Davis Blvd) said that he is opposed to the change in the code.
45

46 Wade Tingey (Farmington City) said he was not from Bountiful and doesn't support the change.
47

1 Matt Webre (2585 South 100 East) talked about the code and overcrowding of the neighborhoods.
2 We should look at both sides, those buildings that are in compliance and those that are not in
3 compliance.

4
5 City Planner Curtis Poole read an email that was received in the Planning office from Brock Anderson
6 (Bountiful resident) who noted concern about the change in code and feels the current code makes
7 sense to the structures.

8
9 *Chair Monson and City Attorney Clint Drake temporarily left the meeting.*

10
11 Commissioner Bell assumed his role as Planning Commission Vice Chair Bell and asked if there
12 were any other letters to be read. Director Astorga noted that the City Council received several other
13 letters/emails that were forwarded to the Planning Department but did not request that they be read
14 at this Public Hearing.

15
16 Vice Chair Bell closed the **PUBLIC HEARING** at 7:26 p.m.

17
18 Vice Chair Bell asked for a 5-minute recess at 7:33 p.m.

19
20 *Chair Monson and City Attorney Clint Drake returned to the meeting.*

21
22 The meeting was reconvened at 7:44 p.m.

23
24 Chair Monson said that he just learned that the law firm he works for has been retained by Bountiful
25 City involving the lawsuit. Chair Monson stated that he will not be working on this lawsuit and has
26 no knowledge about the lawsuit. City Attorney Drake asked Chair Monson if he could be fair and
27 impartial with this agenda item. Chair Monson noted that he could be fair and impartial and would
28 like to continue with the meeting.

29
30 City Attorney Drake stated that the Bountiful City Planning Department has not changed their
31 position regarding the interpretation of the code and noted the change is intended to bring clarity and
32 be consistent with the City's historic interpretation. He said there are not unethical or illegal motives
33 from the City and information regarding the appeal hearing information is available on the city
34 website. He discussed the 10% permitted use and 15% conditional use maximum standards for
35 accessory structures that are currently in the code.

36
37 City Planner Poole discussed the differences and similarities including side yard setbacks, heights,
38 building separation of other cities in Utah and noted that Bountiful City is in line with other cities.
39 Murray City is they only city that was surveyed that has aesthetics as a requirement in natural or earth
40 tones. Mr. Drake said that building materials are not regulated by the City and the City doesn't
41 enforce CC&Rs (covenants, conditions, and restrictions) or HOA (homeowner's associations)
42 matters. He said such an option may exist, but enforcement would be through a private action.

43
44 Chair Monson asked about the historic interpretation. City Engineer Cheney stated he has over 20
45 years with Bountiful City and has been involved with both the site plan review process for single-
46 family and accessory structures and the approval of building permit reviews. He stated these
47 structures would have been approved through the City. Director Astorga noted that the new

1 administrative law interpretation would not allow an accessory structure unless it was completely
2 behind the primary structure.

3
4 The Commission discussed the maximum size and height of accessory structures and whether
5 placement of a structure should be in the back and not on the side near the front or in the front setback.
6 They also discussed the possible approval of a conditional use permit to be allowed for abnormal lots.
7

8 Commissioner Jacobs noted to the public that the Commissioners take this item seriously and do not
9 want to forward this item to the City Council without careful consideration. The commissioners felt
10 that this is a challenging issue, and they want to make sure that they have the best policy going
11 forward.
12

13 Director Astorga noted that the City code does not have any aesthetic requirements for single-family
14 dwellings. City Attorney Drake stated that there has been a lot of thought that has gone into this code
15 and the possible changes and asked that if the Commission members do not approve the propose code
16 change that they give staff direction to move forward
17

18 Commissioner Bell made a motion to forward a negative recommendation to City Council and further
19 consider the amendment. Jim Clark seconded the motion. City Attorney Drake mentioned that if a
20 recommendation is sent to City Council, then this item will not be considered by the Planning
21 Commission for any changes in language. Commissioner Bell withdrew his motion.
22

23 There was discussion about considering a midpoint if the roof line of the structure for the purpose of
24 determining where an accessory structure could be located. Director Astorga noted the potential
25 difficulties in determining what the midpoint of a roofline.
26

27 Commissioner Jacobs made a motion to table this item to a future meeting and direct staff to consider
28 potential changes such as conditional use permit, evaluating maximum cap based on percentage or
29 square footage with new language and other discussed changes. Commissioner Bell seconded the
30 motion. Commissioner Spratley stated that she likes the midpoint measurement from the roofline.
31 Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and
32 Spratley voting aye.
33

34 **5. Work Session Discussion for The Brooks, mixed-use development located at 220 North Main**
35 **St, Justin Atwater, applicant.**
36

37 Justin Atwater and Phil Holland were present. City Planner Poole presented the item.
38

39 This item was approved on April 14 for a preliminary site plan. This is the first mixed-use project in
40 the downtown zone on Main Street since the last amended mixed-use downtown code. Director
41 Astorga stated that the Commission members have been given a copy of the Downtown code.
42

43 Mr. Atwater discussed the changes that have been recommended from Planning Commission and
44 City Council. As Council recommended that 3 parking spaces be removed and include a detailed
45 landscape plan shown. The applicant has removed one entire unit and the parking space to add an
46 ADA ground floor accessible unit, the project will have 20 units instead of 21 units. The lower
47 commercial units of the building will be required to meet commercial code. The rear unit on the north
48 building has been mirrored and will have canopies to match. There will be a man door to walk out

1 onto Main Street that will be flush with the front of the building. There will be 14 parking spaces
2 that will be shared use.

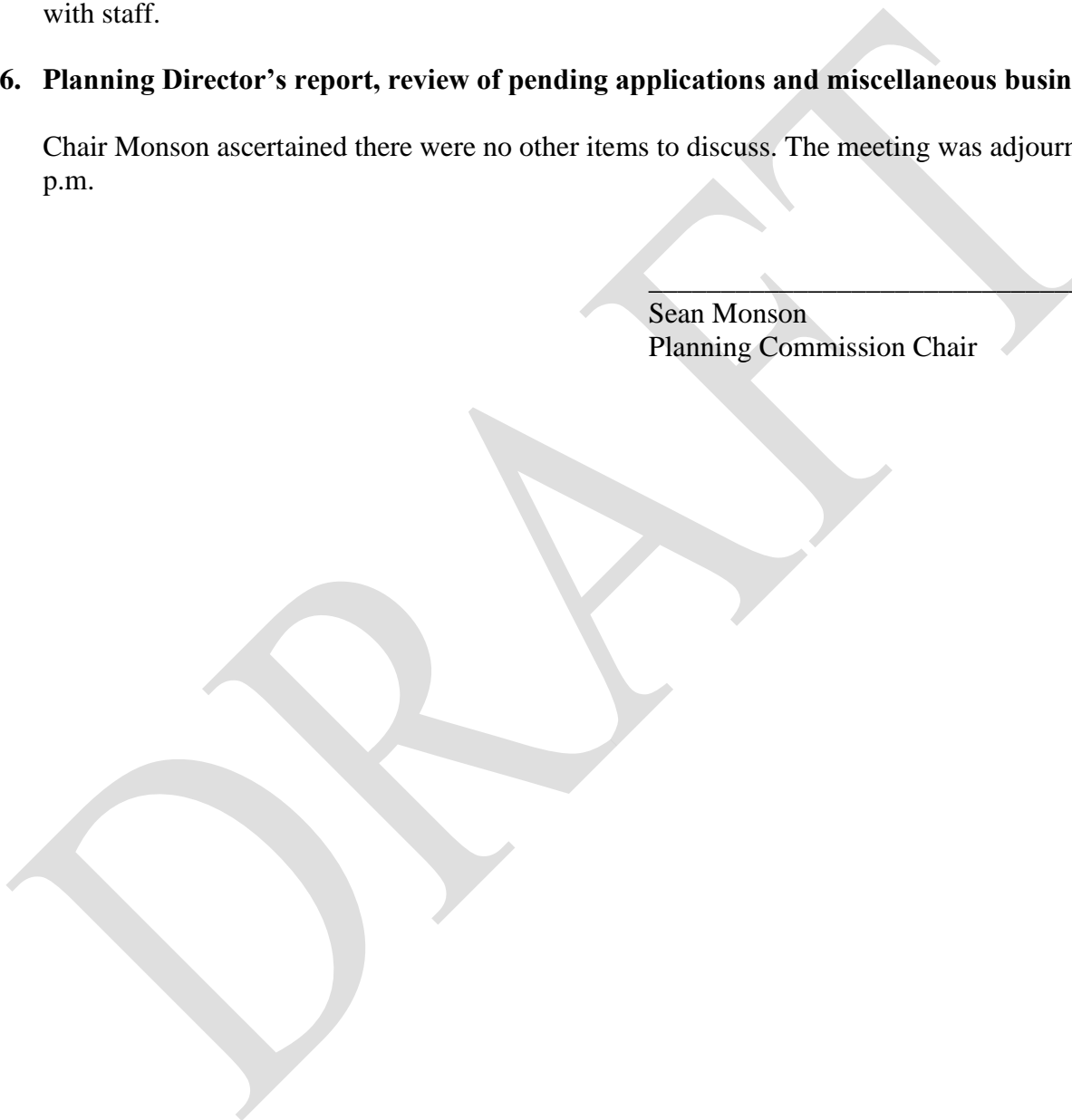
3
4 City Engineer Cheney discussed the parking stalls sizes that may be a challenge and the measurements
5 would need to be looked at. He also suggested that the east building have a driveway from the south.

6
7 Commissioners thanked the applicants for their hard work and willingness to work thru the problems
8 with staff.

9
10 **6. Planning Director's report, review of pending applications and miscellaneous business.**

11
12 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 9:33
13 p.m.

14
15
16
17 _____
18 Sean Monson
Planning Commission Chair



Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
November 17, 2020
6:30 p.m.

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2
3
4
5
6 Present: Commission Chair Sean Monson
7 Commission Members Jesse Bell, Jim Clark, Lynn Jacobs, Sharon Spratley, and
8 Councilwoman Kendalyn Harris
9 City Attorney Clinton Drake
10 City Engineer Lloyd Cheney
11 Planning Director Francisco Astorga
12 City Planner Curtis Poole
13 Assistant Planner Kendal Black
14 Recording Secretary Darlene Baetz
15
16 Excused: Commission Member Sam Bawden
17

18
19 **1. Welcome and Introductions.**

20
21 Chair Monson opened the meeting at 6:30 pm and welcomed all those present.
22

23 **2. Approval of the minutes for October 20, 2020.**

24
25 October 20, 2020 minutes to be reviewed and approved at next meeting.
26

27 **3. Bountiful City Land Use Code Text Amendment Request regarding Accessory Structures in**
28 **the Single-Family Residential Zone.**

29
30 Planning Director Francisco Astorga presented the item.
31

32 The Planning Commission reviewed this item during the October 20, 2020 Commission meeting were
33 the Commission deliberated the proposed amendment. The Commission considered public comment
34 as they opened and closed the Public Hearing, and the item was continued to the next available
35 meeting. The Commission provided direction to staff to add additional information for the next
36 meeting.
37

38 Staff showed a presentation of several properties that are affected by the Administrative Law Judge's
39 interpretation. These photos show the City's current and historical interpretation have been
40 consistent.
41

42 Director Astorga clarified the language about the accessory structure setback "An accessory structure
43 shall meet all of the setbacks of a primary structure, or it shall be ~~located behind the rear~~ setback ten
44 (10) feet from a rear or interior side property line, and at least twenty (20) feet from a street side yard
45 property line." He stated that the "or" should not be "and" because of the possible change if the
46 primary structure changes to the accessory structure. Chair Monson was concerned that the accessory
47 structure is parallel with the accessory structure. Director Astorga discussed the proposed changes.
48

49 The Commission members discussed the measurement from the front wall plane and proposed
50 language.

1
2 Director Astorga discussed the ambiguity of the applicable code as it can be much different with
3 every situation, which would be hard to identify every possible scenario.

4
5 Chair Monson discussed the possible option of measuring from a midpoint of the primary structure
6 regarding the placement of the accessory structure.

7
8 Commissioner Spratley feels that the proposed 10 feet is a little light and wants it to be 15 feet or
9 more.

10
11 Director Astorga stated that the staff was trying to keep the code simple using a setback since there
12 are different footprints in the newer homes and could become quite frustrating for staff depending on
13 their complex roof forms. There was discussion about the simplicity of the language of 10 foot behind
14 the primary structure.

15
16 City Attorney Drake stated that a property owner would not be able to expand a non-conforming use.
17 The Administrative Law Judge's decision made a comment that the building was illegal and not a
18 non-conforming. The same interpretation would be applied to other structures.

19
20 There was discussion about whether the Commission would allow comments from the public as there
21 was already a public hearing on this issue and it was closed in the previous meeting. City Attorney
22 Drake stated that regardless of whether they decide to listen to comment from the public, there will
23 also be another public hearing at the City Council meeting on December 8, 2020 where the public
24 will be able to speak on the item.

25
26 Commissioner Jacobs made a motion to open another public hearing. Commissioner Spratley
27 seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Harris, Jacobs,
28 Monson, and Spratley voting aye.

29
30 Chair Monson opened the **PUBLIC HEARING** at 7:13 p.m.

31
32 Greg Roberts (legal counsel representing Mr. and Mrs. Jim Williams located at 2544 South 100 East)
33 noted that the Williams do support the text amendment. He discussed the case Fox vs. Park City.
34 Paragraph 36 states "A building permit that is applied for and issued in good faith is clearly an
35 affirmative action of the municipality upon which a developer should be able to rely. If a building
36 permit is issued based on a municipality's interpretation of the applicable zoning ordinances, the
37 municipality would be estopped from later asserting a different interpretation and attempting to
38 revoke the permit after the permit holder has incurred extensive expense in reliance on the permit."
39 He feels that this is what is happening to his clients and believes that the structure should not be torn
40 down.

41
42 Ryan Tingey (2502 South 150 East) discussed the Administrative Law Judge decision and feels that
43 his decision will not impact any of the properties that the city staff spoke about in the presentation.
44 He is opposed to making this code change.

45
46 Emily Christenson (2502 South 150 East) is strongly opposed to the proposed changes and believes
47 that the current code makes sense and is the best for the accessory structures. She believes that the

1 properties that was in the City's presentation is already in compliance with the code and feels that the
2 information presented from staff is not backed by any data.

3
4 Les Merrill (2347 South Orchard Place) thanked the Planning Commission for their time. He was
5 concerned for the properties that would now be non-compliant and would not be able to remodel or
6 build it if this code is not addressed.

7
8 No name given (Bountiful Citizen) is concerned that the code needs to be clear for setbacks. This is
9 a challenge and would like to ask the Commission members to be aware of the different building
10 types and styles.

11
12 Jody Williams (2544 South 100 East) spoke about the group site on Facebook that the neighbors were
13 asking everyone to send a letter to the city offices. She stated that this garage was done legally and
14 had been given all the correct permits.

15
16 Assistant Planner Kendal Black read the emails that were sent to the Planning Department.. (These
17 people were not present at the meeting and it is unknown if those without listed addresses are
18 Bountiful residents.)

- 19
- 20 • Donita Tingey feels sad that the planning department want to change the code.
 - 21
 - 22 • Brock Anderson feels that the proposed 10-foot setback behind the front setback is not
23 appropriate.
 - 24
 - 25 • Kristin Whitlock (2480 South 150 East) is concerned about the proposed accessory structures
26 change.
 - 27
 - 28 • Ben Hodgkinson stated that the proposed changes to the code should be for new projects.
 - 29
 - 30 • Brandon Handy feels that the current code has been working fine and urges Bountiful staff to
31 do the right thing.
 - 32
 - 33 • Tim Pester is not a Bountiful resident but feels the proposed changes are disturbing and that
34 the City is involved in dirty politics.
 - 35
 - 36 • Rachel Shaw feels that the City should prevent problems and not cover them up.
 - 37
 - 38 • Brent and Diane Russon wanted to commend all at the Bountiful City offices but was
39 concerned for the huge building that was built in their neighborhood.
 - 40
 - 41 • Matt Korpita stated that he does not know who this code change would benefit.
 - 42
 - 43 • Kristin Blanchard opposed any changes to the accessory structure.
 - 44
 - 45 • Merrill Menlove (168 East 2450 South) was concerned about the large accessory structure in
46 their neighborhood.
 - 47

- 1 • Sherry Robinson was confused about this meeting and this issue is being continued to be
2 spoke about. She feels that the city officials are not doing the best for all concerned.
3
- 4 • Sheldon Turner stated that he has witnessed pure harassment from the neighbors on social
5 media and flyers. He feels that the owner has received the correct permits, is building is on
6 his property and the structure sits back far enough that it would not have an impact on
7 neighbors.
8

9 Jim Williams (2544 South 100 East) would like all of the emails read except the last one be struck
10 from the record and feels that these emails are the Tingey friends who were asked to write an email
11 against his accessory structure and not about the agenda item. Chair Monson noted his concern but
12 stated that the emails are public comments and needs to remain with these minutes.
13

14 Chair Monson closed the **PUBLIC HEARING** at 8:06 p.m.
15

16 Chair Monson asked for clarification on the ALJ (administrative law judge) decision and size limits.
17 He feels that the comments that have been made about this agenda item is being directed to the one
18 building permit and wonders what the impact of the decision of the ALJ would be to other projects.
19 City Attorney Drake stated would prefer not to answer the question about the impact of the decision
20 of the ALJ, due to the fact that this building permit/project is in litigation.
21

22 Chair Monson does not feel that this text amendment is what he wants to see. Director Astorga spoke
23 that there are not that many lots that would be affected and believes that this proposed code change
24 solves the issue.
25

26 City Attorney Drake stated that this issue has been brought upon the City. This is not the City
27 changing midcourse but trying to maintain and bring clarity to the code. If there had not been an
28 Administrative Law Judge decision, then City staff would continue to interpret the ordinance as they
29 have done in the past and as the code states. In preparing for this text change, the Planning
30 Department staff have done a great deal of research to the impact of structures and stated that there
31 are very few lots in Bountiful that the proposed code changes would impact.
32

33 Planner Black stated the change from seeing the accessory structure in the side yard to the rear of the
34 building and not the rear of the building lot was in 2007.
35

36 Commissioner Harris does not feel that the current code is perfect but feels that the historic
37 interpretation is good, and the staff proposed recommendation was the best.
38

39 Commission Jacobs feels that the text change does not match the historic interpretation and sees that
40 there are unique changes but does like the use of a Conditional Use Permit.
41

42 City Engineer Cheney discussed that there would be very few lots in the City that could place a large
43 accessory structure on it.
44

45 Commissioner Clark recognizes that the code is not perfect but feels that we should move forward.
46

1 Commissioner Bell stated that we have discussed this at great length and believes that we need to
2 stay close to the historic code and does agree that there are not many lots that this would apply to. He
3 feels that 10 foot is a minimum but thinks that 15-20 feet is better.
4

5 Commissioner Spratley does not feel comfortable about the 10-foot setback, she feels that this could
6 impact a lot of properties in the city.
7

8 City Planner Poole stated that the staff is looking to the future and are thinking about property owners
9 who would want to add on to the home but would be unable to if they have an existing accessory
10 structure and could not expand beyond that structure.
11

12 Commissioner Harris made a motion to forward a positive recommendation to the City Council for
13 the Bountiful City Land Use Code Text Amendment regarding Accessory Structures in the Single-
14 Family Residential Zone with the language recommended by staff. Commissioner Clark seconded
15 the motion. Voting was 2-4 with Commissioners Clark and Harris voting aye, and Bell, Jacobs,
16 Monson and Spratley voting nay. Motion failed.
17

18 Commissioner Bell made a motion to forward a recommendation of approval to City Council for the
19 Bountiful City Land Use Code Text Amendment regarding Accessory Structures in the Single-Family
20 Residential Zone with the language recommended by staff changing from 10 to 20 feet behind the
21 front building line. Commissioner Jacobs seconded the motion. Voting passed 5-1 with
22 Commissioners Bell, Clark, Harris, Jacobs, and Spratley voting aye, and Monson voting nay.
23

24 **4. Planning Director's report, review of pending applications and miscellaneous business.**
25

26 The Brooks – Final and CUP
27 Text Amendment – Temporary Sales Office.
28 Next meetings will be Dec 1 and 15.
29

30 Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at
31 8:57p.m.
32
33
34

35 _____
36 Sean Monson
Planning Commission Chair

Planning Commission Staff Report



Subject: The Brooks Final Architectural and Site Plan Review for a Mixed-Use Residential and Commercial Development
Author: Curtis Poole, City Planner
Address: 220 North Main Street
Date: December 1, 2020

Background

The Applicants, Justin Atwater and Phil Holland representing Pembridge Heathrow Holdings, LLC, request Final Architectural and Site Plan Review for a mixed-use residential and commercial development, located at 220 North Main Street. The property is in the DN (Downtown) Zone.

The proposed plans show a mixed-use multi-family residential and commercial development consisting of two (2) commercial buildings with 2,600 square feet of leasable commercial/office space fronting Main Street with multi-family residential units above and three (3) additional multi-family residential buildings fronting 200 North and behind the commercial buildings. Final plans show there will be twenty (20) multi-family residential units broken down to nine (9) 1-bedroom units, ten (10) 2-bedroom units and one (1) 3-bedroom unit. The Applicants are proposing to demolish the existing buildings on the property which include the old Brooks Fabric building.

The Planning Commission reviewed the Preliminary Architectural and Site Plan proposal for this project at its April 7, 2020 meeting and forwarded a positive recommendation to the City Council with a 7-0 vote. The City Council reviewed and approved the preliminary architectural and site plan at its April 14, 2020 meeting with a 5-0 vote. The Applicants appeared before the Planning Commission for a work session on October 22, 2020 to present and receive feedback before submitting for final architectural and site plan review.

Analysis

This property has a prominent location on Main Street at the corner of 200 North. IHC Health Services owns and operates the property to the North and East, a commercial development is located to the south across 200 North and a vacant car lot is located across Main Street to the west. The proposed development is located on multiple parcels approximately 0.68 acres (29,795 square feet) which will be combined into one (1) parcel.

A unique feature of this development is the existence of Barton Creek which runs through the middle of the property. The creek in addition to the standards of the DN Zone constrain how this property can develop. Standards in the DN Zone require properties with frontage along Main Street to have parking located entirely behind buildings. The Applicants cannot

construct a building over the creek easement and requested a variance which was reviewed and granted by the Planning Commission at its September 17, 2019 meeting with a 4-2 vote. Conditions of granting the variance were to build an architecturally compatible wall with a pedestrian opening to screen the parking from Main Street. This wall has been incorporated into the plans.

Properties developing along Main Street in the DN Zone must have a commercial presence at ground level and be given a high level of consideration in the development process to preserve the character of the downtown area. Design and architectural elements should be thoughtfully placed throughout the development, especially on prominent locations such as intersections.

Plans indicate there will be multiple office/retail spaces located at ground level with entrances facing Main Street. The Applicants have submitted architectural renderings which show a thoughtful placement of required features, such as, recesses, extensions, roof off-sets, canopies, balconies and recessed entrances. The office/retail spaces will have large windows facing Main Street and 200 North. The proposal shows a larger use of brick for the two (2) mixed-use buildings which provide for a more pleasing streetscape from Main Street. The heavy use of brick compliments other projects on Main Street such as the corner where Vito's and the Bun Basket are located. Other buildings within the development have an appropriate mix of brick and stucco, especially those visible from Main Street and 200 North. The development meets the building standards in the DN Zone, such as setbacks and height.

Plans show fifteen (15) on-site parking stalls in addition to twenty-three (23) covered spaces (garages and carports) for a total of thirty-eight (38) parking spaces. The Applicants have submitted a parking study which indicates parking under a "worst-case scenario" would use a total of thirty-four (34) spaces. Based on comments from the Planning Commission and Staff, the Applicants eliminated three (3) parking stalls along 200 North which were showing on the preliminary site plan. This permitted additional landscaping to be added and eliminated a second drive access on 200 North. The proposed development will be accessed by one (1) drive approach on 200 North. The existing drive approaches along Main Street will be removed and replaced with landscaping and curb, gutter, and sidewalk, which would increase public parking along Main Street and 200 North.

Landscape coverage for the development is seventeen percent (17%) which exceeds the ten percent (10%) standard for the DN Zone. The Applicant is adding additional street trees along Main Street and along 200 North and will provide more on-site trees than required by code. By eliminating some of the parking along 200 North the Applicants are providing additional open space for the development.

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. With this proposed development occurring at the intersection of Main Street and 200 North it will greatly impact the aesthetics of the Downtown area.

Recommendation

Staff recommends the Planning Commission forward a positive recommendation of approval to the City Council for final architectural and site plan review for the mixed-use residential and commercial development subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property.
3. Receive any submit to the City necessary approvals from Davis County and FEMA regarding the easements of the creek and development of the property.
4. Prior to the issuance of the building permit parcels shall be consolidated and any proposed property boundary adjustments be completed.
5. Receive conditional use approval by the Planning Commission for the multi-use residential component of the development.

Attachments

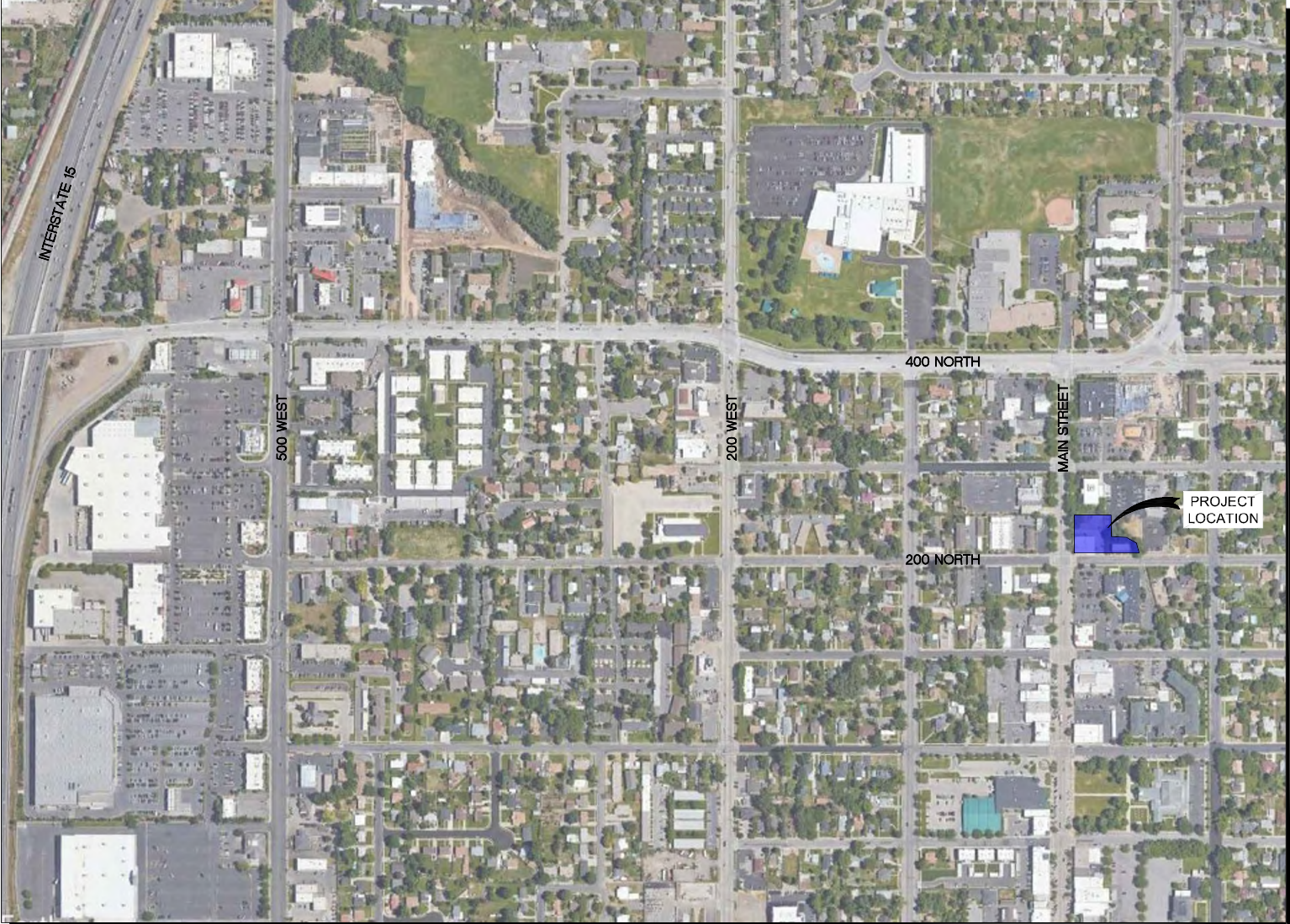
1. Aerial photo
2. Site Plan
3. Floorplans
4. Building elevations
5. Landscape Plan
6. Parking Study

Aerial Photo



2ND AND MAIN DEVELOPMENT

BEING A PART OF LOT 2, BLOCK 45, PLAT A, BOUNTIFUL TOWNSITE
 SURVEY IN DAVIS COUNTY, UTAH
 NOVEMBER 8, 2020



DEVELOPER:
 THE HOLLAND GROUP
 1082 WEST DUTCH LANE
 KAYSVILLE, UTAH
 PHIL HOLLAND
 801-668-1565

ENGINEERING:


MCFARLAND ENGINEERING
 860 EAST 350 SOUTH
 KAYSVILLE, UTAH 84037
 SCOTT MCFARLAND, PE
 801-726-6797



DRAWING INDEX		
DRAWING TITLE	SHEET NO.	REV
COVER SHEET	C1	
GENERAL NOTES	GN1	
OVERALL SITE PLAN	SP1	
OVERALL UTILITY PLAN	UT1	
OVERALL GRADING PLAN	GD1	
OVERALL EROSION CONTROL PLAN	EC1	
OVERALL EROSION CONTROL DETAILS	EC2	

VICINITY MAP
 SCALE: NTS

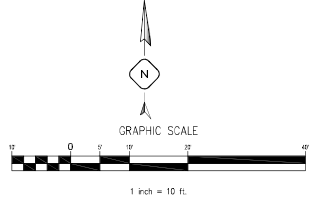
C1



UNIT TYPES AND COUNT
 STUDIO - 2
 1 BEDROOMS - 6
 2 BEDROOMS - 11

COMMERCIAL SQUARE FOOTAGE
 1,327 + 1,111 = 2,438 SF

SITE TABULATION		
OVERALL AREA	0.884 ACRES	100%
BUILDING AREA	0.289 ACRES	42%
ASPHALT/CONCRETE	0.288 ACRES	41%
LANDSCAPE	0.124 ACRES	17%

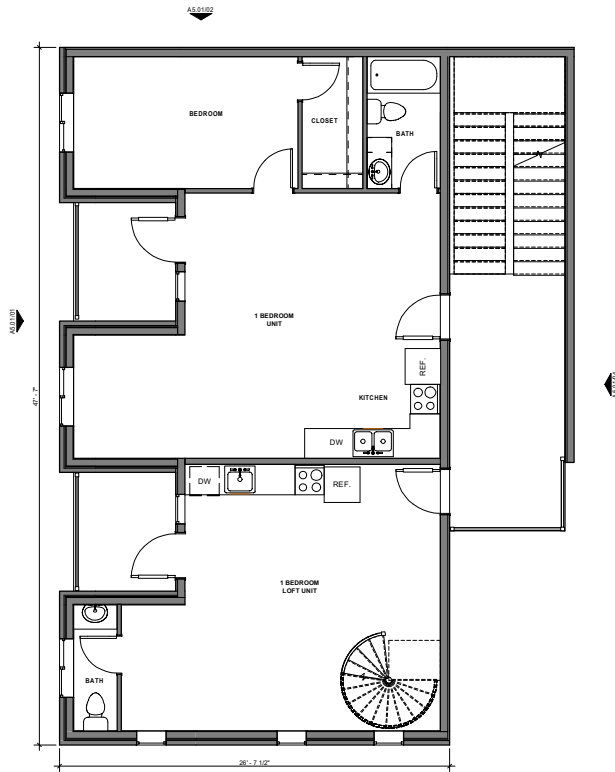


A LEGAL DESCRIPTION FOR OVERALL BOUNDARY 220 N MAIN STREET BOUNTIFUL BEGINNING AT THE SOUTHWEST CORNER OF LOT 2, BLOCK 45, PLAT "A", BOUNTIFUL TOWN SITE SURVEY; AND RUNNING THENCE NORTH 00°03'33" WEST ALONG THE EAST RIGHT-OF-WAY LINE OF MAIN STREET; THENCE NORTH 89°43'58" EAST 115.50 FEET; THENCE SOUTH 00°03'08" EAST 81.00 FEET TO THE CENTERLINE OF AN EXISTING DRAINAGE CANAL; THENCE NORTH 89°43'11" EAST ALONG SAID CENTERLINE 75.26 FEET TO A POINT ON A 106.65 FOOT RADIUS NON-TANGENT CURVE (WHICH RADIUS POINT BEARS SOUTH 11°13'43" WEST); THENCE SOUTHEASTERLY 96.68 FEET ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 51°56'15" (WHICH LONG CHORD BEARS SOUTH 52°48'05" EAST 93.40 FEET); THENCE SOUTH 00°09'18" EAST 25.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF 200 NORTH STREET; THENCE SOUTH 89°44'06" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 265.14 FEET TO THE POINT OF BEGINNING.
 CONTAINS 29,790.50 SQ. FT. OR 0.68 ACRES

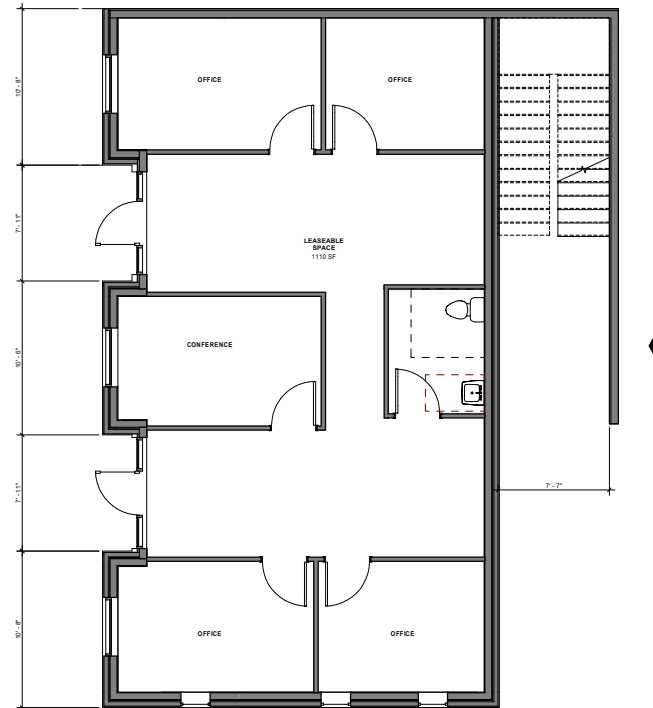
NO.	DATE	REVISION
DRAWING IS NOT TO SCALE IF BAR DOES NOT MEASURE 1 INCH = 0 1/2"		
2ND AND MAIN FINAL SITE PLAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH		
DESIGNER:	SP1	
DRAWN:	SP1	
CHECKED:	SP1	
DATE:	11/20/20	
SHEET:		
SP1		

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Building A



02 NW BUILDING - SECOND LEVEL
1/4" = 1'-0"



01 NW BUILDING - MAIN LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 200 WEST
DYRHAUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

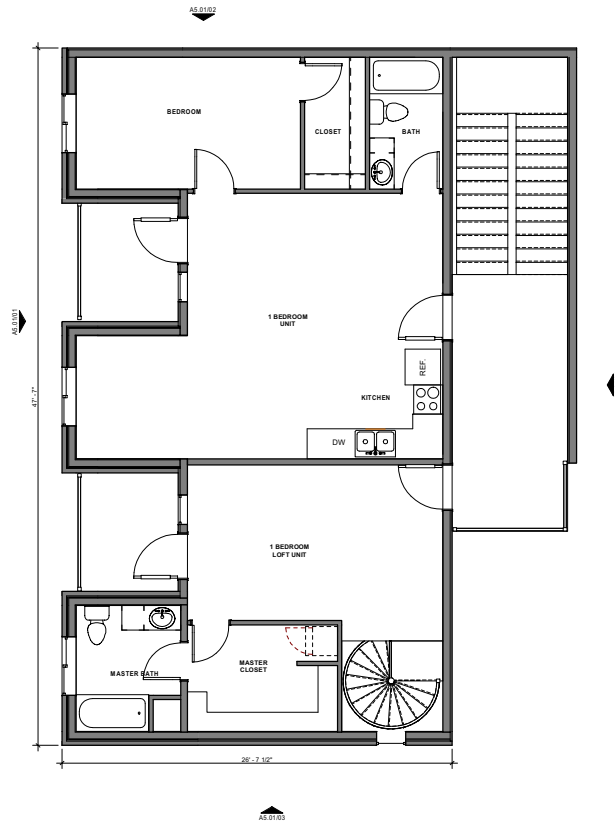
REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING A -
OVERALL
FLOOR PLANS**
SHEET NO.

A2.01

Building A



01 NW BUILDING - THIRD LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 500 WEST
DURANGO, UT 84005

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

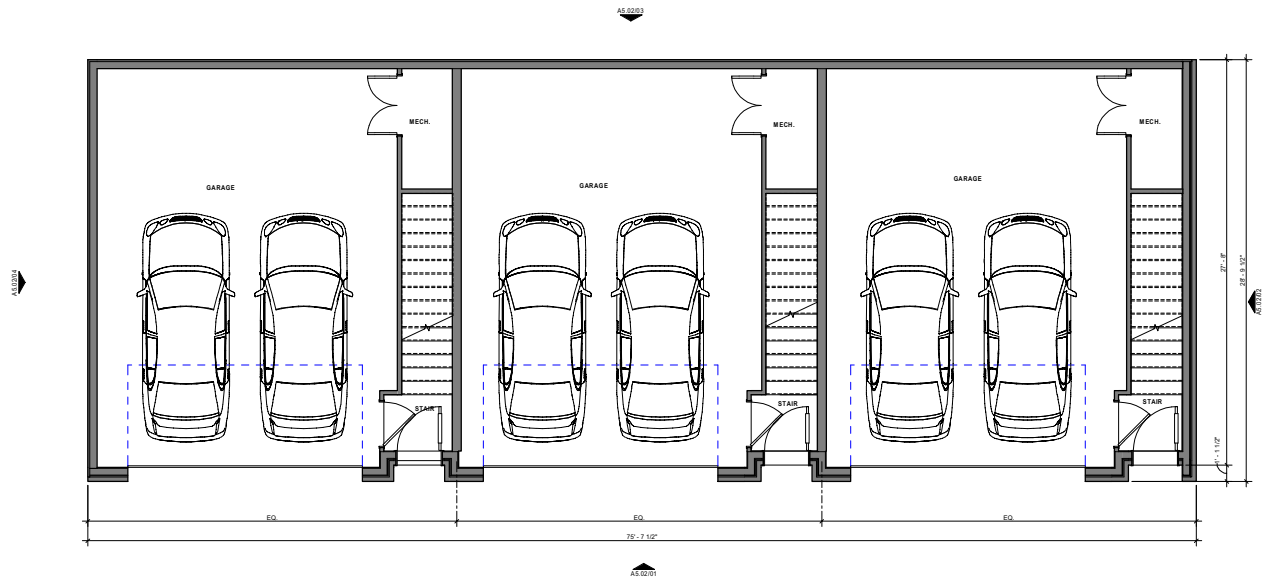
REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING A -
OVERALL
FLOOR PLANS**
SHEET NO.

A2.02

Building C



01 GROUND LEVEL NORTH BUILDING
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 500 WEST
DURHAM, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

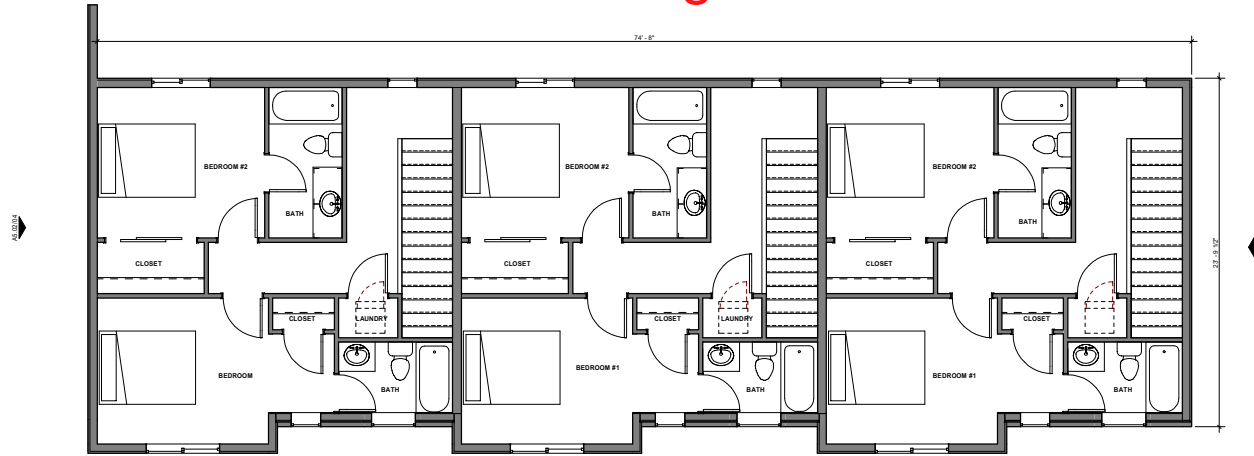
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DATE
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ISSUE

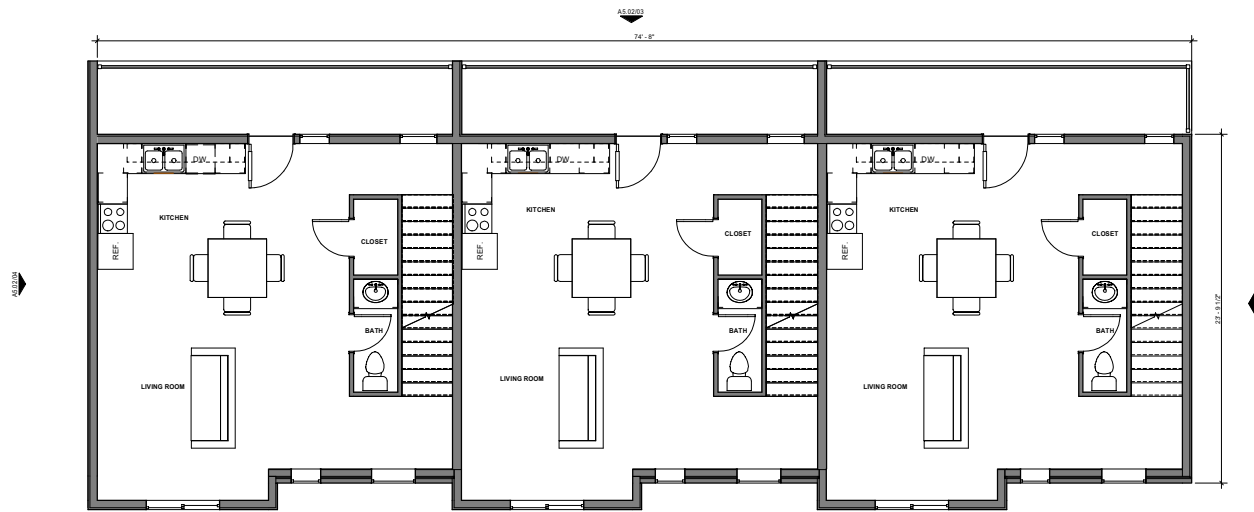
SHEET TITLE
**BUILDING B -
OVERALL
FLOOR PLANS**
SHEET NO.

A2.03

Building C



02 THIRD LEVEL
1/4" = 1'-0"



01 SECOND LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
218 SOUTH 88 WEST
DURHAM, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

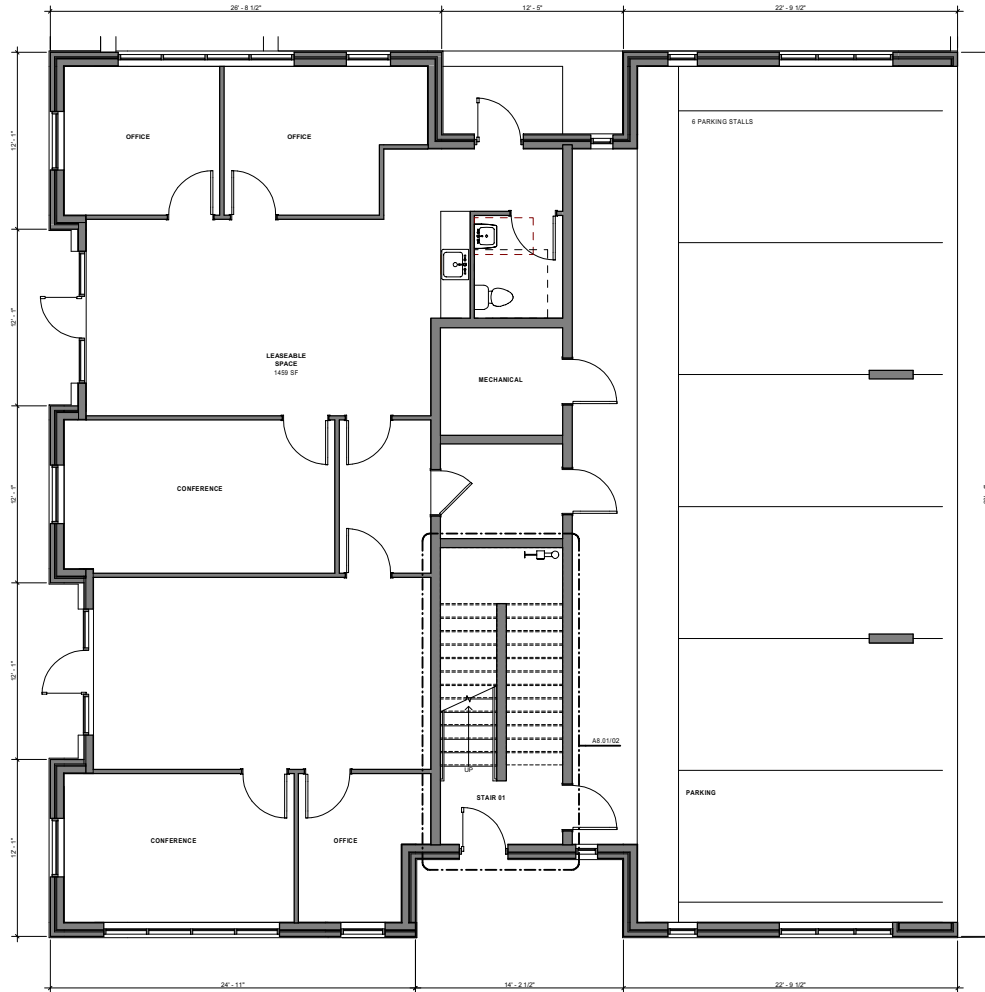
REVISION NO.	DESCRIPTION	DATE

DATE
10/13/2020
ISSUE

SHEET TITLE
**BUILDING B -
OVERALL
FLOOR PLANS**
SHEET NO.

A2.04

Building B



01 MAIN LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 800 WEST
DYRHOUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

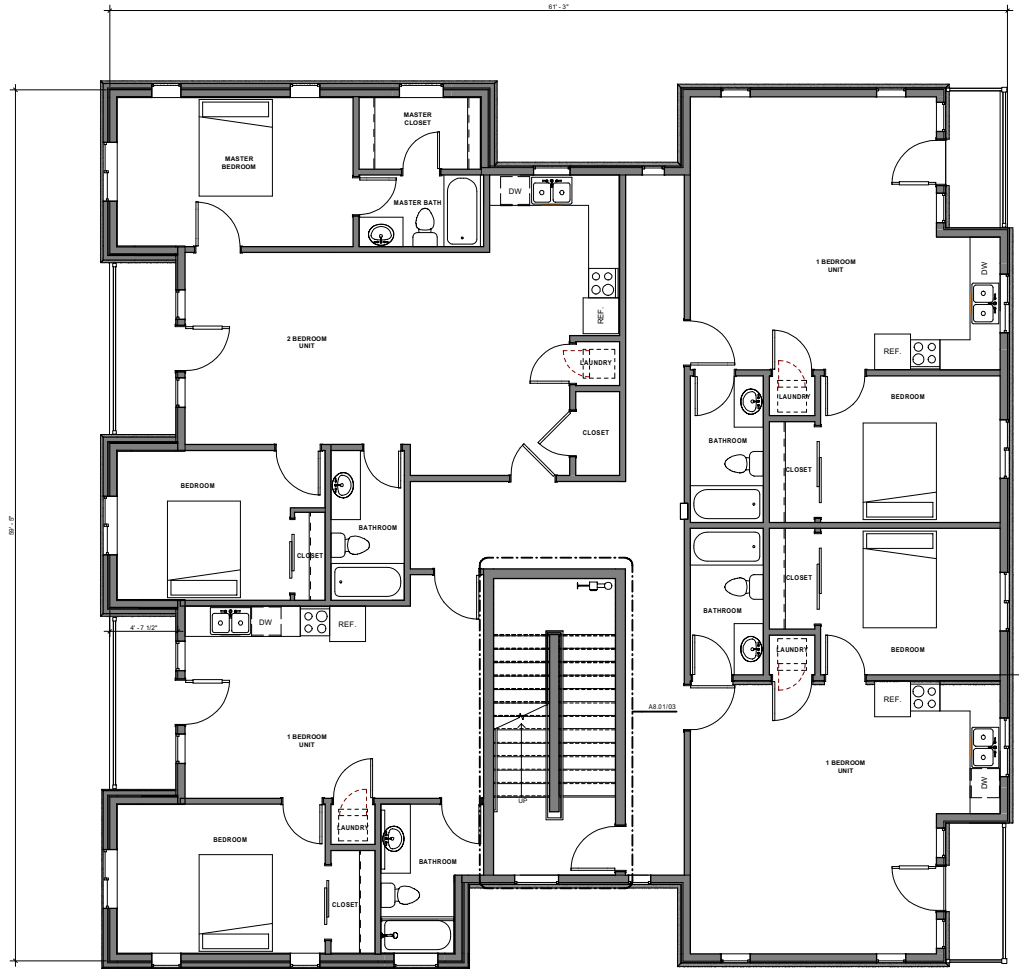
REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING C -
OVERALL
FLOOR PLANS**
SHEET NO.

A2.05

Building B



01 SECOND LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 88 WEST
DURHAM, UT 84305

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

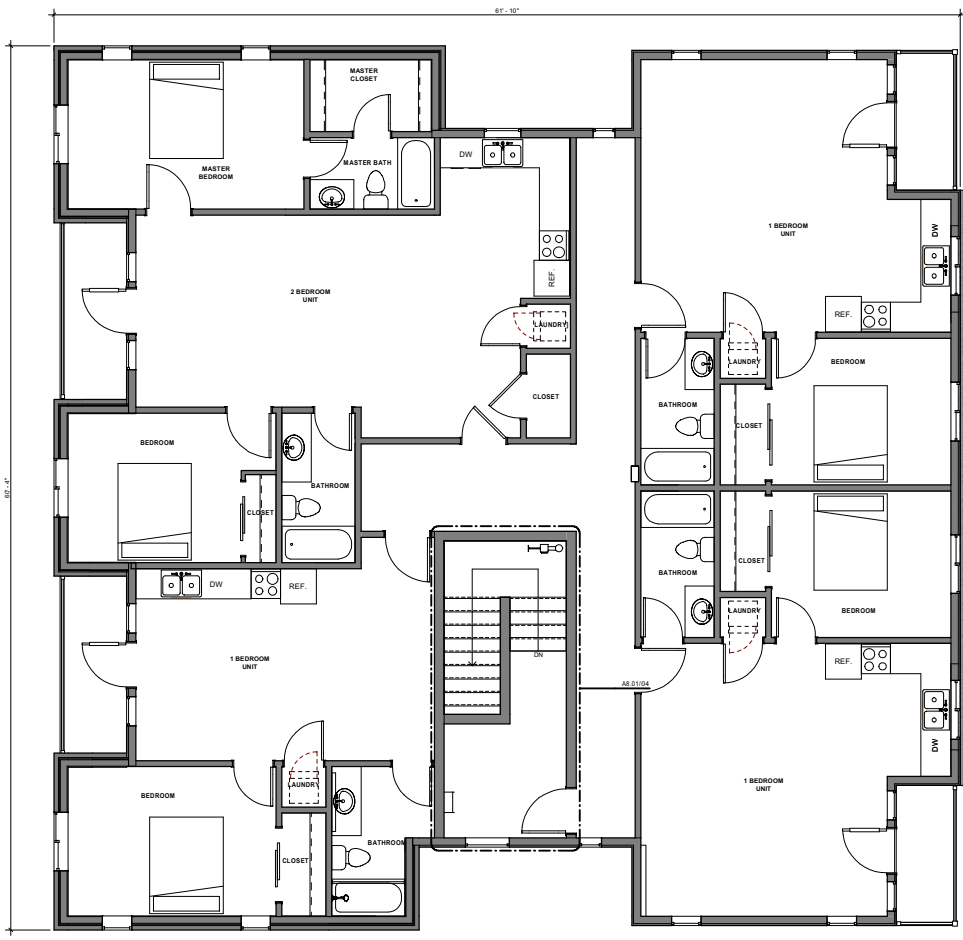
REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING C -
OVERALL
PLANS**
SHEET NO.

A2.06

Building B



01 THIRD LEVEL
1/4" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 880 WEST
DRYDALE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

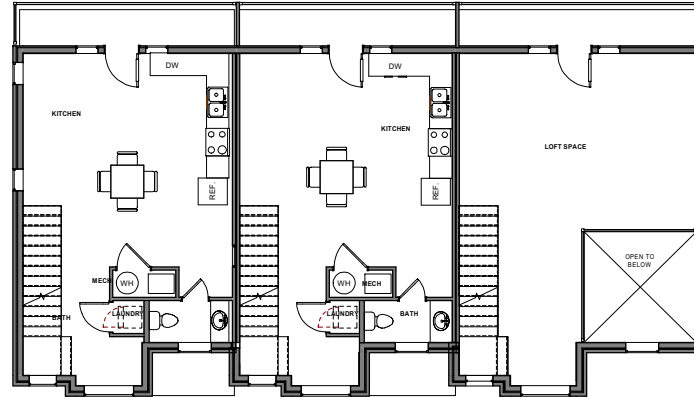
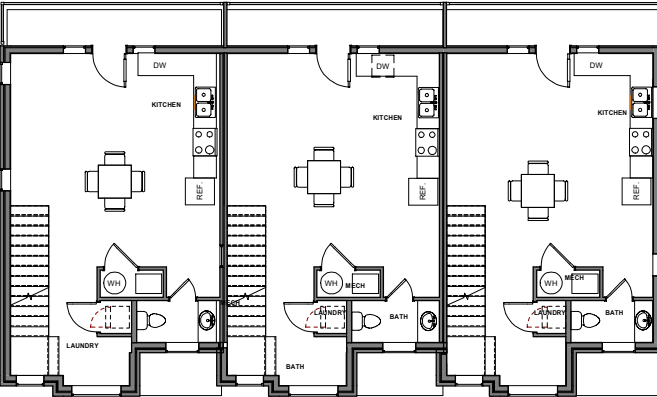
DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING C -
OVERALL
FLOOR PLANS**
SHEET NO.

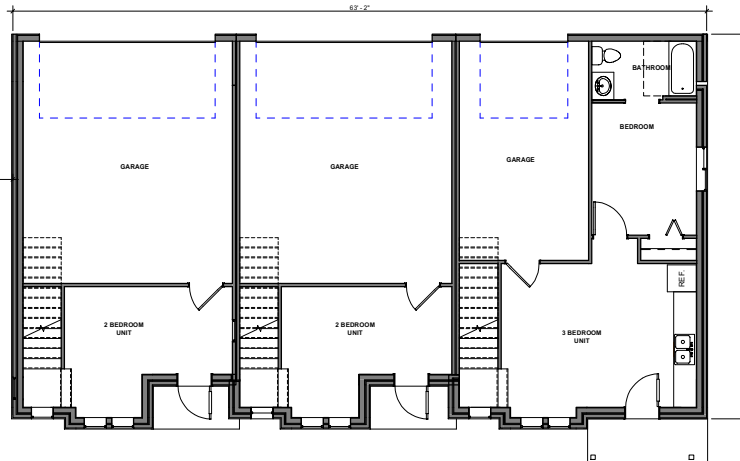
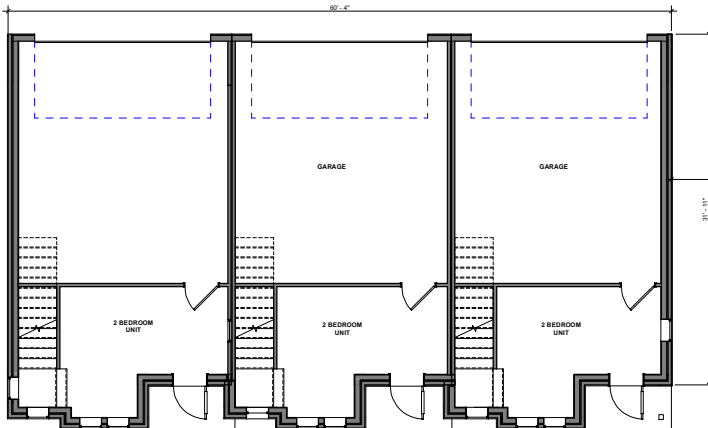
A2.07

Building D

Building E



02 BUILDINGS D & E - SECOND LEVEL
3/16" = 1'-0"



01 BUILDINGS D & E - MAIN LEVEL
3/16" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 800 WEST
DRYDALE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

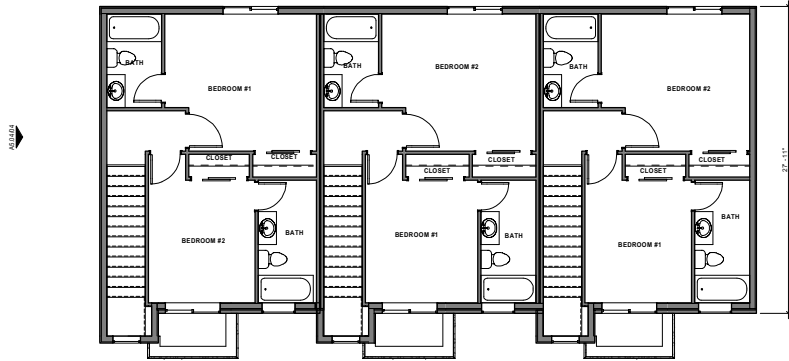
DATE
11/17/2020
ISSUE

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BUILDINGS D & E OVERALL FLOOR PLANS
SHEET NO.

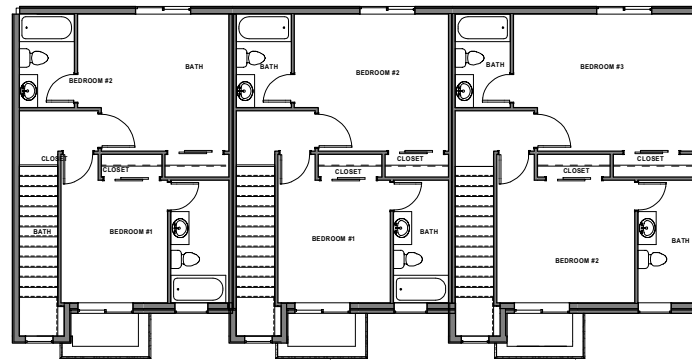
A2.08

Building D

Building E



AS 0400



AS 0401

01 BUILDING E & D - THIRD LEVEL
3/16" = 1'-0"



ARCHITECT
JSF LLC
2146 SOUTH 500 WEST
DURHAM, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION NO. DESCRIPTION DATE

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10/13/2020
ISSUE

SHEET TITLE
BUILDINGS D & E OVERALL FLOOR PLANS
SHEET NO.

A2.09

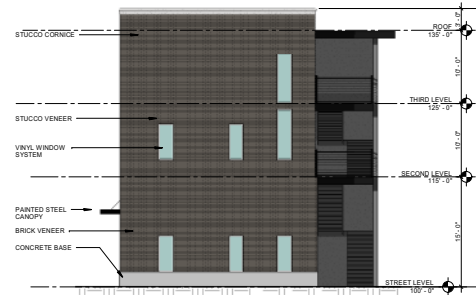
Building A



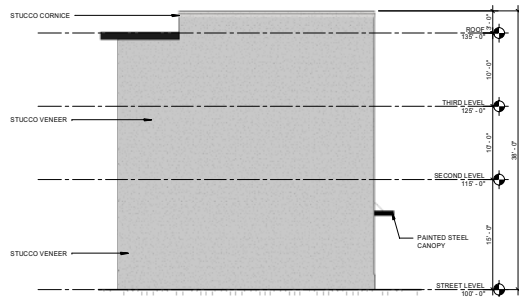
05 PERSPECTIVE VIEW



04 EAST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION
1/8" = 1'-0"



02 NORTH ELEVATION
1/8" = 1'-0"



01 WEST ELEVATION
1/8" = 1'-0"



ARCHITECT
JSF LLC
2140 SOUTH 500 WEST
SRYACOUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION
NO. DESCRIPTION DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING A -
EXTERIOR
ELEVATIONS**
SHEET NO.

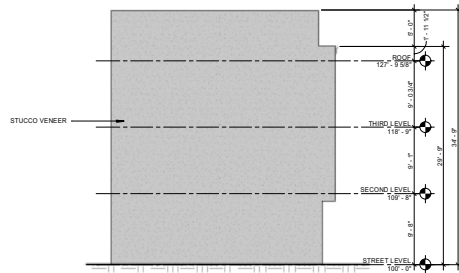
A5.01

Building C

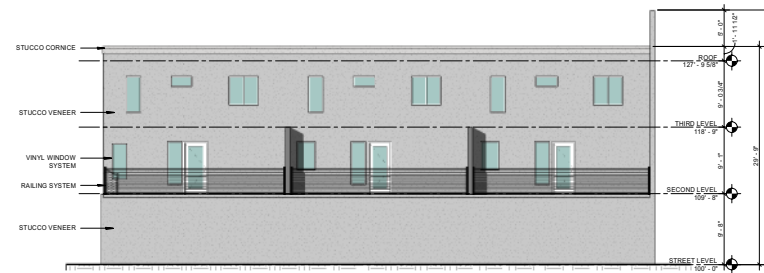


05 PERSPECTIVE VIEW

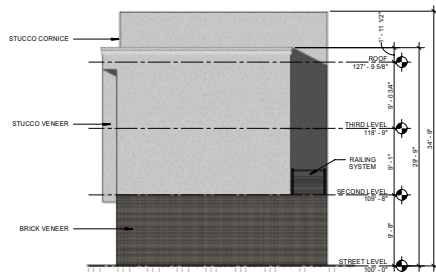
ELEVATION GENERAL NOTES	
1.	REFER TO ELECTRICAL PLANS FOR EXTERIOR LIGHTING LOCATIONS
2.	3/8" SLOPE EXTERIOR FINISH GRADE AWAY FROM PERIMETER OF BUILDING FOR PROPER DRAINAGE, TYP.
3.	REFER TO SHEETS AS-18 FOR DOOR AND WINDOW SCHEDULES
4.	REFER TO MECHANICAL DRAWINGS FOR GAS METER LOCATIONS AND CONSIDERATIONS
5.	REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL METER LOCATIONS AND CONSIDERATIONS
6.	ALL EXTERIOR RAILINGS TO BE 42" HIGH BALLASTERS @ 4 O.C. PER CODE. REFER TO METAL 1018.03
7.	ALL BALCONY SOFFITS TO BE ALUM SOFFIT MATERIAL
8.	REFER TO WALL SECTION FOR WINDOW ROUGH OPENING DIMENSIONS
→ ARROW INDICATES OPERABLE PANEL OF SLIDING WINDOW AND DOOR. COORDINATE OPERABLE PANELS WITH MECHANICAL EQUIPMENT	
ELEVATION FINISH MATERIALS	
	CORRUGATED METAL (26 GAUGE) STYLE: T2 PANEL COLOR: GALVALUME MANUFACTURER: MSCI
	STUCCO - LAHABRA COLOR: A4T5 W/20 PRODUCT: PERMA FLEX TEXTURE: SMOOTH/LIGHT BASE COLOR TO BE APPROVED BY ARCHITECT
	STUCCO - LAHABRA COLOR: A16 SILVER GRAY PRODUCT: PERMA FLEX TEXTURE: SMOOTH/LIGHT BASE COLOR TO BE APPROVED BY ARCHITECT
	HORIZONTAL CEMENT BOARD SIDING SIZE: 3"x7" COLOR: SHERWIN WILLIAMS - NEEDLEPOINT NAVY (SW70) TEXTURE: SMOOTH MANUFACTURER: JAMES HARDIE OR EQUAL
ALUMINUM STOREFRONT SYSTEM ALUMINUM MULLION COLOR: ANODIZED ALUM. MANUFACTURER: MANKO OR EQUAL	
GLAZING (GL-01) MANUFACTURER: NBI GLASS TYPE: 1" O.A. CLEAR LOW E 8MM 6227 LOW E	
BALCONY SOFFIT/FASCIA MANUFACTURER: FIRESTONE - UC-001 FINISH: KYNAR 500 / HYLAR 500 FLUOROCARBON STEEL COLOR: TO BE APPROVED BY ARCHITECT STYLE: FLUSH ALUMINUM PANELS	
RAILINGS MATERIAL: STEEL (SEE DETAIL 0147.03) MANUFACTURER: EN CUSTOM RAILINGS COLOR: SILVER TEXT	



04 WEST ELEVATION
1/8" = 1'-0"



03 NORTH ELEVATION
1/8" = 1'-0"



02 EAST ELEVATION
1/8" = 1'-0"



01 SOUTH ELEVATION
1/8" = 1'-0"



ARCHITECT
JSF LLC
2148 SOUTH 500 WEST
SRYADUSE, UT 84075

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION NO. DESCRIPTION DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**BUILDING B -
EXTERIOR
ELEVATIONS**

SHEET NO.
A5.02

Building B



05 PERSPECTIVE VIEW



04 SW BUILDING - NORTH ELEVATION
1/8" = 1'-0"



03 SW BUILDING - EAST ELEVATION
1/8" = 1'-0"



02 SW BUILDING - SOUTH ELEVATION
1/8" = 1'-0"



01 SW BUILDING - WEST ELEVATION
1/8" = 1'-0"



ARCHITECT
JSF LLC
2140 SOUTH 200 WEST
DURHAM, UT 84005

**2ND & MAIN
DEVELOPMENT**
220 NORTH MAIN STREET
BOUNTIFUL, UT

STAMP

REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
ISSUE

SHEET TITLE
**EXTERIOR
ELEVATIONS
SW BUILDING**
SHEET NO.

A5.03

REVISION NO.	DESCRIPTION	DATE

DATE
11/17/2020
 ISSUE

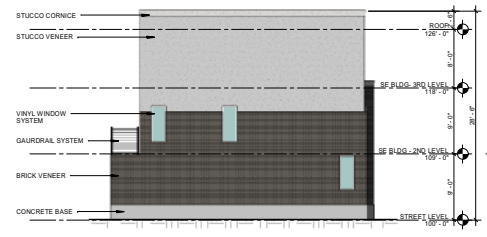
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EXTERIOR ELEVATIONS SE BUILDING
 SHEET NO.

A5.04

Buildings D and E



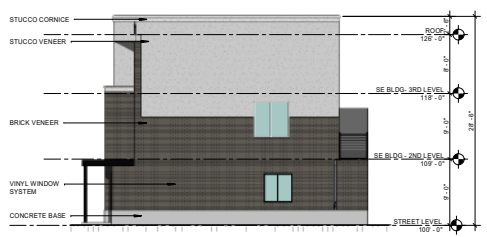
05 PERSPECTIVE VIEW



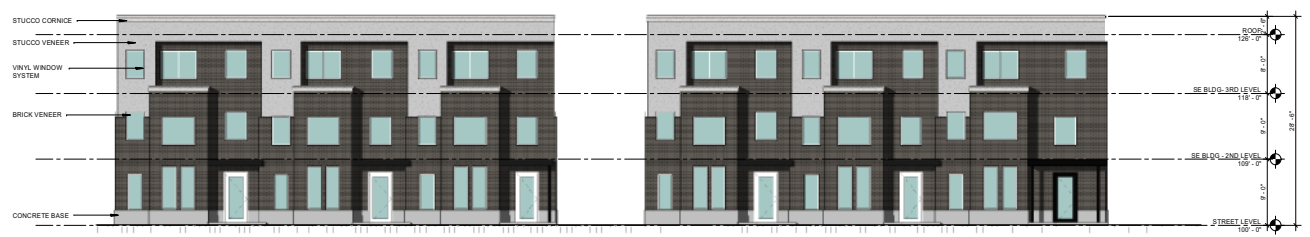
04 SE BUILDING - WEST ELEVATION
 1/8" = 1'-0"



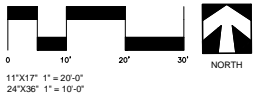
03 SE BUILDING - NORTH ELEVATION
 1/8" = 1'-0"



02 SE BUILDING - EAST ELEVATION
 1/8" = 1'-0"



01 SE BUILDING - SOUTH ELEVATION
 1/8" = 1'-0"



LATERAL LINE PIPE SIZING CHART

GPM @ 8'	GPM @ 12'	GPM @ 13-22'	GPM @ 23-35'	GPM @ 36-50'
3/4"	1"	1-1/4"	1-1/2"	2"

DRIP EMITTER - RAINBIRD XEB-BUG X8-2PC W/PC-DIFF-PPL DIFFUSER CAP
 3 EMITTERS PER SHRUB, 2 EMITTERS PER PERENNIAL AND ORN. GRASS
 2 BUBBLERS PER TREE. INSTALL ON DEDICATED BUBBLER IRRIGATION VALVE

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PFI	RADIUS	GPM	PRECP.
●	BUBBLER	HUNTER	PRO5-04PS-GH18BA-1P	40	2'	1	
○	MP ROTATOR	HUNTER	MPR0404-CV-MPLCS515	40	29'15"	22	39"
○	MP ROTATOR	HUNTER	MPR0404-CV-MPLCS515	40	29'15"	22	39"
○	MP ROTATOR	HUNTER	MPR0404-CV-MPLCS330	40	29'15"	44	39"
○	MP ROTATOR	HUNTER	U. BLUE MPR0404-CV-MPL00270	40	8-45'	57	39"
○	MP ROTATOR	HUNTER	MAR00N MPR0404-CV-MPL002180	40	8-45'	37	39"
○	MP ROTATOR	HUNTER	MAR00N MPR0404-CV-MPL002090	40	8-45'	19	39"
△	PLANT DRIP EMITTER	HUNTER	(S) 0.5 GPM EACH SHRUB (D) 0.5 GPM EACH PERENNIALS AND GRASSES				
⊕	AUTOMATIC VALVE	HUNTER	ICV-110-GH-AS				
⊕	AUTOMATIC VALVE	RAINBIRD	KC2-100-FBS (REB) IN FULL COW, DRIP CONTROLS USES FOR COMMERCIAL APPLICATIONS. (T) BALL VALVE WITH (T) PRESS. REG. (S) 1/2" PULL QUICK-CHECK BASKET FILTER. (S) 3 GPM TO 22 GPM				
●	QUICK COUPLER	HUNTER	HQ-443C-AW				
⊕	CONTROLLER MOUNTED IN BLDG. MECH. ROOM	RAINBIRD	ESP-200LW W/ PWS-200P CONTRACTOR TO MAKE (T) V. ELEC. CONNECTION IN BLDG. WALL MOUNTED IN UTILITY CLOSET SEE ARCHITECTURE PLANS				
⊕	REGULATION VALVE	WATERSHED	FRAN-30 RELENT WEDGE GATE VALVE (SAVE SEE AS M/N/N/D)				
⊕	SECONDARY FILTER AT P.O.C.		INSTALLED PER CITY AND MANUFACTURER SPEC.				

- IRRIGATION SYSTEM NOTES**
1. WORK SHALL CONFORM WITH CITY STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED IN THE PLANS.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING PROPER COVERAGE OF ALL IRRIGATED AREAS.
 3. NO MAJOR REVISIONS IN THE DESIGN WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT & OWNER.
 4. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADES, LOCATION OF WALLS, STRUCTURES AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERAL LINES THROUGH WALLS AND UNDER ROADWAYS AND PAVED AREAS. SLEEVES INSTALLED AT IMPROPER DEPTHS WILL HAVE TO BE REINSTALLED BY BORING METHODS.
 5. DO NOT WILLFULLY INSTALL THE IRRIGATION AS SHOWN ON THE PLAN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, DIFFERENCES IN GRADE AND AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED DURING THE FINAL DESIGN PHASE. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE. IN THE EVENT THE NOTICE IS NOT REVERSED PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS OR CHANGE ORDERS.
 6. 120V AC ELECTRICAL POWER SOURCE AT THE CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER. REFER TO THE SPECIFICATIONS FOR THE EXACT ELECTRICAL REQUIREMENTS.
 7. THE IRRIGATION CONTRACTOR SHALL ADJUST VALVES, FLUSH AND ADJUST IRRIGATION HEADS FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALLS, STREETS AND WALLS.
 8. THE OWNER RESERVES THE RIGHT TO REUSE MATERIAL OR WORK WHICH DOES NOT CONFORM TO THESE DRAWINGS AND SPECIFICATIONS. REJECTED WORK SHALL BE REMOVED OR CORRECTED AS SOON AS POSSIBLE AT CONTRACTOR'S EXPENSE.
 9. GUARANTEE: ALL WORK SHALL BE GUARANTEED (FOR ONE YEAR FROM DATE OF ACCEPTANCE) AGAINST ALL DEFECTS IN MATERIAL, EQUIPMENT AND WORKMANSHIP. GUARANTEE SHALL ALSO COVER REPAIR FOR DAMAGE TO ANY PART OF THE PREMISES RESULTING FROM LEAKS OR OTHER SELECTIVE MATERIAL, EQUIPMENT OR WORKMANSHIP. TO THE SATISFACTION OF THE OWNER. REPAIRS, IF REQUIRED, SHALL BE DONE PROMPTLY AND AT NO COST TO THE OWNER.
 10. INSTALL CONTROLLERS AS NOTED. IRRIGATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING CONTROLLERS AND WIRES FROM VALVES TO CONTROLLERS.
 11. THE SPRINKLER PLAN IS DRAWN FOR GRASSY CLEARLY VIEWED SPRING, VALVES AND WIRING ARE SHOWN IN CONC. AND ASPHALT AREAS, EXCEPT WHERE CROSSING THE BENTONITE FOR THE SPRING, VALVES AND WIRES TO BE PLACED IN THE ADJACENT PLANNING HEADS. NO VALVES SHALL BE PLACED WITHIN PLAYING FIELD PERENCES. ALL VALVES SHALL BE LOCATED OUTSIDE PLAYING FIELD ZONES IN ADJACENT TURF AREAS.
 12. LANDSCAPING MUST BE MAINTAINED BY AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM CONNECTED TO THE PRESSURIZED IRRIGATION SYSTEM.

LANDSCAPE ARCHITECTURE

LANDSCAPE ARCHITECTURE

2020-018

REID B. MITCHELL
 LICENSED PROFESSIONAL LANDSCAPE ARCHITECT
 UTAH LICENSE NO. 3018

2346 South Street
 Bountiful, Utah 84005
 P: 801.291.0277
 E: reid@landcurve.com

2nd & Main Development
 Landscape Plans

2346 South Street
 Bountiful, Utah 84005

REVISIONS

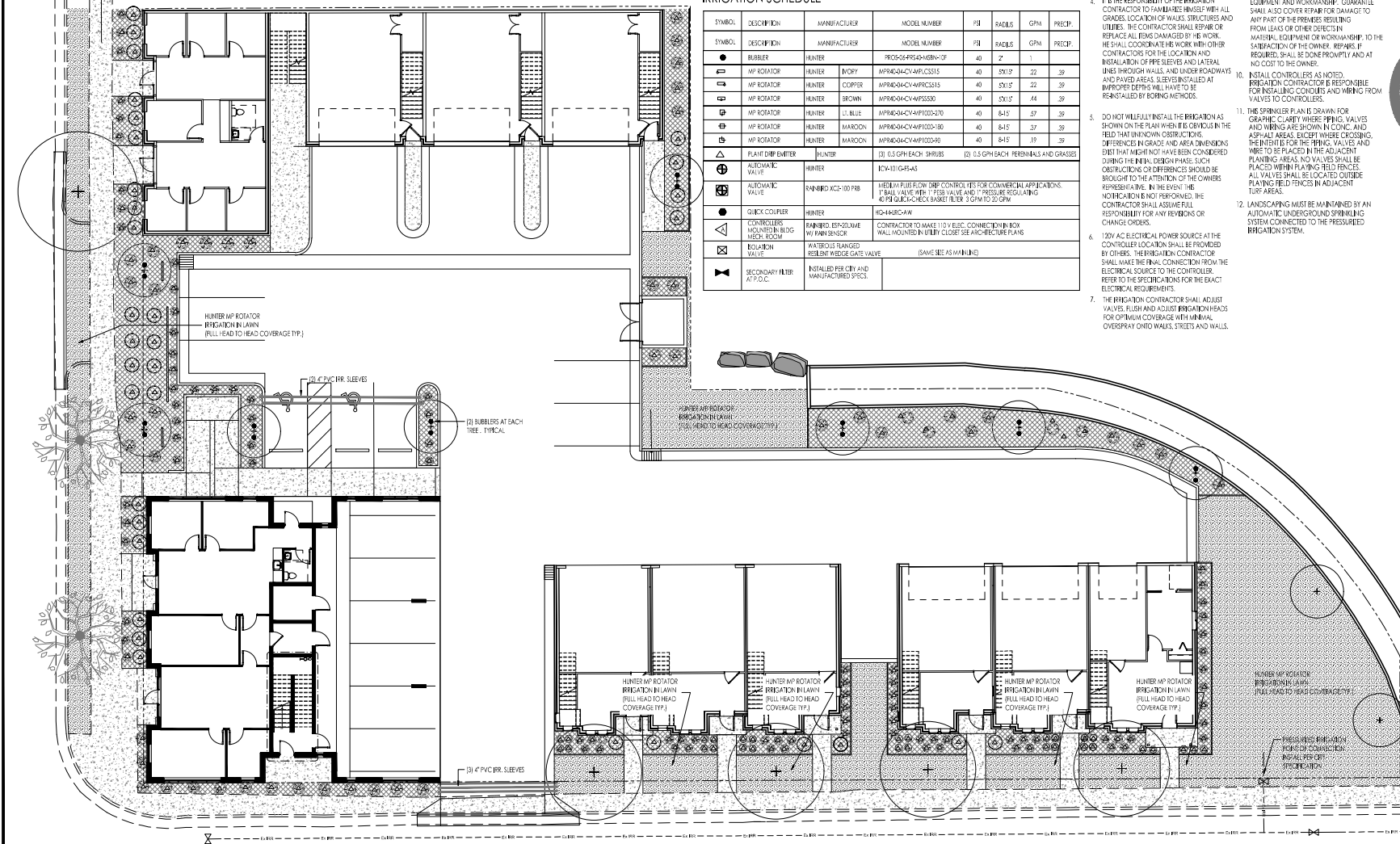
Irrigation Plan & Details

SHEET NAME

LA.02

SHEET NO.

DATE: 11/8/2020



MEMORANDUM

To: Bountiful City
From: Jason Watson, PE, PTOE
FOCUS Engineering & Surveying, LLC
File: 200 North & Main Street
Date: **UPDATED** October 27, 2020

Reference: 200 North and Main Street Development Parking Generation Statement

INTRODUCTION

FOCUS Engineering and Surveying, LLC (FOCUS) has been retained to complete a Parking Generation Statement for the addition of a new Commercial/Retail and Residential Development located on the northeast corner of 200 North and Main Street in Bountiful, Utah. The purpose of this Parking Generation Statement is to project the number of parking stalls that will be needed on the proposed site with the planned land uses. This Statement will also compare the parking demand percentages between the residential land uses and the commercial/retail land uses. This will help determine the peak time periods for parking on site and how the parking stalls can be shared between the two land uses.

The proposed development will access onto 200 North. The site currently consists of existing commercial/retail units and residential units. Exhibit 1 illustrates the vicinity map of the proposed project site.

Exhibit 1 – Project Vicinity Map



EXISTING CONDITIONS

Surrounding Land Uses and Roadways

This Mixed-Use Development is bordered to the north and west by the Bountiful IHC Health Clinic, 200 North to the south, and Main Street to the east. The proposed site for the new Mixed-Use Development currently consists of an existing commercial/retail building and residential units.

SR-106 (400 North) is a major roadway that connects to Interstate 15 and is located to the north of the proposed development.

Roadways

Main Street: currently consists of one lane in each direction with on-street parking, curb and gutter. Currently along Main Street there is no two-way left turn lane for vehicles to access the many development along this roadway. There is a major bus route that runs along Main Street and provides access into Salt Lake and connection to Light Rail. The posted speed limit is 25 mph.

200 North: currently consists of one lane in each direction and runs east and west along the south frontage of the proposed development. On-street parking is allowed along 200 North although there are no marked parking stalls. There are no pavement markings along 200 North to delineate the travel lanes. The posted speed limit is 25 mph.

PROPOSED SITE CONDITIONS

The proposed Mixed-Use Development located on 200 North and Main Street will consist of 2,438 SF of Commercial/Retail units and nine (9) 1-bedroom units, ten (10) 2-bedroom units, and one (1) 3-bedroom unit. All traffic exiting and entering the proposed site will access to and from 200 North. The proposed site plan has been designed to provide 41 parking stalls represented in Exhibit 2 with the “red dot”. Refer to Exhibit 2 for the proposed site plan of this Mixed-Use Development. It should also be noted that parking along Main Street and 200 North is legal and there are painted parking stalls along Main Street, although these parking stalls are not counted toward the overall number of parking stalls provided for this site.

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

Exhibit 2 – 200 North & Main Street Site Plan



PARKING GENERATION

Using the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5th Edition*, the proposed number of parking stalls needed for this Mixed-Use Development were generated. Land Use Code 220 – Multifamily (Low-Rise) and Land Use Code 712 – Small Office Building were used to generate the number of parking stalls. The description of Land Use Code 220 – Multifamily (Low-Rise) states “multifamily housing 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”. This proposed layout of this Mixed-Use Development will have one to two levels of residential units. The description of Land Use Code 712 – Small Office Building states, “A small office building typically houses a single tenant and is less than or equal to 5,000 gross square

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

feet in size.” The commercial/retail associated with this Mixed-Use Development will be a total of 2,438 SF. Within the Land Uses in the *Parking Generation Manual*, there are also different settings/locations depending on where the development is located. There are Urban/Suburban settings to Dense Multi-Use Urban settings. Depending if the development is located near rail transit or not, there are also different calculations. For purposes of this Mixed-Use Development, the General Urban/Suburban settings and not near rail transit were used. Refer to the appendix of this statement for the full description and parking generation research from the *ITE Parking Generation Manual*. Table 1 illustrates the number of parking stalls needed for this development using the average rates from the manual.

Table 1 – Parking Generation for Mixed-Use Development

ITE Land Use Code	Land Use Description	Size	Weekday Ave. Rate	Parking Stalls	Saturday Ave. Rate	Parking Stalls	Sunday Ave. Rate	Parking Stalls
220	Multifamily Units	20 DU	1.21	25	1.31	27	1.66	34
712	Small Office	2,438 SF	2.56	7	-	-	-	-

As can be seen in Table 1, the number of parking stalls needed for this Mixed-Use Development varies from a typical weekday (Monday – Friday) to a typical Saturday and Sunday. The proposed Mixed-Use Development will need 32 parking stalls during a typical weekday, 27 stalls on a typical Saturday and 34 stalls on a typical Sunday. These calculations are assuming full occupancy of both the Commercial/Retail and the Residential units. The proposed layout of the site plan as seen in Figure 2, shows that there is a total of 41 parking stalls planned for this development. This is more than the calculated number of stalls per the *ITE Parking Generation Manual* under the worst-case scenario, which would be on a Sunday with 34 parking stalls.

The *ITE Parking Generation Manual* also provides the “Percent of Weekday Peak Parking Demand” tables. These table provide an average percentage of the number of stalls that are used throughout the day based on that land use. These tables can be found in the appendix of this Statement. The peak demand for parking for a Commercial/Retail land use is typically between the 8:00am to 5:00pm hours. Where the peak demand for parking for a Multifamily Housing (Low-Rise) is between 6:00pm to 7:00am, which is opposite from the Commercial/Retail land use. This shows that many of the parking stalls within the proposed development can be shared between the two land uses, even

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

though there are sufficient stalls provided if they were on the same peak times. Table 2 illustrates the parking demand percentages and number of stalls needed for different times of the day based on the parking generation numbers from the *ITE Parking Generation Manual* listed in Table 1.

Table 2 – Weekday Parking Demand Percentages based on ITE

Hour Beginning	ITE Land use: 220: (%)	Parking Stalls	ITE Land Use 712: (%)	Parking Stalls	Total Parking Stalls
12:00-4:00 a.m.	100%	25	0%	0	25
5:00 a.m.	97%	24	0%	0	24
6:00 a.m.	90%	23	0%	0	23
7:00 a.m.	77%	19	0%	0	19
8:00 a.m.	56%	14	27%	2	16
9:00 a.m.	45%	11	69%	5	16
10:00 a.m.	40%	10	88%	6	16
11:00 a.m.	37%	9	100%	7	16
12:00 p.m.	36%	9	81%	6	15
1:00 p.m.	36%	9	81%	6	15
2:00 p.m.	37%	9	84%	6	15
3:00 p.m.	43%	11	86%	6	17
4:00 p.m.	45%	11	92%	6	17
5:00 p.m.	55%	14	85%	6	20
6:00 p.m.	66%	17	4%	0	17
7:00 p.m.	73%	18	0%	0	18
8:00 p.m.	77%	19	0%	0	19
9:00 p.m.	86%	22	0%	0	22
10:00 p.m.	92%	23	0%	0	23
11:00 p.m.	97%	24	0%	0	24

The Bountiful City Land Use Ordinances, Chapter 18 Off-Street Parking Ord. 2018-13, section 14-18-107 provides the required parking spaces within the City for various land uses. Multiple Family Dwellings is broken out as follows:

- 1 bedroom requires 1.5 spaces per unit and 0.25 visitor spaces per unit.
- 2 bedrooms requires 2.0 spaces per unit and 0.25 visitor spaces per unit.

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

- 3 or more bedrooms requires 2.5 spaces per unit and 0.25 spaces per unit.
- Offices not Providing Customer Services of Sales on Premises one (1) parking space for each 300 square feet of floor area.

Using these numbers from the City's ordinances, the number of parking stalls required for nine (9) 1-bedroom units, ten (10) 2-bedroom units and one (1) 3-bedroom unit would be 41 parking stalls. The number of parking stalls required for the 2,438 Commercial/Retail space would be 9 parking stalls. When using the "Percent of Weekday Peak Parking Demand" tables from the *ITE Parking Generations Manuals*, the number of parking stalls that would be needed per hour based on the City Land Use Ordinance for parking is illustrated in Table 3. It provides the percentages for each land use at every hour of the day. ITE Land Use 220 being the residential units and Land Use 712 being the commercial/retail units. The parking stall demand totals were calculated with the 41 residential parking stalls and the 9 commercial parking stalls previously calculated based off of the Bountiful City Land Use Ordinances. The peak demand for parking for a multifamily residential land use is between the hours of 6:00pm to 7:00am, where the peak demand for commercial/retail is between the hours of 8:00am to 5:00pm. The calculated totals for each of the land uses percentages (shown in Table 3) do not exceed 41 at any point of the peak demand times. These calculations were also done with (1) parking space for each 200 square feet of floor area and came to the same conclusions. The amount of commercial parking stalls would have been increased to 13. Using the same percentages as found in Table 3, the total demand of each land use still would not exceed 41 parking stalls.

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

Table 3 – Weekday Parking Demand Percentages

Hour Beginning	ITE Land use: 220: (%)	Parking Stalls	ITE Land Use 712: (%)	Parking Stalls	Total Parking Stalls
12:00-4:00 a.m.	100%	41	0%	0	41
5:00 a.m.	97%	40	0%	0	40
6:00 a.m.	90%	37	0%	0	37
7:00 a.m.	77%	32	0%	0	32
8:00 a.m.	56%	23	27%	2	25
9:00 a.m.	45%	18	69%	6	24
10:00 a.m.	40%	16	88%	8	24
11:00 a.m.	37%	15	100%	9	24
12:00 p.m.	36%	15	81%	7	22
1:00 p.m.	36%	15	81%	7	22
2:00 p.m.	37%	15	84%	8	23
3:00 p.m.	43%	18	86%	8	26
4:00 p.m.	45%	18	92%	8	26
5:00 p.m.	55%	23	85%	8	31
6:00 p.m.	66%	27	4%	0	27
7:00 p.m.	73%	30	0%	0	30
8:00 p.m.	77%	32	0%	0	32
9:00 p.m.	86%	35	0%	0	35
10:00 p.m.	92%	38	0%	0	38
11:00 p.m.	97%	40	0%	0	40

CONCLUSION

Based on the provided site plan, the Mixed-Use Development will consist of 20 multifamily residential units and 2,438 SF of Commercial/Retail space. The proposed layout of the development will provide for 41 parking stalls on site. Using the *ITE Parking Generation Manual*, the calculated number of parking stalls for these land uses will range from 32 parking stalls during a typical weekday, 27 stalls on a typical Saturday and 34 stalls on a typical Sunday. The proposed site plan will provide more parking stalls than are recommended by the *ITE Parking Generation Manual*. These calculated numbers are assuming both land uses, multifamily and commercial/retail, are using 100% of the recommended number of parking stalls at the same time.

Reference: 200 North & Main Street Parking Generation Statement – UPDATE 10/28/2020

As can be seen in the *Percent of Peak Parking Demand Tables* from the *ITE Parking Generation Manual*, these two land uses will not overlap with their peak demands for parking on typical weekday. The peak demand for parking for a multifamily residential land use is between the hours of 6:00pm to 7:00am, where the peak demand for commercial/retail is between the hours of 8:00am to 5:00pm.

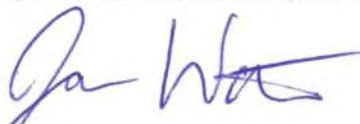
Using the Parking Generation calculations from the City Ordinances will require 50 parking stalls if both land uses are using 100% of their required stalls. Using the percentages from the *Peak Parking Demand Tables* from the *ITE Parking Generation Manual*, during a typical day, the highest number of parking stalls needed would be 41 stalls, which satisfies the 41 stalls provided by the site plan.

Therefore, it is concluded that the proposed site plan for the Mixed-Use Development on 200 North and Main Street in Bountiful will provide adequate number of parking stalls, 41, compared to the number of parking stalls calculated per the *ITE Parking Generation Manual* and also from the calculations using the City's Ordinances along with the *Peak Parking Demand Percentage Tables*.

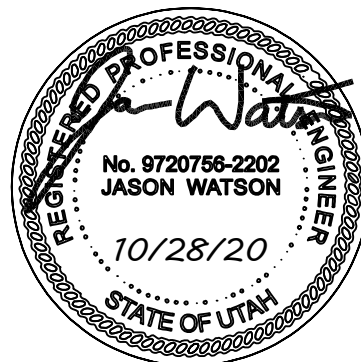
Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC



Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com



Land Use: 220 Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing 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. Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), and affordable housing (Land Use 223) are related land uses.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand (1) on a weekday (10 study sites) and a Saturday (11 study sites) in a general urban/suburban setting and (2) on a weekday (three study sites) and a Saturday (three study sites) in a dense multi-use urban setting.

Hour Beginning	Percent of Peak Parking Demand			
	General Urban/Suburban		Dense Multi-Use Urban	
	Weekday	Saturday	Weekday	Saturday
12:00–4:00 a.m.	100	93	86	100
5:00 a.m.	97	100	100	94
6:00 a.m.	90	98	94	91
7:00 a.m.	77	96	81	85
8:00 a.m.	56	92	58	79
9:00 a.m.	45	80	56	76
10:00 a.m.	40	78	53	71
11:00 a.m.	37	71	58	74
12:00 p.m.	36	68	56	68
1:00 p.m.	36	66	53	68
2:00 p.m.	37	65	47	68
3:00 p.m.	43	68	56	56
4:00 p.m.	45	70	53	59
5:00 p.m.	55	73	61	53
6:00 p.m.	66	77	81	50
7:00 p.m.	73	81	67	56
8:00 p.m.	77	82	61	65
9:00 p.m.	86	86	64	74
10:00 p.m.	92	87	75	85
11:00 p.m.	97	92	86	91

Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 6:00 a.m.

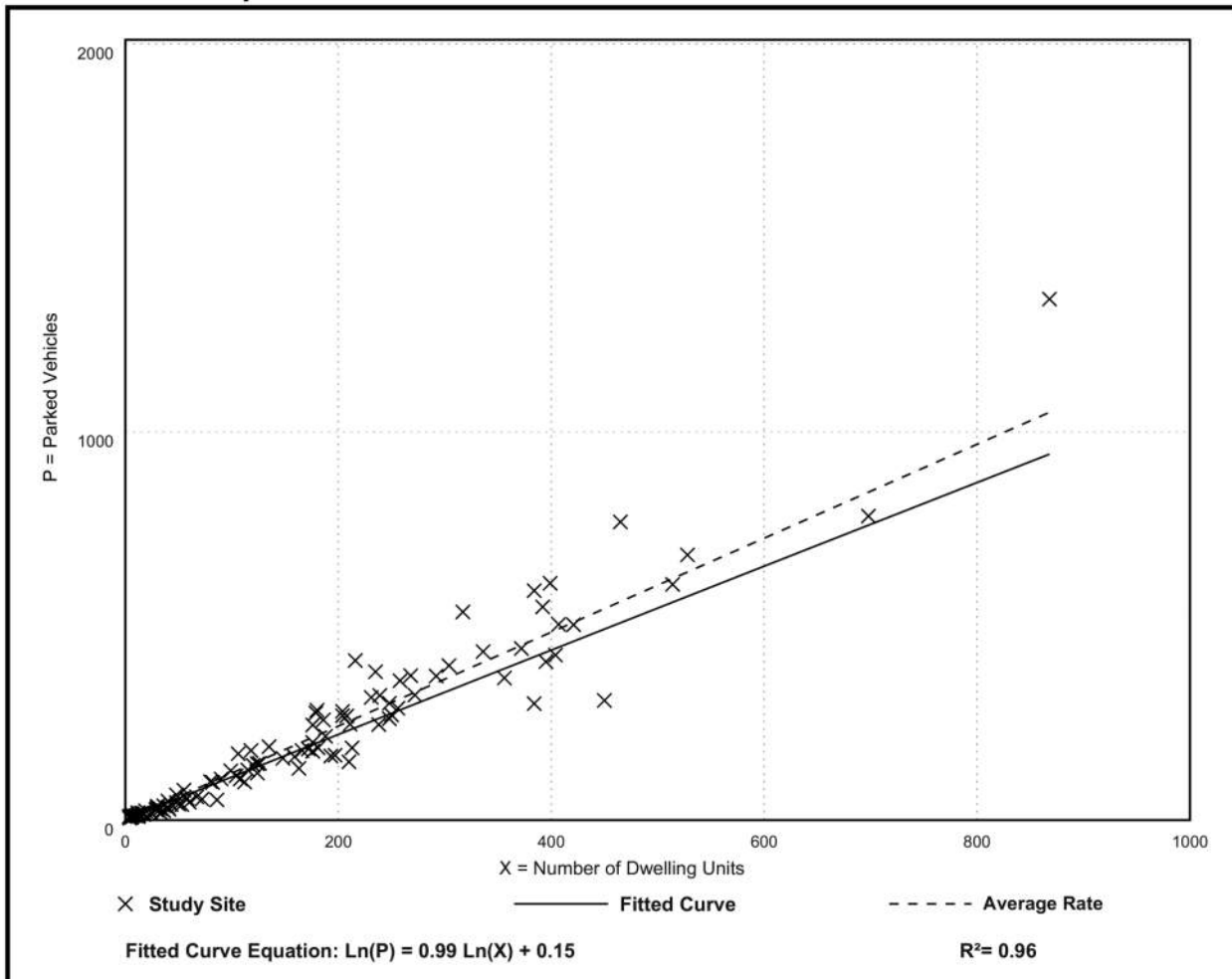
Number of Studies: 119

Avg. Num. of Dwelling Units: 156

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.21	0.58 - 2.50	1.03 / 1.52	1.16 - 1.26	0.27 (22%)

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: **Saturday**

Setting/Location: **General Urban/Suburban (no nearby rail transit)**

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

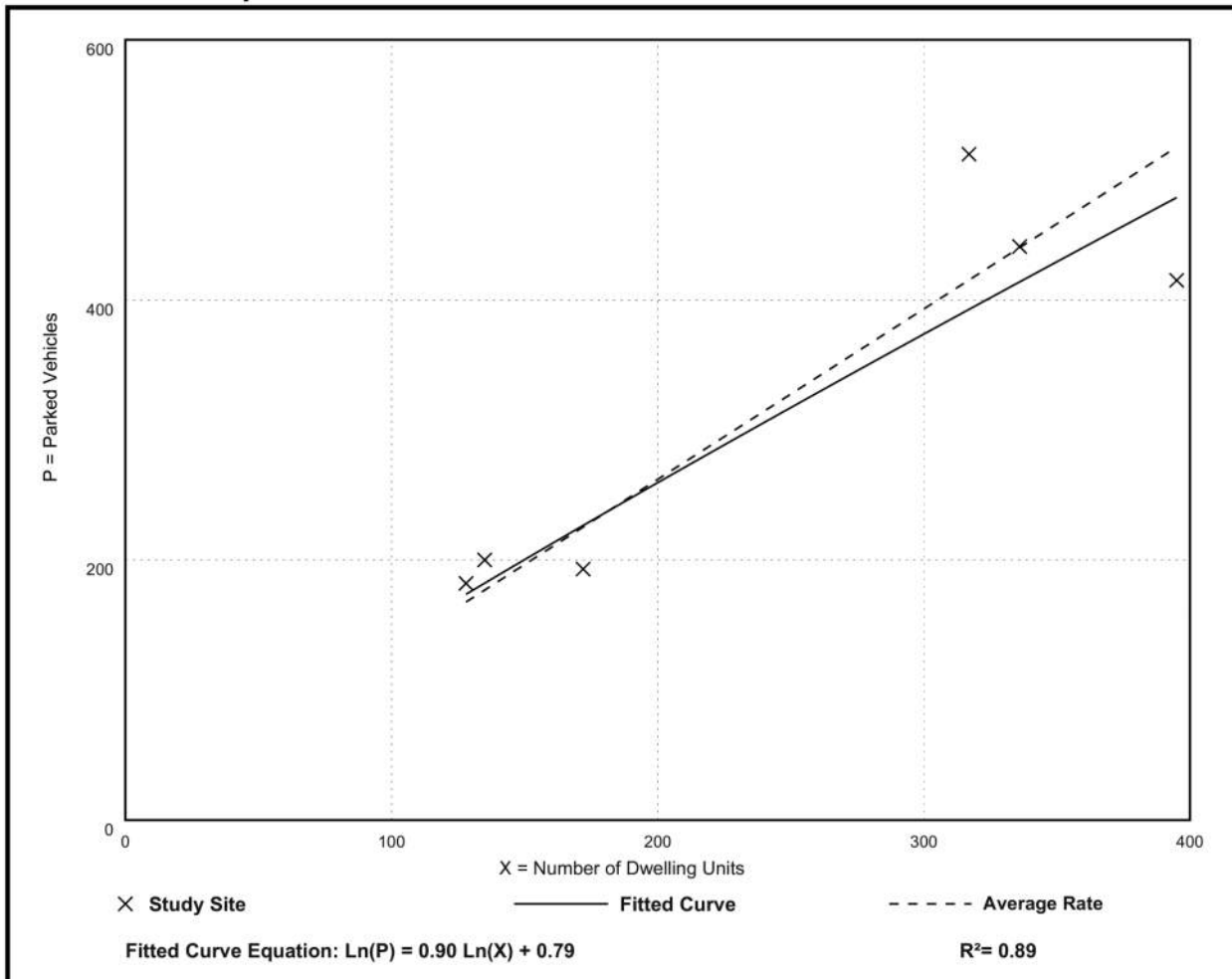
Number of Studies: 6

Avg. Num. of Dwelling Units: 247

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.31	1.05 - 1.62	1.18 / 1.61	***	0.23 (18%)

Data Plot and Equation



Multifamily Housing (Low-Rise) (220)

Peak Period Parking Demand vs: Dwelling Units

On a: **Sunday**

Setting/Location: General Urban/Suburban (no nearby rail transit)

Peak Period of Parking Demand: 11:00 p.m. - 7:00 a.m.

Number of Studies: 1

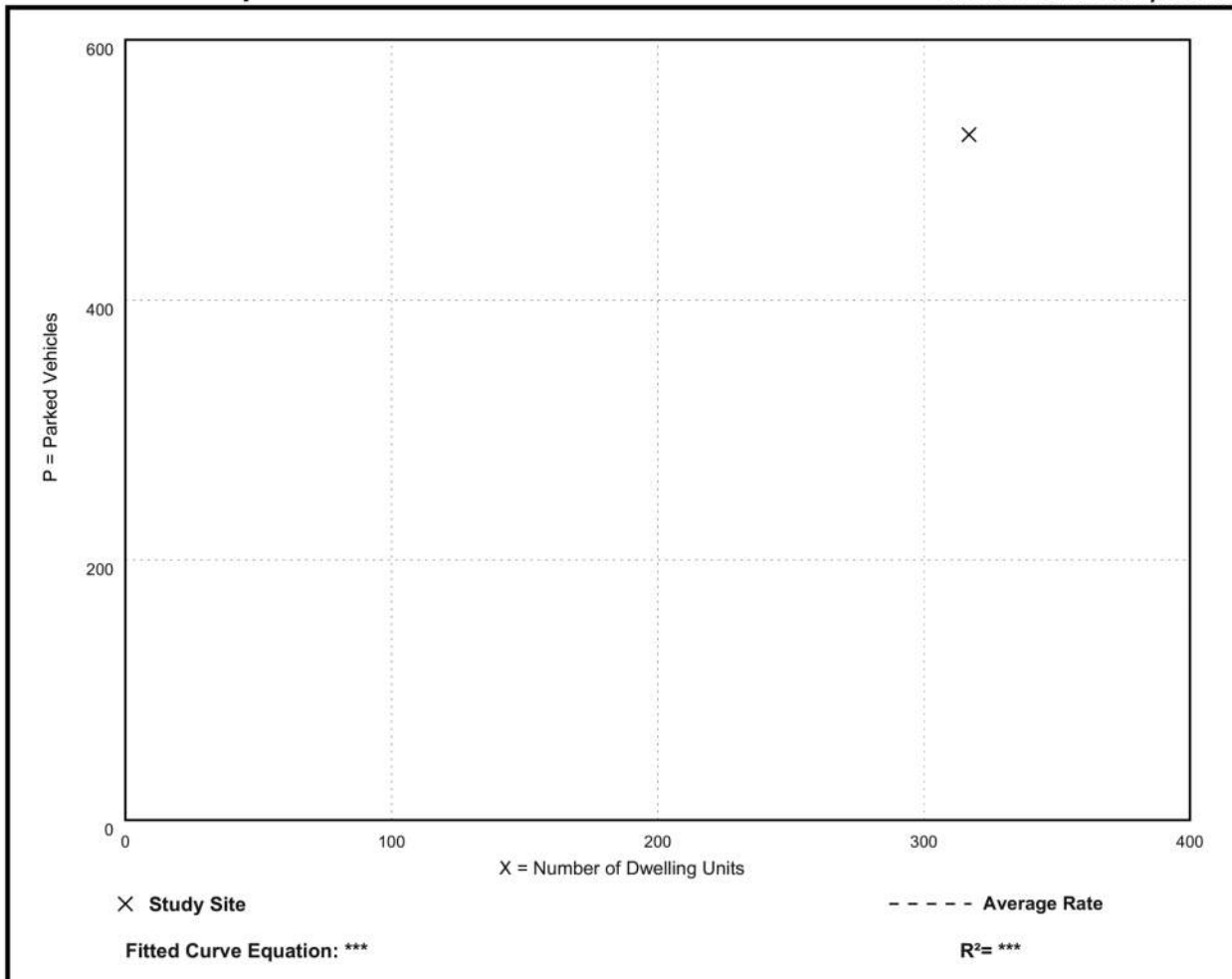
Avg. Num. of Dwelling Units: 317

Peak Period Parking Demand per Dwelling Unit

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
1.66	1.66 - 1.66	*** / ***	***	*** (***)

Data Plot and Equation

Caution – Small Sample Size



Land Use: 712 Small Office Building

Description

A small office building typically houses a single tenant and is less than or equal to 5,000 gross square feet in size. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted. General office building (Land Use 710) is a related use.

Time of Day Distribution for Parking Demand

The following table presents a time-of-day distribution of parking demand on a weekday at 16 study sites in a general urban/suburban setting and one study site in a dense multi-use urban setting.

Hour Beginning	Percent of Weekday Peak Parking Demand	
	General Urban/Suburban	Dense Multi-Use Urban
12:00–4:00 a.m.	–	–
5:00 a.m.	–	–
6:00 a.m.	–	–
7:00 a.m.	0	8
8:00 a.m.	27	17
9:00 a.m.	69	17
10:00 a.m.	88	75
11:00 a.m.	100	67
12:00 p.m.	81	75
1:00 p.m.	81	75
2:00 p.m.	84	92
3:00 p.m.	86	100
4:00 p.m.	92	67
5:00 p.m.	85	83
6:00 p.m.	4	50
7:00 p.m.	0	0
8:00 p.m.	–	–
9:00 p.m.	–	–
10:00 p.m.	–	–
11:00 p.m.	–	–

Small Office Building (712)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA

On a: Weekday (Monday - Friday)

Setting/Location: General Urban/Suburban

Peak Period of Parking Demand: 10:00 a.m. - 5:00 p.m.

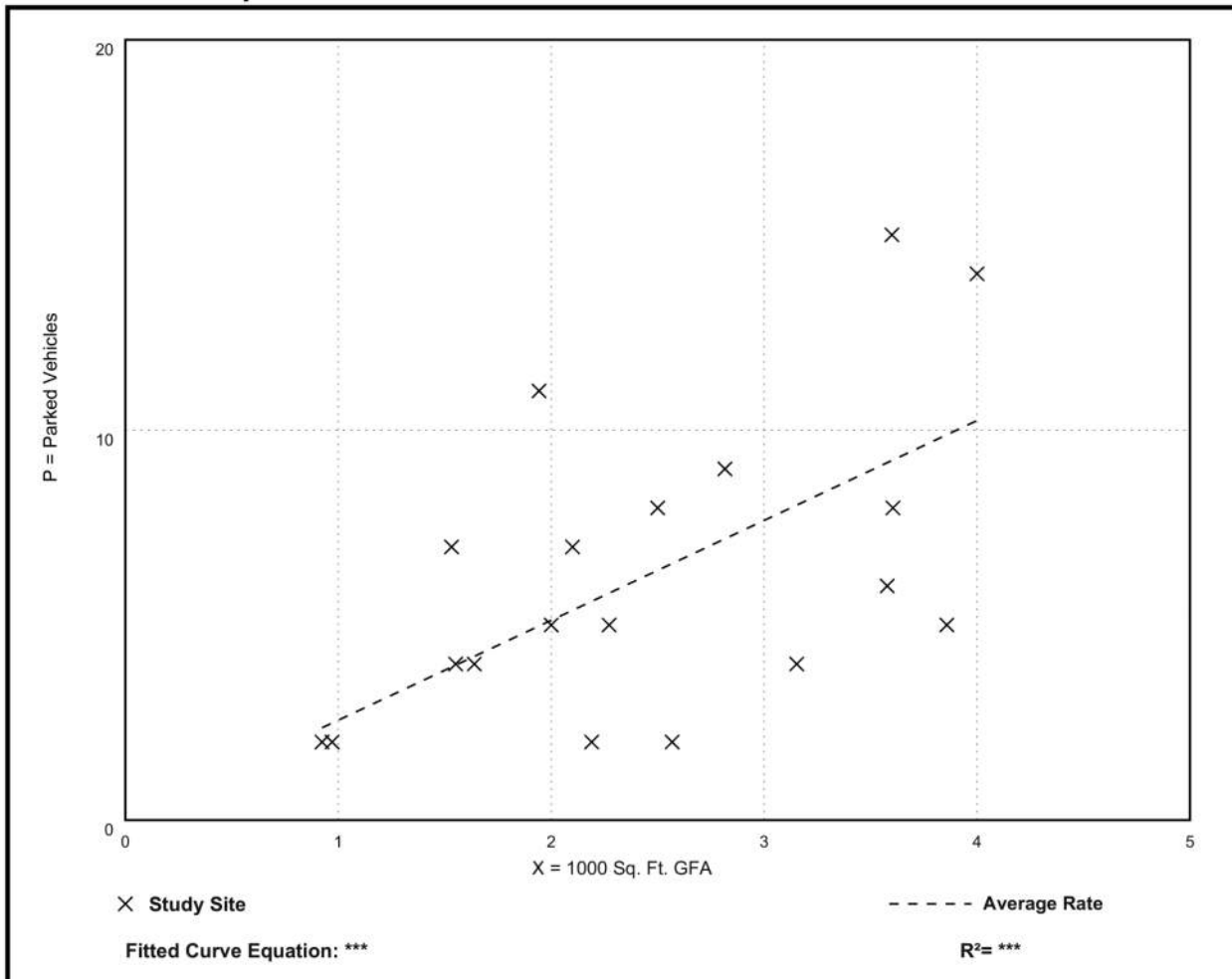
Number of Studies: 19

Avg. 1000 Sq. Ft. GFA: 2.5

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
2.56	0.78 - 5.66	2.12 / 4.17	***	1.26 (49%)

Data Plot and Equation



Planning Commission Staff Report



Subject: Conditional Use Request for Multi-Family Use in the Downton (DN) Zone
Author: Curtis Poole, City Planner
Address: 220 North Main Street
Date: December 1, 2020

Background

The Applicants, Justin Atwater and Phil Holland representing Pembridge Heathrow Holdings, LLC, request conditional use approval for the residential use of their mixed-use development, located at 220 North Main Street. The property is in the DN (Downtown) Mixed-Use Zone which permits multi-family residential uses as a conditional permit.

City Code allows multi-family in the DN Zone as a conditional use; however, multi-family residential uses on the ground floor of buildings facing Main Street are not permitted. The Planning Commission is the land use authority to review conditional use permits for residential uses in the DN Zone and standards for approvals or denials are listed in 14-2-506 of the Bountiful Land Use Code. City Code states, “conditional use permits shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use.” Details of the project can be found in the final architectural and site plan staff report which the Commission will review as a separate agenda item.

Analysis

The location of the project is located at the intersection of Main Street and 200 North. The property is surrounded by properties within the DN Zone. Located within five hundred feet (500’) of this property are retail, office, medical and multi-family residential uses. The multi-family residential use proposed by the Applicants are not out of character for the current and future uses of the surrounding properties.

Development within the DN Zone receives closer scrutiny because of the design and building standards of the zone. The proposed multi-family use will generate additional demands on parking; however, the parking study submitted by the Applicants indicate under the “worst-case scenario” there would still be a surplus of four (4) parking stalls for this development. The development has proposed a total of thirty-eight (38) spaces. Also, in mixed-use developments parking uses and intensities will vary at different times throughout the day.

The Applicants have been thoughtful with their architectural design elements and building material, such as brick, which enhance the development and add to the vision of Main Street. As noted in the staff report for the site plan, the heavier use of brick on the buildings

facing Main Street compliment the development on the corner where Vito's and the Bun Basket are located.

Future developments to the north and south along Main Street will have similar development and architectural constraints as the Applicant's property and this proposal will not have a perceived impact as to how those properties can redevelop in the future. The Applicants are proposing landscaping buffers which meet and, in some circumstances, exceed the requirements for the zone and most of the multi-family uses are positioned on the east of the property. If properties to the east redevelop there would be an adequate buffer on this property regardless of whether the properties develop as commercial or residential in the future.

Department Review

This proposal has been reviewed by the Planning Department.

Significant Impacts

The proposed development is occurring within and is surrounded by properties within the DN Zone which are under similar building and development constraints as the subject property.

Recommendation

Staff recommends the Planning Commission approve the conditional use request for the proposed multi-family residential use in the DN Zone subject to the following conditions:

1. Complete any and all redline corrections.
2. Receive final architectural and site plan approval from City Council.

Attachments

See staff report for The Brooks final architectural and site plan.

Planning Commission Staff Report



Subject: Amendment to the Land Use Code to Permit Temporary Sales Offices in Trailers located in Residential Zones
Author: Curtis Poole, City Planner
Date: December 1, 2020

Background

The Applicant, Shawn Poor on behalf of Brighton Homes, has submitted an application to amend the Land Use Code to permit temporary sales offices in trailers in residential zones. The Applicant has built and is currently constructing townhomes in the City. As this is an applicant-initiated text amendment, once an application is deemed complete the City is required to place the item on the next regularly scheduled Planning Commission agenda and issue public notices regarding the necessary public hearings.

Analysis

The Bountiful Land Use Code currently prohibits temporary sales offices in trailers within residential zones. Staff has reviewed codes from neighboring cities within South Davis County, including Layton, and the cities of Draper, Murray, Logan and Salt Lake as part of this analysis. These cities are similar to Bountiful City in proximity, land use, size or geography. Except for Farmington City, which also prohibits temporary sales offices in trailers, none of these cities mention this use within their codes.

The Applicant has submitted codes from three (3) cities which permit temporary sales offices in trailers as either a conditional or permitted use. These cities are Bluffdale, West Jordan and Herriman. It should be noted that each of these cities are in areas of Salt Lake County where development is occurring at a faster rate and are not appropriate comparisons to the conditions found in Bountiful City.

The Applicant also indicates the existence of a temporary trailer for a sales office will reduce construction times as it allows developers to pre-sale homes on-site. The Applicant further indicates the impact on surrounding residents would be minimal as there would be only 4-5 people on average per week visiting the office. Staff could find no data indicating whether an on-site temporary sales office has any impact on construction times and would agree with the Applicant regarding the impact to surrounding property owners based on the information provided.

The Applicant is proposing the following text language as an amendment to 14-17-114 Uses, Specific Standards and Time Limits, section A, 3:

3. Temporary sales office in trailers. Temporary sales offices incidental to a specific residential project may be located on the site of such a project. The trailer may remain for the duration of the project and shall be removed within thirty (30) days after substantial completion of the project.

The current code states the following:

3. Temporary sales offices in trailers. Temporary sales offices located in a trailer or other portable structure for the sale or lease of property in a subdivision, an apartment complex or planned unit development is prohibited.

The purpose of Chapter 17, “Temporary, Seasonal, and Home Occupation Uses,” of the Land Use Code is to, “establish standards regulating the time, place, and manner in which temporary, seasonal, and home occupation uses may occur.” Staff finds the current code permitting on-site temporary sales offices, such as a model home, to be adequate. The impacts of a temporary sales trailer can detract from completion of the development as the trailer/portable structure would most likely take an area intended to be landscaped. Current trends also allow sales and conversations to be conducted remotely or electronically. Staff does not find any applicable reasons to amend the Code to provide for a prohibited use.

Of the city codes reviewed by Staff it is interesting to note that the only mention of temporary offices in trailers in residential zones is to expressly prohibit them. The current code prohibiting sales offices in trailers has been written in City Code since at least 1993. Any potential reasons from past City Councils prohibiting this use could not be located.

Commission Options

The Planning Commission may consider the following recommendations:

1. Forward a positive recommendation to the City Council outlining reasons for the positive recommendation.
2. Forward a negative recommendation to the City Council as presented by Staff or as amended.

Department Review

This proposal has been reviewed by the Engineering and Planning Departments and City Attorney.

Significant Impacts

The text amendment proposed by the Applicant is creating a specific use which is currently prohibited in residential zones. While individual temporary sales offices may not have a significant impact on the City or its residents, this request would represent a policy shift which should be carefully considered.

Recommendation

Staff recommends the Planning Commission reviews and consider forwarding a negative recommendation for an amendment to the Land Use Code to allow temporary sales offices in trailers within residential zones.

Attachments

1. 14-17-114 – Uses, Specific Standards and Time Limits
2. Applicant's Application and Narrative

Attachment 1

14-17-114 USES, SPECIFIC STANDARDS AND TIME LIMITS

- A. Residential Zones. Temporary uses in single-family and multiple-family residential zones shall comply with the general standards, and are limited to the uses specified below:
1. Hours of operation shall be limited to the hours between 8:00 a.m. and 8:00 p.m.
 2. Temporary sales offices shall be located in the subdivision where lots are being sold or in the apartment complex or planned unit development where units are being sold or leased.
 3. Temporary sales offices in trailers. Temporary sales offices located in a trailer or other portable structure for the sale or lease of property in a subdivision, an apartment complex or planned unit development is prohibited.
 4. Temporary sales offices in a model home or unit for the sale or lease of property in a subdivision, apartment complex, or planned unit development may be used until the last lot or unit in the development is sold and closed. If the office is located in the area of the home intended for a garage, any alterations made to accommodate the office shall be removed, and the space shall be converted to the function as a garage upon termination of the temporary office.
 5. Construction trailers incidental to a specific construction project may be located on the site of such a project. The trailer may remain for the duration of the project and shall be removed within thirty (30) days after substantial completion of the project. Storage of construction and related material and debris shall not be permitted in the public right-of-way. Temporary offices housed within construction trailers wherein a business or service for others is transacted are prohibited. Examples of such uses are Accountant, Architect, Insurance Sales, Medical and Dental, Real Estate Sales, etc.
 6. Fairs, carnivals, rodeos, live entertainment and other major public gatherings and fund-raising events or promotional events may be permitted for up to three (3) consecutive days at a site with an existing public or quasi-public use. Two such events per sponsor may be permitted per calendar year.



For Office Use Only	
Date Rec'd	10-23-2020
Application \$	75000
Zone	Single Family

ZONING MAP AND ORDINANCE AMENDMENT APPLICATION 20784

Date of Submittal: 11/11/2020

Property Address: 520 South Orchard Drive

Applicant Name: Brighton Homes (Shawn Poor)

Applicant Address: 215 N. Redwood Rd, Suite 103
North Salt Lake, UT 84054

Applicant Phone #: 801-839-6321

Applicant E-Mail: shawn@buildwithbrighton

Authorization (Owner Signature): *[Signature]*

(If applicant is not owner, applicant must submit notarized authorization from all property owners)

Project Name and Description: Text amendment to code 14-17-114,3
See Attached text

Check Item that applies:

- Amend the text of the Land Use Ordinance
- Amend the Zoning Map by rezoning property from the _____ Zone to the _____ Zone.

Fees:

Rezoning: \$450.00 + \$100.00 per acre (max \$1000.00)
 Text Amendments: \$550.00

Items to be completed that shall be included with any Zoning Amendment Application:

- Bountiful City will prepare labels and mail out the notice to all property owners within five hundred feet (500') of the subject property boundaries based on the most recent Davis County Tax Assessment records.

****The fee for the preparation and mailing of notices has been added to the application fee. Do not get labels from Davis County Records office, if you do, you will still be charged the entire fee on page 1.**

- For rezones, two (2) 24 x 36, and one (1) 11x17 copy or one (1) .PDF file, of the preliminary development plan drawn at 1:10 scale or as required by the City Engineer or City Planner. A development plan shall include:
 - A north arrow, the scale of the drawing, and the date of the drawing.
 - Street names and addresses.
 - Property lines with dimensions.
 - All sidewalks, driveways, curbs and gutter, and parking areas.
 - All existing easements, rights-of-way, and any other restrictions on the use of the property.
 - Existing buildings and other significant features on the site.
 - Existing buildings and significant features located on adjacent properties within 50 feet (50') of the subject property boundaries.
 - When required by the City Planner or City Engineer, a survey including both existing and proposed contours of the land at intervals of two feet (2') or better.
- For text amendments, a .doc or .wpd file of the proposed text amendment and one (1) hard copy.
- Typed responses to the following questions:
 - List the complete legal description of the property (or submit a separate survey):
 - What is intended to be done on or with the property?
 - Why is the intended zone change necessary at this particular location to provide a service to the community?
 - Explain how the intended zone change will not be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity.
 - Explain fully the timetable for development as well as financing available.

Processing Procedure:

- Bountiful Planning Staff will review application first.
- A completed application will be placed on the first available Planning Commission agenda.
- The Planning Commission will discuss the application at its regular meeting and make a recommendation to the City Council. The applicant will be notified of the time and place of this meeting. The applicant or a representative for the applicant must be present at this meeting for the item to be heard by the Planning Commission.
- The application will be sent to the City Council along with the Planning Commission's recommendation to have a public hearing set. If an unfavorable recommendation is received from the Planning Commission and there is concurrence by the City Council with that unfavorable recommendation, no public hearing shall be held. If the recommendation from the Planning Commission is favorable, or if the City Council determines a hearing is desirable despite an unfavorable recommendation, the City Council shall set a public hearing date.
- The public hearing must be advertised in the local newspaper ten (10) days prior to the public hearing date not counting the date of the publication and the date of the hearing. For a rezone, notice will be sent to all the property owners within five hundred feet (500'), fourteen (14) days prior to the Public Hearing along with a sign posted on the property provided by the Planning Department.
- At the public hearing, the City Council may accept the recommendation of the Planning Commission, or may elect to make recommendations of its own. The applicant or agent is required to attend the public hearing. Any other interested parties are invited to attend. The City Council may take action at the public hearing or may take the application under advisement to make a decision at a later time.

14-17-114 USES, SPECIFIC STANDARDS AND TIME LIMITS

A. Residential Zones. Temporary uses in single-family and multiple-family residential zones shall comply with the general standards, and are limited to the uses specified below:

Existing Code Text

3. Temporary sales offices in trailers. Temporary sales offices located in a trailer or other portable structure for the sale or lease of property in a subdivision, an apartment complex or planned unit development is prohibited.

Proposed Code Text

3. Temporary sales offices in trailers. Temporary sales offices incidental to a specific residential project may be located on the site of such a project. The trailer may remain for the duration of the project and shall be removed within thirty (30) days after substantial completion of the project.

West Jordan

TEMPORARY DEVELOPMENT/CONSTRUCTION OFFICE: A temporary structure, such as a modular unit or trailer used as a temporary office facility. Purposes for temporary offices are restricted to the following uses: construction supervision offices on a construction site and temporary on site real estate offices for a development project.

Use	R-1	R-2	R-3	R-R	R-E	R-M
Modern home	P	P	P	P	P	P
Nursing home		C	C			
Public park	P	P	P	P	P	P
Residential substance abuse treatment home, large			C			
Residential substance abuse treatment home, small			AC			
Schools, K - 12	C	C	C	C	C	C
Temporary office for real estate sales and preleasing only	P	P	P	P	P	P
Transitional home, large			C			
Transitional home, small			AC			

Bluffdale

Construction Trailers Or Sales Offices: Temporary structures used as construction trailers or residential sales offices shall obtain approval by the Zoning Administrator before the structure is placed on site and shall be removed upon termination of said permit approval.

Herriman

Uses ¹	Zones																			
	A-.25	A-.5	A-1	R-1-10	R-1-15	R-1-21	R-1-43	R-2-10	R-2-15	R-M	FR ²	RC	OP	C-1	C-2	M-1	T-M	MU	MU-2	
Shopping center																				
Temporary building ³⁸	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	P
Transportation service															C	C	P		C ³⁹	
Vehicle and equipment rental																C	P			C
Vehicle and equipment repair, general																C	P		C	
Vehicle repair, limited															C	C				