

**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, April 7, 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 S 100 W, 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 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

**Bountiful City Planning Commission meetings, including this meeting, are open to the public. In consideration of the COVID-19 pandemic, members of the public wishing to attend this meeting are encouraged not to attend in person and to view the meeting online. The link to view the meeting can below. If you would like to submit a comment for the public hearing listed on the agenda below, please e-mail that comment to [planning@bountifulutah.gov](mailto:planning@bountifulutah.gov) prior to the meeting and indicate in the e-mail if you would like your comment read at the meeting.**

**Join Zoom Meeting**  
<https://zoom.us/j/123730522>

**Meeting ID: 123 730 522    Password: 002076**

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1. Welcome and Introductions.
2. Consider approval of the minutes for March 3, 2020.
3. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit for a Private School in the Downtown zone located at 85 West 300 South, Paul Tanner, representing Choice Education L3C, applicant.
4. Consider approval of a preliminary and final site plan for Deseret First Credit Union Towns located at 260 North 500 West, Jonathan Johnson representing Deseret First Credit Union, applicant.
5. Consider preliminary site plan approval for 2<sup>nd</sup> and Main, a mixed use multi-family dwelling located at 220 N Main St, Justin Atwater, applicant.
6. Planning Director's report, review of pending applications and miscellaneous business.



**Bountiful City**  
**Planning Commission Minutes**  
**March 3, 2020**

Present: Chair – Sean Monson; Vice Chair – Jesse Bell; Planning Commission Members – Sam Bawden, Jim Clark, Lynn Jacobs and Sharon Spratley; City Council Representation – Kendalyn Harris; City Attorney – Clint Drake; City Engineer – Lloyd Cheney; City Planner – Francisco Astorga; Assistant City Planner – Curtis Poole and 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 February 18, 2020.**

Jesse Bell made a motion to approve the minutes for February 18, 2020 with the following correction to Page 4 Paragraph 5. **“Mr. Monson explained that his vote from the previous agenda item dated September 17, 2019, was based on his belief that the hardship resulting from the parcel size was self-imposed when purchased.”** Lynn Jacobs seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

**3. PUBLIC HEARING - Consider approval of a preliminary and final subdivision for Evans Subdivision located at 3995 S Bountiful Blvd, Nathan Evans, applicant.**

Nathan Evans was present. Lloyd Cheney presented the staff report.

Nate Evans and Michael Nielson are requesting Preliminary and Final approval of the Evans Subdivision, a 2 lot subdivision located on the east side of Bountiful Blvd., at approximately 4000 South. The proposed subdivision includes the vacant ground between Huntington Circle and Summerwood Drive, bounded by Bountiful Boulevard on the west and the steep foothill escarpment on the east. Both properties are owned by Mr. Nielson. As part of the subdivision, Mr. Nielson intends to adjust the south boundary line of Newport Heights Lot 37 (his personal residence) to include improvements he has made on the vacant parcel. All parcels are currently located in the R-3 zone and total approximately 5.19 acres. Staff has verified that both lots will exceed the minimum requirements for lot size (11,000 sqft minimum) and lot width (80 ft. minimum).

All necessary utilities are available to serve Lot 2, although there are special circumstances related to the extension of the sewer system to serve the subdivision and the existing home located at 4001 S Bountiful Blvd. As the design of the subdivision progressed, it was noted that the existing Lot 37 was connected to the sanitary sewer by a long lateral which connects to a manhole near the intersection of 400 E and Bountiful Blvd. This lateral is not adequate (in its current condition) to serve the proposed development and a future connection to the residence at 4001 S Bountiful Blvd (which is believed to be one of the last homes serviced by a septic tank). After consulting with the South Davis Sewer District, the proposed sewer installation was approved, and will be owned, operated and maintained by the Sewer District. This is noteworthy, since the standard pipe size for the sewer system is an 8” diameter pipe and this has been designed as a 6” pipe.

The remaining issue to be resolved is the connection of 4001 S to the sewer system. Although this is a secondary issue to the proposed subdivision, State Code allows the City Council to require connection to the sewer if the property boundary is within 300 feet of the sewer system (UCA 10-8-38 2(a)(i)).

Because of the minimal depth of the sewer at the proposed manhole, and the slope of Bountiful Blvd, this connection can only be accomplished if the lateral for the existing home is installed in the front yard setback of Lot 2 (for a gravity system). The applicants should provide an easement for the installation of the sewer lateral across the south west corner of the lot frontage to serve 4001 S Bountiful Blvd. The nearest storm drain is located approximately 280 ft south of Lot 2. It is recommended that the developers pay the \$2,100 (per ac) impact fee and take advantage of the existing storm drain capacity in Bountiful Blvd and the creek crossing at Glade Hollow in lieu of installing storm drain pipe and inlet box(es).

The Bountiful Land Use Code includes the following definition: 308. UNBUILDABLE LAND (UNUSABLE LAND): Any portion of a property that is encumbered by physical constraints, such as a flood plain, geologic fault, escarpment, or similar feature. In the Residential Foothill Zone (R-F) this definition shall also include any portion of a property that has thirty percent (30%) slope or greater.

The analysis of these properties would be incomplete if consideration of the geologic and topographic attributes of this location were not considered. The most prominent feature of this site is the steep slope which rises approximately 170 feet above the elevation of Bountiful Blvd. This feature is an indicator of 2 significant conditions:

1. The boundary of the Lake Bonneville shoreline. Above Bountiful Blvd, the exposed soils have a higher clay content, and represent the mountain geology. Below the shoreline, the soils are granular – with a predominance of sands and gravels associated with the interface of a water body to a shoreline.
2. The triangular shaped foothills indicate the site's proximity to fault lines, commonly associated in the Basin and Range province of Utah and Nevada.

Any future owner of Lot 2 should expect to encounter differing soil conditions on the site and the potential for adverse effects from a seismic event, based on the site's proximity to the Weber section of the Wasatch fault.

Since this development is affected by the conditions identified in the definition of Unbuildable Land, it is recommended that the plat identify the areas which are not suitable for development. Entellus Engineering has taken a step forward in this direction by indicating the location of the existing slopes which exceed 30%, but the boundary is not complete. These areas should be identified on the remainder of Lot 2 and the boundary marked on the plat as "Unbuildable Land".

For many years this vacant lot has been accessed without an approved drive approach. Any damaged curb, gutter and sidewalk must be replaced as part of the construction of a new residence on Lot 2.

The survey data included on the preliminary plat identifies two existing accessory buildings which cross the property line on the west side of the lot. Two additional accessory buildings currently exist on the interior of the lot. The land use code prohibits accessory structures on lots that lack a primary structure. Mr. Evans intends to remove these buildings, and has indicated that it is likely that he will apply for a building permit with a few weeks. As has been done in the past, staff would recommend a 120 day grace period for Mr. Evans to apply for the building permit for the new single family home before requiring the removal of the structures from the property.

Staff recommends approval subject to the following conditions:

1. Identify the extent of the slopes which exceed 30% on the plat and identify these areas as "Unbuildable Land".

2. Provide a Private Utility Easement across the front of Lot 2 for a sewer lateral installation to serve the existing house located at 4001 S Bountiful Blvd.
3. Replace the existing curb, gutter and sidewalk across the frontage of Lot 2. This may be completed with the construction of new home on Lot 2.
4. Make all necessary red line corrections to the final plat and the construction drawings.
5. Provide a current title report.
6. Sign a Development Agreement.
7. Post an acceptable form of bond for the construction of the subdivision improvements.
8. Pay all required fees.

Mr. Cheney stated the Sewer District has a program to work with the homeowner who would like to go from a septic tank to attaching to a sewer lateral and confirmed the owner at 4001 S Bountiful Blvd is aware of this program. The fault line should be a consideration with the structural engineer as he designs the house.

Mr. Cheney stated the development agreement it is more of a formal contract to address any of the conditions that are identified in the staff report.

Nathan Evans stated that he is working with the owner at 4001 S Bountiful Blvd for an easement and he is comfortable with the storm drain. Mr. Evans would like to apply for the building permit as soon as the variance approval is over.

Chair Monson opened the **PUBLIC HEARING** at 6:58 p.m.

Darrell Colter, attorney for Greg Steffen who has a parcel south of Mr. Evans property, spoke on behalf of Mr. Steffen. Mr. Steffen is not opposed at the construction of the home but would like to make sure that the easement is still made available to him so that he may still access the rear of his property with a vehicle. Mr. Colter stated he has been unable to find a recorded easement with a legal description. Mr. Colter gave the Commission Members a copy of the minutes from a Bountiful City Planning Commission meeting dated April 19, 2011 that discussed the subdivision plat.

Chair Monson closed the **PUBLIC HEARING** at 7:00 p.m.

Mr. Evans is aware of the easement however, is not sure that the easement would allow vehicular traffic. This easement does run across several properties. He stated that the proposed home will not be built in the easement area. Mr. Cheney stated that there was no indication of an easement on the plat that was received prior to this meeting and the City has not received a title report for this property.

Staff and Commission Members discussed the easement of record that may potentially impact the property lines and building area. Mr. Drake stated that the City does not usually get involved in private civil matters.

Ms. Spratley make a motion to forward a recommendation to City Council for preliminary and final subdivision for Evans Subdivision located at 3995 S Bountiful Blvd with the eight (8) conditions outlined by staff. Jesse Bell seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

**4. PUBLIC HEARING – Consider approval of a variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865 Highland Court, Justin Merkley, applicant.**

Justin Merkley was present. Lloyd Cheney presented the staff report.

The Applicant, Justin Merkley, has requested a Variance to allow for encroachments on slopes greater than 30 percent. The property is located at 3865 Highland Court, which is in the R-F (Residential Foothill) Zone. The proposed Variance would allow for construction of a new residential Single-Family dwelling.

The Domain at Highland Oaks Planned Unit Development (PUD) Plat was approved in 1997 as an 11 unit (building footprint) plat. Part of the approval process for the PUD included an engineering geotechnical and topographic study. Since the original approval, 10 of the platted units have been completed. The Applicant's platted building footprint (Unit 7) is the last to be built in the PUD. At its February 18, 2020 meeting, the Planning Commission reviewed and forwarded a positive recommendation of approval to the City Council of a Plat Amendment for the Applicant and the Domain of Highland Oaks Homeowner's Association (HOA) regarding platted Unit 7. The City Council reviewed the recommendation and approved the Plat Amendment at its February 25, 2020 meeting.

The Plat Amendment approved by the City Council shifted the building footprint of the platted unit ten (10) feet to the east. The purpose of the amendment was to increase the distance between the future structure on platted Unit 7 and the existing structures on platted Units 6 and 8. Any future structure built within the building footprint will encroach upon slopes greater than 30 percent which would require a Variance from City Code. To avoid constructing one tall retaining wall the Applicant proposes constructing two-tiered retaining walls less than four (4) feet tall. Prior to the Applicant applying for a building permit a Variance needs to be granted by the Planning Commission.

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant "shall bear the burden of proving that all of the conditions justifying a variance have been met." 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:** The purpose of the building standards in the R-F Zone is to preserve the hillside and manage erosion. Literal enforcement of the Code would prohibit the construction of most structures because of the steepness of the slopes in Bountiful City. The Applicant's unit was previously platted prior to the Applicant acquiring the property. The City Council approved a Plat Amendment allowing the Applicant and HOA to shift the platted unit ten (10) feet to the east. Regardless of the Plat Amendment, the lot would have required a Variance to construct on the platted footprint. The hardship was not created by the Applicant and therefore should not be considered self-imposed.

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

**Staff Response:** Many properties in the R-F Zone have similar constraints as the Applicant's property which limit the buildable area and require a variance from the Code to build on slopes greater than 30 percent. The Applicant's property is unique as the building footprint is a platted unit. This circumstance

requires the Applicant to build in that footprint; whereas in other properties in the R-F Zone the property owner has the ability to move the footprint of a structure to a location on the property that would have the least impact to the steep slopes.

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

**Staff Response:** Other properties in the R-F Zone with buildable lots have been allowed some reasonable disturbances of the slopes greater than 30 percent, and the need to create steep driveways and tall retaining walls. Granting the Variance will allow the Applicant to enjoy similar property rights possessed by others in the R-F Zone. Denying the Variance will allow other properties a right not extended to the Applicant's property.

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

**Staff Response:** Granting the Variance for the Applicant will not have a substantial effect to the General Plan as other properties in the R-F Zone are treated similarly regarding steep slopes and retaining walls. It is an interest to the City to have all buildable lots developed as opposed to remaining vacant.

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

**Staff Response:** The purpose of the Land Use Code which requires improvements be located on slopes less than 30 percent is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The Code anticipates that there are existing lots with special circumstances and the Variance process provides a way for those lots to be developed. However, Section 14-4-101 of the Code also stipulates that the alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The Applicant's platted building footprint does not substantially disturb the hillside at this location as there is not a natural stand of native oak trees.

Based on analysis of the required criteria from State law included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission grant the requested Variance related to encroachments on slopes greater than 30 percent with the following conditions:

1. The Applicant will continue to work with Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls on slopes greater than 30 percent.
2. The Applicant shall apply for a building permit to be reviewed and approved by Staff.

Mr. Merkle stated that there will be three small retaining walls on the south side of the property. Mr. Merkle stated the 2 neighbors on either side of this property and the HOA is supportive of this current layout of the home.

Chairman Monson opened and closed the **PUBLIC HEARING** at 7:22 p.m. without comment.

Mr. Astorga stated that the City platted this lot as a single-family lot and is not self-imposed.

Sharon Spratley made a motion to grant approval of the variance for development to the standards of the

Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% with the two (2) conditions outlined by staff. Jim Clark seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

**5. PUBLIC HEARING – Consider approval of a preliminary subdivision for Towns @ Orchard & 500 located at 554 S Orchard Dr, Taylor Spendlove representing Brighton Homes, applicant.**

Taylor Spendlove representing Brighton Homes was present. Lloyd Cheney presented the staff report.

Brighton Homes is requesting Preliminary Approval for a twenty eight (28) unit townhome style development on the southwest corner of 500 S and Orchard Drive. This project would combine 6 parcels into a single development of 2.17 acres. The site is located in the RM-13 zone and is surrounded by a mix of apartments and multi-family developments, small commercial offices and the West Bountiful culinary water reservoir.

Brighton Homes is proposing twenty eight (28) three (3) bedroom units. Plans indicate the new units will be configured in three (3) six-unit and two (2) five-unit townhome style structures. The 2.17 acre site can accommodate a maximum of twenty eight (28) units at the allowed density of 13 units per acre. Three bedroom units are required by Ordinance to have 2.75 parking stalls per unit (this amount includes a visitor component of 0.25 stalls per unit). Fifty-six (56) of the seventy-seven (77) required stalls are furnished by 2 car garages and the remaining twenty-one (21) stalls are located in the parking area on the south side of the project site. Each unit is also required to have a minimum of 50 sq. ft. of private outdoor space which is indicated as limited common area on the Preliminary plan. Because this project will be a private development, all of the common areas will be dedicated as a public utility easement. The landscaping component of the project meets the required minimum of 40% as indicated on the plans.

The existing site generally slopes from southeast to northwest, with approximately 20 feet of elevation change. While this may not seem like difficult site conditions for Bountiful, there is sufficient grade change to make the final layout of these large buildings a challenge. The three (3) five-unit townhomes which front onto Orchard Dr. are shown with a 45 foot setback from the property line to accommodate the step down from the sidewalk elevation to the finish floor elevation of the units, and to provide an aesthetically pleasing appearance to the street. The grade differential between the main floor elevation and the sidewalk varies from approximately six (6) at the southern unit to two (2) feet at the northernmost unit.

The applicant has proposed constructing a new 5 ft wide sidewalk with 3.5 foot parkstrip along the south side of 500 South and the west side of Orchard Drive. This configuration will be a significant improvement to the character of the development, will also provide much needed separation for pedestrians from traffic, and provide a place for snow storage. Because the sidewalk will be located outside the street right of way, an easement (at minimum) or additional dedication of right of way to the City is necessary. Access to the site will be provided at a new 20 foot wide drive approach on 500 South and on Orchard Dr. The center of the closest access (on 500 S) is located 150 feet from the center of the intersection at Orchard Drive. Because of the minimum distance to the intersection and the current east bound lane configuration, this access should be restricted to right-in right-out only movements. In addition to this requirement, a median barrier should be installed on the north side of the left-hand turn lane for eastbound traffic. This median should extend approximately 180 feet west from the stop bar to accommodate the left turn storage space. In addition, the width of the drive approaches should be



increased to a minimum of 24 ft (pavement width) to better accommodate garbage service and emergency vehicle access from these very busy streets. The applicant will need to accommodate garbage service (including a dumpster enclosure), mail delivery and snow storage on the interior of the site. Access roadways are shown with a 20 foot wide pavement width. This is similar to other developments (by Brighton Homes) which have approved, but both Pages Hollow and Bristol Village are smaller developments of 14 and 19 units, respectively. Staff highly recommends the width of the north-south roadway be increased the standard twenty-four (24) foot (pavement) width, as is required in parking areas with perpendicular parking.

The site can be served by utilities in Orchard Drive and 500 South. The proposed 8" sewer main will connect to the sewer system in 500 S. The current sewer design shows long mains extending to the west to serve the three (3) six (6) unit townhomes, which have been shown with the length of the building oriented in an east-west direction. These mains are designed with the minimum allowable slope and minimal depth at their western ends to accommodate the site. The culinary water mains will be installed to create a looped system, and will connect to the existing culinary system in 500 S and Orchard Drive. A new fire hydrant is proposed on the interior of the development, meeting the requirements of the Fire District.

The existing buildings are currently served by overhead power, and the Power Dept. has prepared a preliminary plan to service the site. Modifications will include facilities to connect to the overhead system which serves the existing homes and offices to the west of the project.

Related to the proposed utility work and access construction is the termination of existing service laterals. It will be necessary to disconnect the existing culinary water and irrigation laterals which serve the existing buildings. Because of the number and location of the required excavations in 500 South, a 1" mill and asphalt overlay is required along the 500 S frontage. Orchard Drive is a concrete pavement, and the removal and replacement of full concrete panels will be required for all utility connections.

The most difficult utility condition to resolve is related to drainage and retention of storm water. As currently proposed, the applicant will install two separate buried retention structures which are sized to accommodate the 100 year design storm. These types of facilities are intended to infiltrate the accumulated storm water into the ground, without the need to discharge to the storm drain system....which does not exist in close (enough) proximity to this site to be used. It is also important to note that the next renewal of the City's storm water permit will require the use of "Low Impact Development" principals (such as retention), so this type of installation will give the City a head start to the implementation of these practices. Particular attention will need to be given to the final design of the site to direct overflows to the street right of way, and not to the adjacent properties on the west side of the project.

Staff recommends approval subject to the following conditions:

1. Identify the private spaces associated with each unit on the Plat.
2. Provide an easement for the new sidewalk location or dedicate the ground to the City as an extension of the right of way for Orchard Drive and 500 S.
3. Restrict the site access from 500 S to only permit right-in right out movements.
4. Install a concrete median barrier in 500 S to prevent left turns (to go west on 500 S) from the 500 S access. Recommended length is 180 feet from the stop bar at the intersection with Orchard Drive.

5. Revise the drive approach and roadway widths at the access locations to 24 ft pavement width.
6. Revise the width of the north-south access road way to 24 ft pavement width.
7. Furnish a 1" deep mill and overlay of the south lane of 500 S to mitigate required utility work excavation.
8. Provide adequate grading to direct site runoff overflow to 500 S, and not to adjoining properties.
9. Identify the location of mailboxes, trash enclosures and snow storage areas on the interior of the site.
10. Complete red line corrections to the plat and constriction drawings.

Mr. Cheney noted a correction to the sidewalk size of 5 ft. The driveway off of 500 South could cause some problems with cars crossing the street to enter the property. He has recommended a median be installed on 500 South from the stop bar 180 ft going west measuring approximately 1 1/2 foot wide and 8" tall. Mr. Cheney noted that traffic from Bountiful High does not warrant a light as of yet.

Mr. Bell asked about if there would be a conflict with the retention basis and the trees planted about it. Mr. Cheney noted that there would be coordination with this issue.

Chairman Monson opened and closed the **PUBLIC HEARING** at 8:05 p.m. without comment.

Mr. Spendlove stated that each unit will have a trash can and will be picked up thru City sanitation. He noted the majority of the overflow will be retained in the underground basin. Unit 19 will have a front door and porch leading to 500 South. The buildings will include a sidewalk thru the buildings onto Orchard. The applicant is working with Mr. Cheney to adjust the water meter locations.

Before voting on this item, Ms. Harris disclosed that she has a close friend that is a current home owner in the existing property and has been completely uninvolved in this development.

Lynn Jacobs made a motion to forward a recommendation of approval to the City Council for the approval of a preliminary subdivision for Towns @ Orchard & 500 located at 554 S Orchard Dr with the ten (10) conditions outlined by staff. Jim Clark seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

**6. Consider approval of a preliminary site plan for Towns @ Orchard & 500 located at 554 S. Orchard Dr.**

Taylor Spendlove representing Brighton Homes was present. Curtis Poole presented the staff report.

The Applicant is proposing to consolidate six (6) separate properties into one (1) property consisting of 2.19 acres. This property is currently located in the RM-13 (Multiple Family) Zone. Single-Family dwellings and a water tank owned by West Bountiful City are located to the west. There is an existing Multi-Family development to the south and Multi-Family dwellings to the east across Orchard Drive. The Hospital Zone is located to the north of the property across 500 South.

The Applicant is proposing 28, three (3) bedroom units. The Site Plan submitted by the Applicant shows five (5) separate buildings with three (3) buildings consisting of six (6) units each and two (2) buildings consisting of five (5) units each. The units fronting Orchard Drive and 500 South will have their entrances facing the streets with back loaded garages. There will be two (2) drive approaches into the development, one on the south of the property from Orchard Drive and the other on the north of the property from 500 South.

The Applicant submitted building elevations and renderings showing a mix of stone, wood panels, stucco and vertical lap siding. The front of each building shows an appropriate mix of vertical and horizontal articulations with porches, balconies and other architectural elements which provide aesthetically pleasing views. The Planning Commission may want to determine whether the unit which runs parallel to 500 South (Unit 19) or the unit which is more visible from Orchard Drive (Unit 28) should have architectural articulations similar to the front of the buildings or adequate landscaping to avoid the large expanse of flat walls.

The Landscape Plan shows an appropriate mix of street and interior trees. The submitted plan shows forty (40) percent landscape coverage which would meet the standards of the Code; however, the Applicant also indicated on a Project Information sheet the landscape coverage is under twenty-nine (29) percent. This discrepancy will need to be resolved prior to Final Architectural and Site Plan review. The proposal shows a three (3) foot tall vinyl picket-style fence matching the color of the structures which will divide the private and common spaces of the development. The Applicant will also need to submit a perimeter fencing plan meeting the standards of the Landscape and Fencing Code, particularly § 14-16-111.

Interior vehicle circulation is provided by twenty-four (24) foot drive aisles connecting the two (2) drive approaches. The Site Plan also shows twenty-one (21) parking stalls in addition to the two (2) car garages for each unit. Based upon the per unit bedroom count the Applicant meets the parking calculation standard of the Code consisting of 77 parking spaces.

There is approximately a six (6) foot grade difference on the south end of the property from Orchard Drive and the edge of Unit 28. This will require the Applicant to construct stairs to connect the unit entrances along Orchard Drive to the sidewalk. Moving north along Orchard Drive the grade difference becomes less significant. The Applicant is also proposing to construct a parkstrip along 500 South and Orchard Drive to provide additional separation for pedestrian and vehicular traffic.

The Applicant should reconsider the location of water meters to eliminate long runs through the property. The Applicant will provide Staff with geological testing, in particular a percolation test, to determine if the proposed on-site storm water retention system will be sufficient. Bountiful Light and Power will continue to work with the Applicant on necessary easements to provide service to this property. The Applicant will need to provide the location of a dumpster and sight obscuring fencing meeting the standards of the Code.

Staff recommends approval subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to applying for a building permit the six parcels shall be consolidated and recorded, including any easements, with Davis County by the Applicant.
3. Submit a fencing plan and provide landscaping calculations meeting the standards of the Code.
4. Provide the location of a dumpster and required sight obscuring fencing.
5. Prior to submittal for Final Architectural and Site Plan approval provide Staff with geotechnical study and resolve any concerns with storm water retention to the satisfaction of the City Engineer.
6. Revise the elevations on Units 19 and 28 to show similar articulation as the building elevations fronting Orchard Drive to provide architectural continuity on these visible sides of the building or demonstrate sufficient landscape buffering.

7. All damaged curb, gutter and sidewalk along 500 South and Orchard Drive shall be replaced.
8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
9. Sign a Public Improvement Development Agreement.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for preliminary site plan for Towns @ Orchard & 500 located at 554 S Orchard Dr. with the nine (9) conditions outlined by staff with a change to condition 6 which would read: "Revise the elevations on Units 19 and 28 to keep the articulation the same as the building elevations fronting Orchard Drive to provide architectural continuity on these visible sides of the building or demonstrate sufficient landscape buffering and address snow removal from the property and amend condition 3 to read: "Submit a fencing plan ~~and provide landscaping calculations~~ meeting the standards of the Code." Sam Bawden seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson, and Spratley voting aye.

- 7. Consider approval of the Findings of Fact for an amended variance for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South, Dimond Zollinger representing South Davis Water District, applicant.**

Jim Clark made a motion to approve the Findings of Fact for an amended variance for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South. Kendalyn Harris seconded the motion. Voting passed 5-0-2 with Bell, Clark, Harris, Jacobs, and Monson voting aye and Bawden and Spratley abstained.

- 8. Planning Commission Rules of Order and Procedures update.**

Curtis Poole discussed the Rules of Order and Procedures.

Mr. Astorga stated that Chair Monson conducts a very smooth meeting without any controversy. Bountiful City is unique having a City Council member as a voting member. Staff verified that Bountiful City code specifies that the Planning Commission must have a 4-0 vote not a majority vote. A 3-1 vote is a motion that would die.

Sharon Spratley made a motion to approve the Rules of Order with a request that 4 should be researched by staff. Jesse Bell seconded the motion. Voting passed 7-0 with Commission members Bawden, Bell, Clark, Harris, Jacobs, Monson and Spratley voting aye.

- 9. Open and Public Meetings Act Presentation.**

Clint Drake presented information for Open and Public Meetings Act and noted that the training is required for all Planning Commission members.

- 10. Director's report, review of pending applications and miscellaneous business.**

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 9:06 p.m.

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Francisco Astorga, Bountiful City Planner

# Planning Commission Staff Report



**Subject:** Choice Education L3C at Arvin's  
Private School Conditional Use Permit  
**Address:** 85 West 300 South  
**Author:** Francisco Astorga, AICP, Planning Director  
**Date:** August 27, 2019

## **Background/Proposal**

Paul Tanner with Choice Education L3C, the Applicant, submitted a Conditional Use Permit (CUP) application for a private school at 85 West 300 South. The site is located in the Downtown (DN) Mixed Use Zone. The site is currently owned by Arvins LLC/Kenneth Knighton. The site consists of a vacant single-family dwelling, the vacant Arvin's Flowers building, and an automobile/OHV dealership consisting of two (2) white buildings. The Applicant requests to utilize the Arvin's Flowers building as a private school for children ages 4-12 in two (2) mixed aged classrooms. The Applicant does not request to utilize the other two (2) other buildings on the site.

The Applicant proposes to start with 25 children the first year and indicates that they would like a maximum enrollment of 45. The Applicant reports that if based on demand, there is a higher need (more than 50) they would consider installing a fire suppression system or relocate to another site. School hours are proposed from 9 am – 2:30 pm. The Applicant estimates 20 vehicle drop-offs and pick-ups, and will instruct them to come in on 100 West, turn east on 300 South and drop off children in front of the building to eliminate crossing the street.

## **Analysis**

Certain uses which necessitate special conditions in order to make them compatible with permitted uses within a zone designation, are classified as conditional uses and require approval of a CUP. A CUP may be revoked upon failure of the original applicant or any successor, owner, or occupant to comply with conditions precedent to the original approval of the permit, or as otherwise provided in the Bountiful City Code. The Bountiful City Land Use Code indicates that a CUP shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the CUP request may be denied.

Staff identifies that based on the proposal to utilize the Arvin's Flowers building, occupancy of the private school would be dictated by the amount and location of on-site parking, which is located on the east side of the site. Staff inspected the site and calculated that the site could accommodate 13 parking spaces on the current parking lot without any additional improvements.

Since the site also has a business license for an automobile/OHV dealership (two white buildings), parking spaces need to also be allocated for that use, which happens to be controlled by the property owner. Based on review of issued business licenses and adopted parking requirements, the Planning Director determined that the automobile dealership necessitates a minimum of three (3) parking spaces, allowing the proposed private school to allocate 10 parking spaces for their use. The adopted parking requirements indicate the following for a school: One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area. Per the Applicant, the proposed private school will have a maximum of three (3) administrators/faculty members, permitting the number of students to be capped at 28. Staff finds that this is a comfortable number for the building and site based on the constraints of the adjacent use as well as proximity to the residential (R-4) single-family district.

If the automobile dealership ceases to operate, the private school may have the ability to increase their parking capacity, allowing for an increase in school enrollment. Based on the existing site improvements, the onsite parking lot would allocate a cap of 40 students. Staff finds that it would be prudent to place a maximum number of students to mitigate the possible burden on the neighborhood.

Staff recognizes the obligation of the property owner to provide on-site parking per the requirements of the adopted parking requirements and acknowledges the City's parking limitation on City streets (Municipal Code 13-1-103). While some may choose to temporarily park on the street instead of on the provided parking lot, the City is still required to comply with on-site (off-street) parking requirements.

South Davis Fire reports that the Applicant will have to work with the State Fire Marshall's Office. The Power Department reports that for the remodel, the electric service may need to be updated. Any changes to the site may require relocation of existing power system which may at developer's expense. The City Engineer has reviewed their drop off plan and agrees with their proposal. The Police Department has provided a caution regarding the potential impact of drop off times and the challenge they have had with other similar uses with the City.

### **Department Review**

This proposal has been reviewed by the Planning, Engineering, and Legal Department.

### **Significant Impacts**

There are no significant impacts that are not addressed in the Analysis section of this staff report.

### **Recommendation**

Staff recommends that the Planning Commission approve the requested CUP for a Private School subject to the following conditions:

1. The maximum number of students shall be limited to 40 based on the minimum adopted parking requirement for schools: *One (1) parking space for each administrator and faculty member, plus one (1) space for each four (4) seats in an auditorium or assembly area.* Based on parking requirement for schools and other permitted uses on-site and their parking requirement, 40 parking spaces may not be accomplished.
2. The Applicant shall confirm compliance of the parking spaces by submitting to the Planning Director a site plan delineating such spaces. This shall take place prior to any other submittals associated with building permits for remodels to the buildings.
3. The Applicant shall paint the parking spaces to clearly show the delineation of the spaces. The parking spaces shall comply with applicable area requirements, etc., as specified in the Land Use Code.
4. In conjunction with the required annual business license and renewal, the private school shall document with the Business License Coordinator their number of administrators/faculty and students to assure compliance with the parking requirements.
5. The applicant shall receive any applicable permits by South Davis Metro Fire and the State Fire Marshall's Office.
6. For the remodel, the electric service may need to be updated. Any changes to the site may require relocation of existing power system which would be at developer's expense.
7. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.

**Attachments**

Applicants Narrative  
Front Elevation (Photograph)  
Aerial Photograph  
Proposed Lower Level Floor Plan  
Proposed Upper Level Floor Plan

February 10, 2020

To Whom It May Concern,

This letter of intent is to inform Bountiful City of plans that our new school, Choice Education, L3C, intends to do with the old Arvin's property at 85 W. 300 S.

We believe this space will work well for us and the community! Choice Education, L3C is a low-profit private school. Our educational methodology comes from Acton Academy in Austin, Texas. Our school is attractive to entrepreneurs and the tech industry. CHOICE offers a different method of learning compared to traditional schools. To learn more about our school, please visit our website [www.choice-education.org](http://www.choice-education.org). We provide a learning environment for ages 4-12 in two mixed aged classrooms. Children ages 4-6 will be in a Montessori inspired environment. Children ages 6-12 will be in an Acton Academy learning environment.

Our school capacity is 45 children for our initial year because we prefer to start with two small classes. We prefer to start with 25 children though so that we can create the most amazing learning experience. We will fix up the Lower Level (see plans) and use it for the school. If we do not use all the space, we would like to move our existing home business (Custom DME, LLC) to fill one of the areas.

If there is demand for > 49 people in the building, we will either install a fire suppression system or move to a different location. We are aware of the code requirement to have fire suppression and alarm if there are more than 50 people in the building. We initially met with Steve Higlee (Fire Marshall) to learn the requirements for a school. We believe we correctly calculated load occupancy for the designated spaces in the building.

In the long term, we would like to renovate the upper level and use it for our school or sublet to another tenant for an after school program or dance classes. If we sublease, it would be for a business with 1-2 employees, or a business that operates after school hours such as a dance studio, or art instruction studio. Regardless, the code requirements shall remain the same. If they differ, we will submit a new proposal. This will take a lot of time and money and does not need to be approved right now, but it would be nice to have the approval right now. I am including plans for the Upper Level so that you may see the long term plan for the property. I do not want the plans for the Upper Level to hold up the plan for the Lower Level and our school in any way. If there are significant issues with the plan for the Upper Level, I would prefer to scrap it and apply in a separate permit in the future.

- **How does your proposed project fit in with surrounding properties and uses?** The old Arvin's building works wonderfully for our school. The building is not on a main street and does not demand a retail presence. It is also in a nice area of town. The location of the building is ideal because the adjacent land is owned by Ken Knighton, who owns the building as well, so I highly doubt there will be any issues of neighbors within 300 ft. Ken Knighton supports our dream of creating a school. He is allowing us to improve the property behind the building by putting in grass and a play area. The Arvin's building is a beautiful and structurally sound building that just needs some beautification. I believe the contributions to the property will be a nice addition to the neighborhood and we will be warmly welcomed.



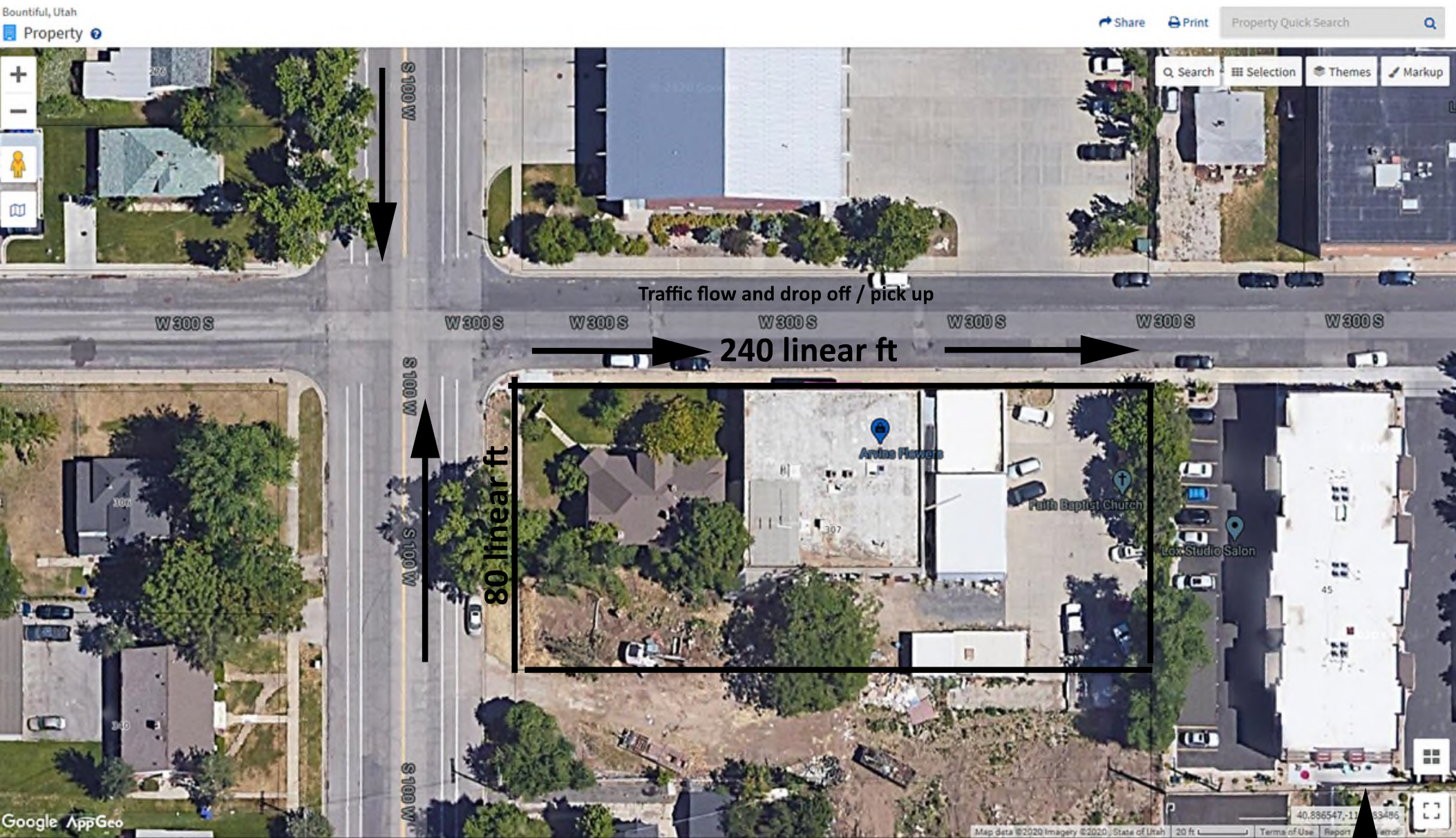
- **In what ways does the project not fit in with surrounding properties and uses?** I do not foresee any problems with surrounding properties. Across the street is the parking lot to the fire station, however, the fire trucks exit the building on 100 West for emergencies. I do not anticipate any issues with surrounding properties. I am aware of a concern about the ability for a restaurant in the area to apply for a liquor license. That is not an issue for this property because the fire station and public park 100 feet away, and an alcohol license already is not permitted for businesses near those facilities.
- **What will you do to mitigate the potential conflicts with surrounding properties and uses?** Our school hours are from 9:00 a.m. to 2:30 p.m. Our school will have people coming, occupying, and going from 8:30 a.m. – 3:00 p.m. We estimate there to be 20 cars that will drop off and pick up children from our school. We will instruct them to come in on 100 West, turn east on 300 South and drop off their children in front of the building so children do not need to cross the street. They will continue to drive east and turn right or left on Main Street.

We would really like our school to be in the area because our school is involved in community events. We have plays, we host a children's business fair, and we keep things clean and green. We believe our school would be a great asset to our community and we are really excited to make a difference!

Sincerely,

Paul & JeVonne Tanner



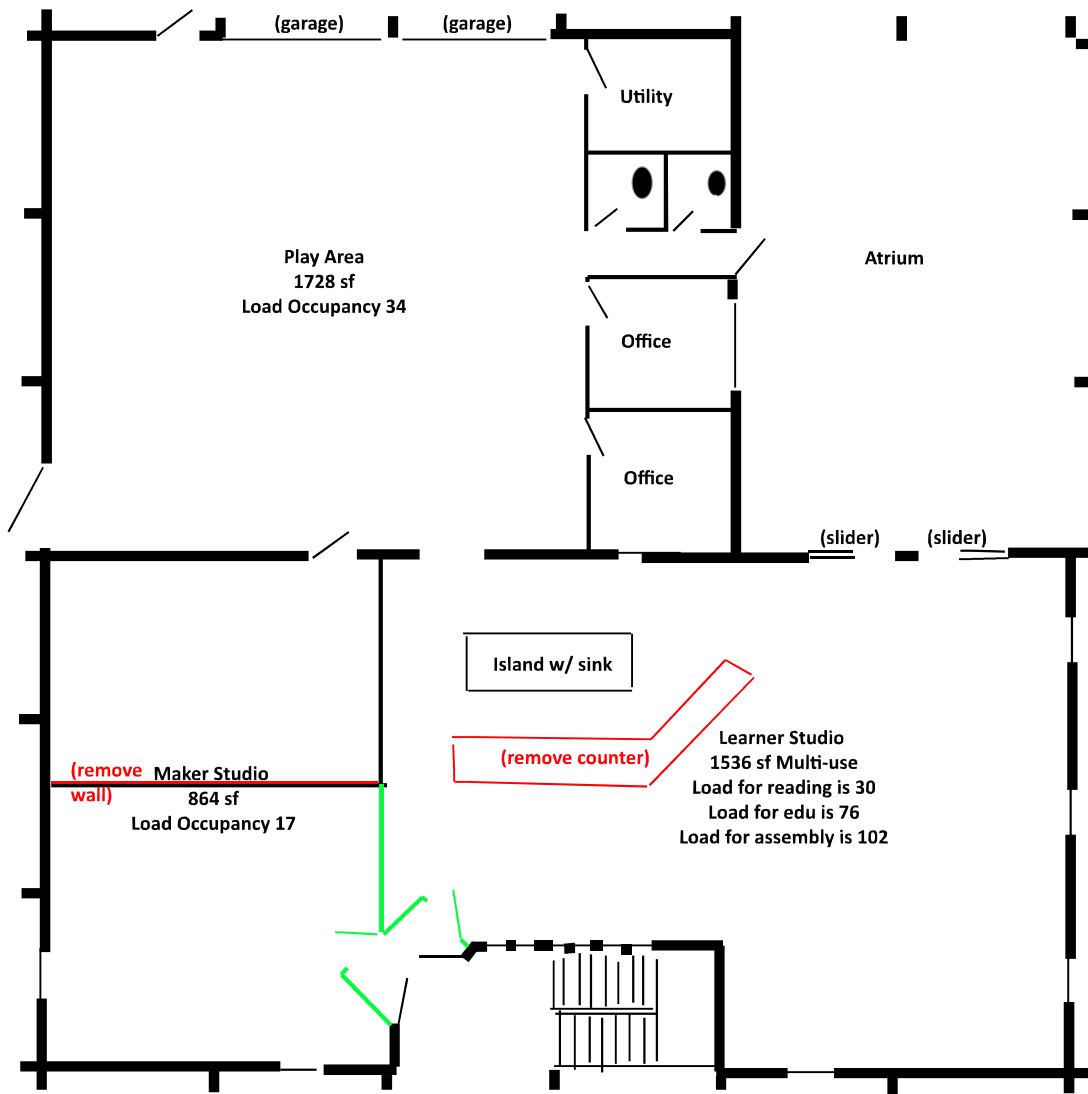


Parking space sufficient for 18 cars in the parking lot to the east. Legal parking along the street allocated to the parcel could accommodate an extra 26 cars. Parking and traffic flow should not be an issue with only 20 families attending our school.

### Site Plan

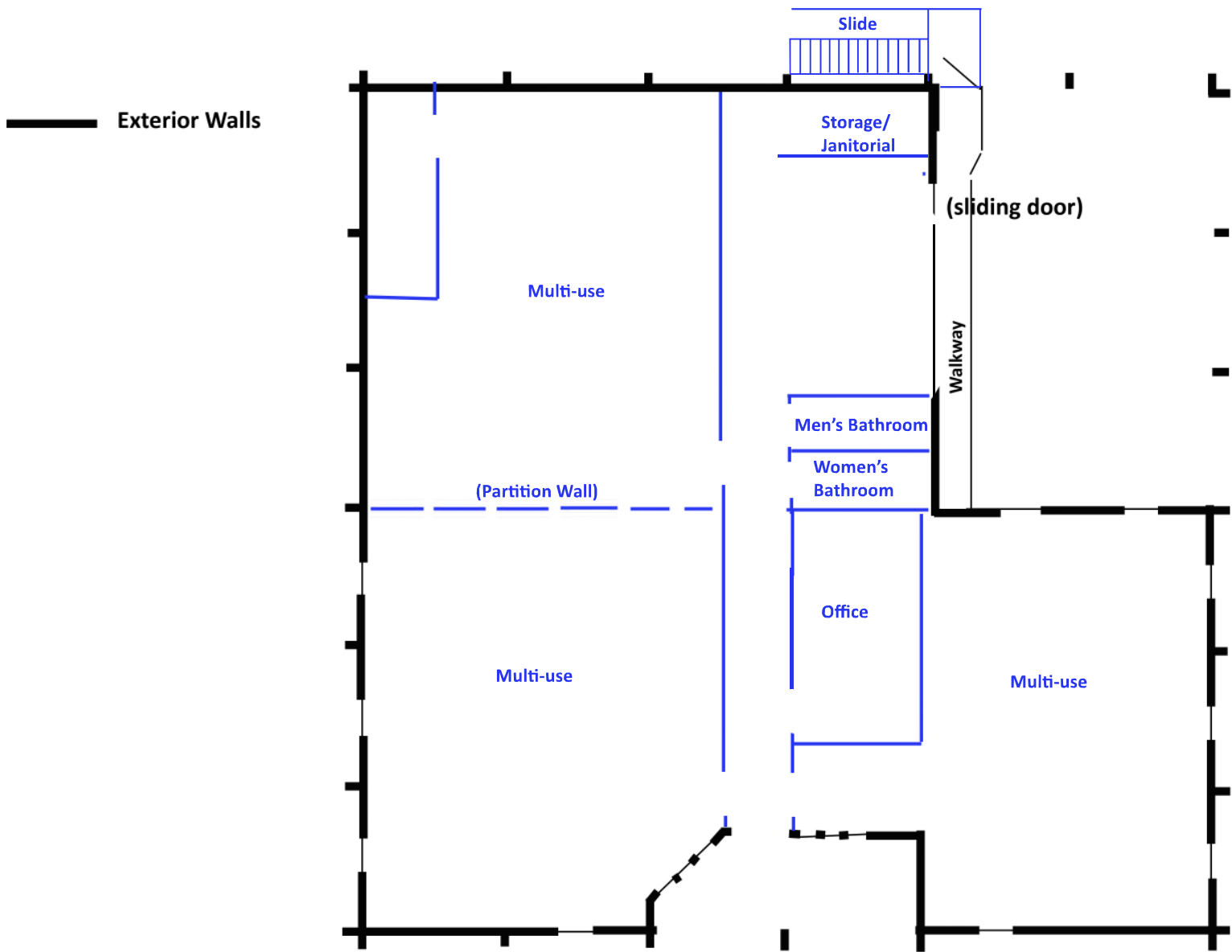
North

- Exterior/Structural
- Interior/non-bearing
- Remove wall
- Add wall



18 ft

**Lower Level (4,128 sf)**





# Planning Commission Staff Report

**Subject:** Preliminary and Final Architectural and Site Plan Review for the Construction of a Credit Union Branch Office  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 260 North 500 West  
**Date:** April 7, 2020



## Background

The Applicant, Deseret First Credit Union, requests Preliminary and Final Architectural Site Plan approval for the construction of a new credit union branch office at 260 North 500 West, which is a permitted use in the C-H (Heavy Commercial) Zone.

The Applicant is proposing to construct a new branch office at this location. The property is located on the City's western boundary and is entirely bordered by the C-H (Heavy Commercial) Zone with the exception of the property to the north (Bountiful Manor Condominiums) which is in the RM-25 (Multiple Family Residential) Zone. The Lowe's development is to the west across 500 West.

## Analysis

The proposed development will be located on a 1.03 acre property. The Applicant will remove all currently existing buildings on the property and replace with a new structure, parking and landscaping features. The site currently has two drive approaches from 500 West and the Applicant proposes to remove the approach on the north and replace with curb, gutter and sidewalk; and will continue to maintain use of the approach on the south. As 500 West is a UDOT facility the Applicant will need to obtain necessary approvals, permits and inspections from UDOT on the remaining drive approach and to work in the right-of-way. The Applicant will provide these approvals to the City.

The structure proposed by the Applicant will be one level and shows a mix of brick and metal composite material in grey and beige tones. The southwest corner of the building will feature large glass panels which will give views into the lobby and offices from the exterior. The primary entrance to the building will be from the south and will feature a prominent brick and glass articulation. The Applicant has provided vertical and horizontal elements to provide relief from large flat walls.

The Applicant is showing landscaping which far exceeds the fifteen (15) percent standard required by Code. In addition to the landscaping surrounding the building and parking areas the Applicant will provide a large open grass area on the east side of the property which will be continuously maintained. The Applicant indicates this area could become a future development which would require an amended site plan to be reviewed by the Planning Commission. Existing fencing on the north and south of the property will be removed and replaced by the Applicant.

The Landscape Plan submitted by the Applicant shows they will provide five (5) additional trees; however, they are not indicating any trees adjacent to 500 West as required by Code. Staff and the Applicant request to further discuss the proposed Landscape Plan in relationship to the required street trees found in Bountiful Land Use Code § 14-16-109, C and 14-16-117 (included as attachments). Staff recommends the Planning Commission review the sections of Code and the location of trees within the proposed Landscape Plan.

The Applicant is requesting the Planning Commission review tree placement within their Landscape Plan to determine if substitutions of trees would be acceptable. The Commission may add a condition of approval to strictly follow the Code, requiring one (1) street tree be planted for every thirty-five (35) lineal feet of street frontage; or the Commission may add a condition of approval to allow for a substitution of tree types placed adjacent to 500 West with the same standards as street trees.

The Parking Plan submitted by the Applicant meets the standards of the Code including ADA required parking. To the east of the principal structure the Applicant is proposing two drive-through lanes with vehicular cueing meeting the standards of the Code. The driveway on the south will run through the property and connect to the property immediately adjacent to the east.

Storm water will be collected on site and the Applicant will need to sign a Storm Drain Maintenance Agreement and provide a Stormwater Pollution Prevention Plan (SWPP) to the City as the site exceeds one (1) acre. Culinary water and sewer connections will be provided by existing lines in 500 West. Garbage collection will take place to the east of the drive-through lanes and the dumpster will be contained behind a site obscuring wall. The Photometric Plan shows lighting will not spill onto adjacent properties or 500 West. The Applicant will continue to work with Bountiful Light and Power on connections to the site.

### **Department Review**

This proposal has been reviewed by the Engineering, Planning, Power and Police 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 systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

### **Recommendation**

Staff recommends the Planning Commission forward to the City Council a recommendation of approval for the Preliminary and Final Architectural and Site Plan Review for the proposed credit union branch office subject to the following conditions:

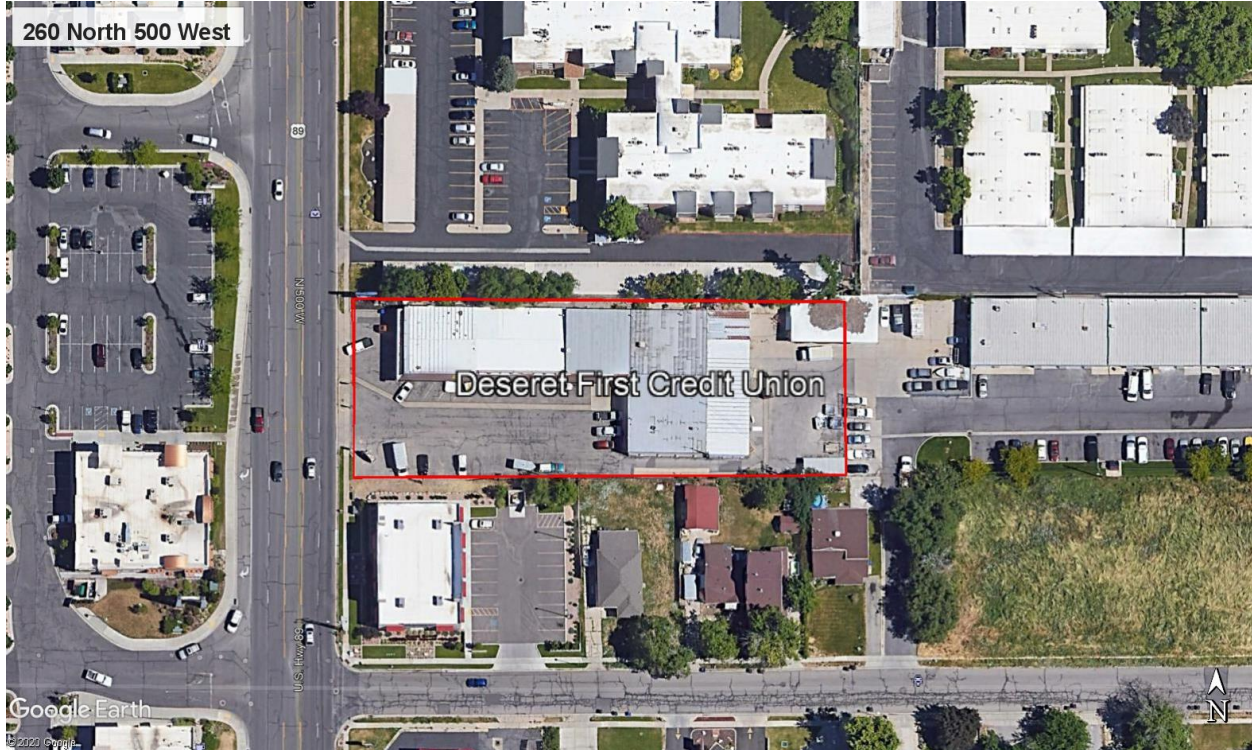


1. Complete any and all redline corrections.
2. All damaged curb, gutter and sidewalk along 500 West shall be replaced.
3. Receive UDOT approvals and permits for the drive approach and to work in the UDOT right-of-way.
4. Provide a SWPP and resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
5. Apply separately for signage, including temporary signs, meeting the standards of the Code to be reviewed by Staff.
6. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
7. Sign a Public Improvement Development Agreement.

### **Attachments**

1. Aerial Photo
2. Bountiful City Land Use Code Sections
3. Site and Utility Plans
4. Building Rendering and Elevations
5. Landscaping Plan

## Aerial Photo



## Bountiful Land Use Code Sections

### 14-16-109

#### **TYPES AND LOCATION OF LANDSCAPING**

*With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:*

- A. *Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.*
- B. *The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.*
- C. *Street trees shall be required along each street and any reverse frontage conditions. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.*
- D. *In addition to required street trees, each lot or parcel shall include the following:*
  1. *At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
    - a. *Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or*
    - b. *Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and**
  2. *At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.*
  3. *Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.*
  4. *Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family, commercial, institutional, or industrial use located within twenty (20) feet of a single-family residential development or zone.*

**14-16-117**

**TREE SELECTION LIST**

*The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree contained in the approved list.*

A

B

C

D



# DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH

260 N 500 W  
BOUNTIFUL, UT 84010

MARCH 12, 2020



MARK	REVISION	DATE

**INDEX OF DRAWINGS**

**CIVIL**

- C100 COVER
- C101 NOTES & LEGEND
- C200 TOPOGRAPHIC SURVEY
- C300 DEMOLITION PLAN
- C400 SITE PLAN
- C500 GRADING PLAN
- C600 UTILITY PLAN
- C900 SITE DETAILS
- C910 UDOT DETAILS
- C920 STORM DRAIN DETAILS

**LANDSCAPE**

- L101 LANDSCAPE PLAN
- L102 IRRIGATION PLAN
- L501 LANDSCAPE DETAILS
- L502 IRRIGATION DETAILS

**ARCHITECTURAL**

- AS101 ARCHITECTURAL SITE PLAN
- AS501 ARCHITECTURAL SITE DETAILS
- AS502 ARCHITECTURAL SITE DETAILS
- AS503 ARCHITECTURAL SITE DETAILS
- A201 EXTERIOR ELEVATIONS
- A202 EXTERIOR ELEVATIONS
- A203 PRESENTATION PERSPECTIVES
- A204 PRESENTATION PERSPECTIVES

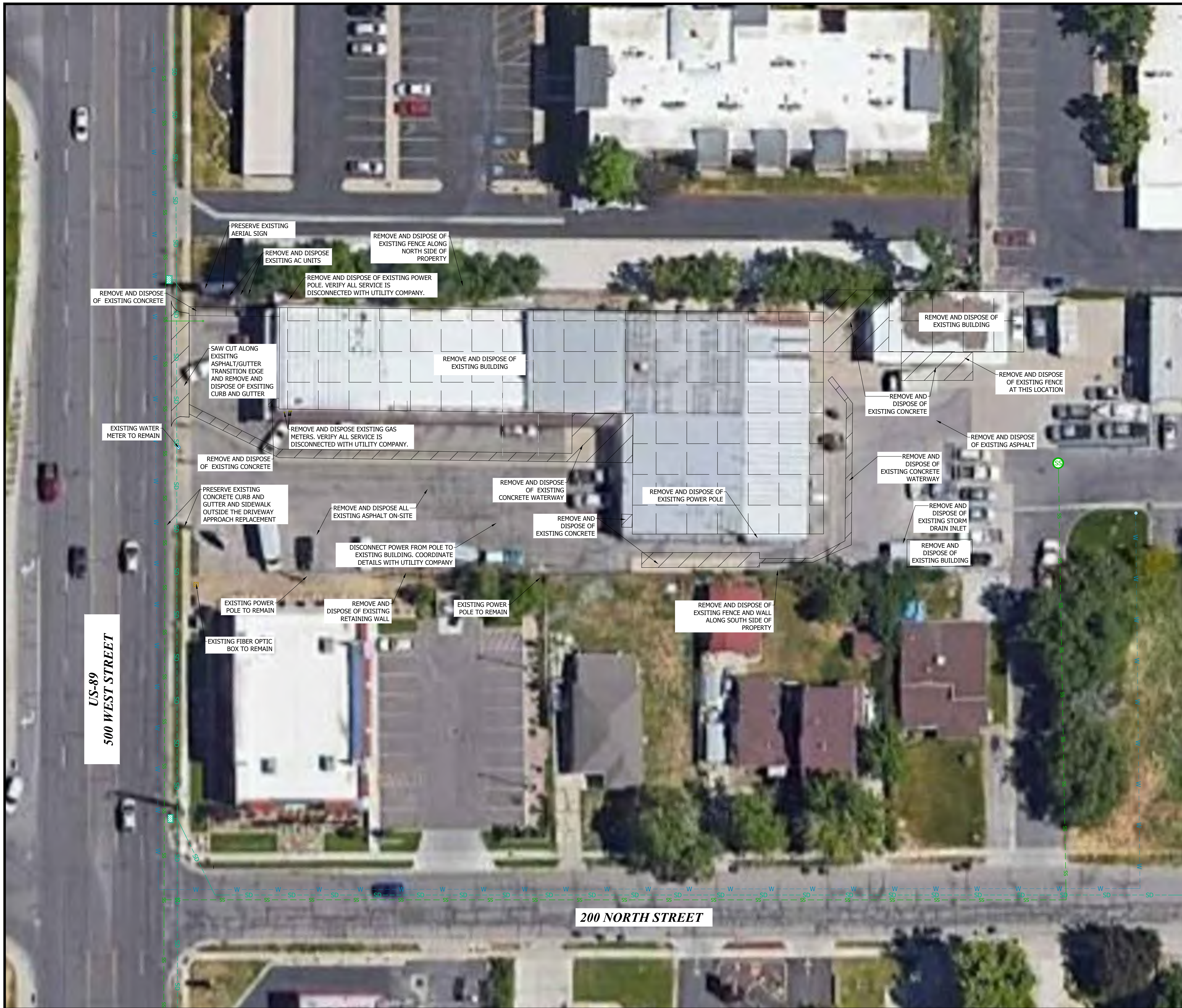
**ELECTRICAL**

- ES101 ELECTRICAL SITE PLAN
- ES102 SITE PHOTOMETRIC PLAN
- ES501 SITE ELECTRICAL DETAILS
- ES601 EXTERIOR LIGHTING SCHEDULES
- ES602 EXTERIOR LIGHTING CUT SHEETS
- ES603 EXTERIOR LIGHTING CUT SHEETS

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3/12/2020 3:51:56 PM

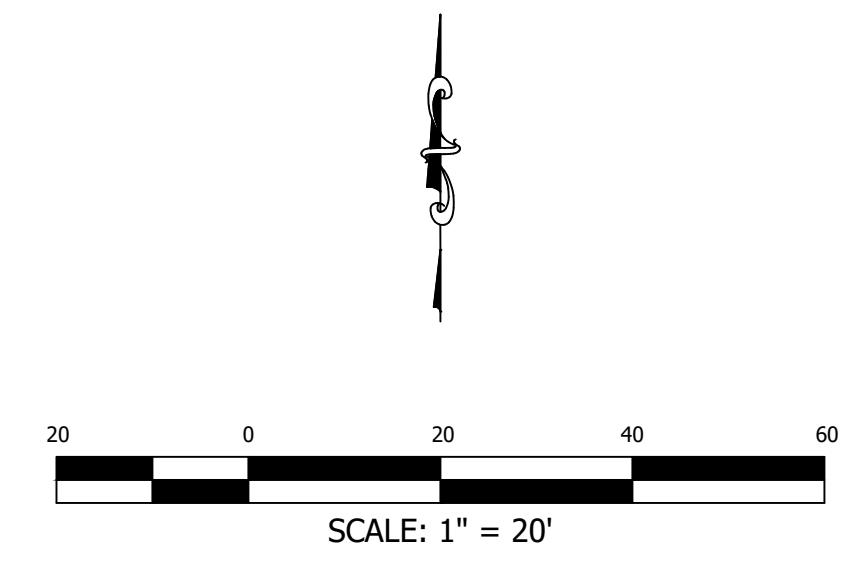
<p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com</p>	DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CNM
	<small>THE INFORMATION HEREIN IS THE PROPERTY OF CURTIS MINER ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. © 2020 CURTIS MINER ARCHITECTURE, LLC.</small>
PROJECT: <b>DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH</b> 260 N 500 W BOUNTIFUL, UT 84010	SHEET: <b>CVR</b>
SHEET DESCRIPTION: <b>COVER SHEET</b>	

NOT FOR CONSTRUCTION

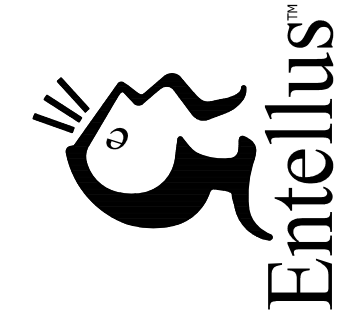


US-89  
500 WEST STREET

200 NORTH STREET



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



Client: Deseret First Credit Union  
Contact: Spencer Park  
Phone #: 801-456-7161  
Address: 3999 W Parkway Blvd.  
West Valley City, UT  
84120  
Email: spencer.park@dfcu.com

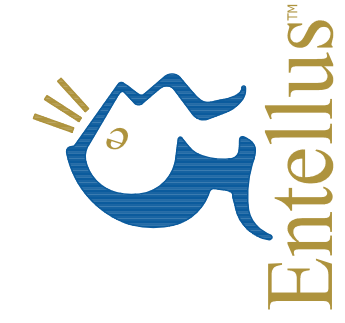
**BOUNTIFUL DESERET FIRST CREDIT UNION**

260 NORTH 500 WEST  
TAX PARCEL # 03-02-0-0165  
LOCATED IN THE SW 1/4 OF SECTION 31, T-4, R-3, S.L.L.&M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	APPROVAL DATE	REVISION	DATE
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:			
REV 6:			
REV 7:			
REV 8:			

DRAWN: SB  
 APPROVED: LKM  
 PROJECT #: 1861001  
 PLAN SET-1861001.dwg

**C300**  
DEMOLITION PLAN



Client: Deseret First Credit Union  
 Contact: Spencer Park  
 Phone #: 801-456-7161  
 Address: 3999 W. Parkway Blvd.  
 West Valley City, UT  
 84120  
 Email: spencer.park@dfcu.com

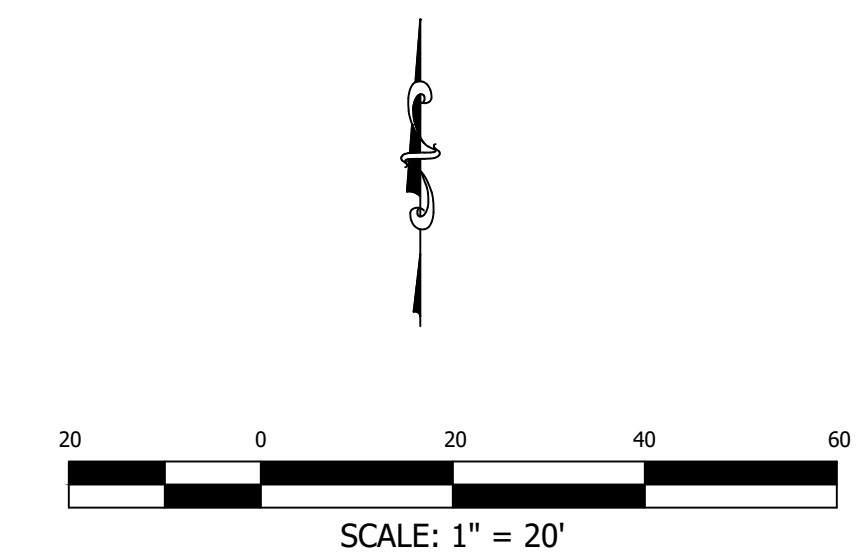
**BOUNTIFUL DESERET FIRST CREDIT UNION**

260 NORTH 500 WEST  
 TAX PARCEL # 03-024-0165  
 LOCATED IN THE SW 1/4 OF SECTION 31, T-4, R-3, S.L.R.&M.  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	REVISION	DATE
REV 1:			
REV 2:			
REV 3:			
REV 4:			
REV 5:			
REV 6:			
REV 7:			
REV 8:			

DRAWN: SB  
 APPROVED: LKM  
 PROJECT #: 1861001  
 PLAN SET-1861001.dwg

**C400**  
 SITE PLAN



**SYMBOL LEGEND**

- C-1 PRIVATE ASPHALT & BASE PER DETAIL, SHEET C900
  - C-2 PRIVATE 24" CATCH CURB & GUTTER PER DETAIL, SHEET C900
  - C-3 PRIVATE 24" RELEASE CURB & GUTTER PER DETAIL, SHEET C900
  - C-4 PRIVATE CONCRETE SIDEWALK PER DETAIL, SHEET C900
  - C-5 PRIVATE CONCRETE PAVING SLAB PER DETAIL, SHEET C900
  - C-6 BIKE RACK, PER DETAIL, SHEET C900
  - L-1 LIGHT POLE, SEE ELECTRICAL PLANS
  - A-1 ADA SIDEWALK RAMP AND PARKING AREA PER DETAIL, SEE LANDSCAPING PLAN
  - A-2 ADA VAN ACCESSIBLE PARKING SIGN PER DETAIL, SEE LANDSCAPING PLAN
  - GW-1 CONCRETE SIDEWALK REPLACEMENT PER UDOT STANDARD DRAWING GW-3A, SECTION A-A, SHEET C910
  - GW-2 CONCRETE CURB AND GUTTER REPLACEMENT PER UDOT STANDARD DRAWING GW-2A, TYPE B1, SHEET C910
  - GW-3 CONCRETE DRIVE APPROACH PER UDOT STANDARD DRAWING GW-21, SHEET C910
- ALL ITEMS WITHIN THE PUBLIC RIGHT-OF-WAY TO CONFORM TO THE RIGHT-OF-WAY OWNER'S STANDARDS & SPECIFICATIONS.

**CURRENT DEVELOPMENT AREA TABULATION**

	sq.ft.	Acres	%
BUILDING	3,154	0.07	10.17%
IMPROVEMENTS	16,260	0.37	52.44%
LANDSCAPE	11,592	0.27	37.39%
TOTAL	31,005	0.71	100.00%

**ACCESSIBLE AREA CONSTRAINTS**

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

**ACCESSIBLE PARKING:**  
 MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

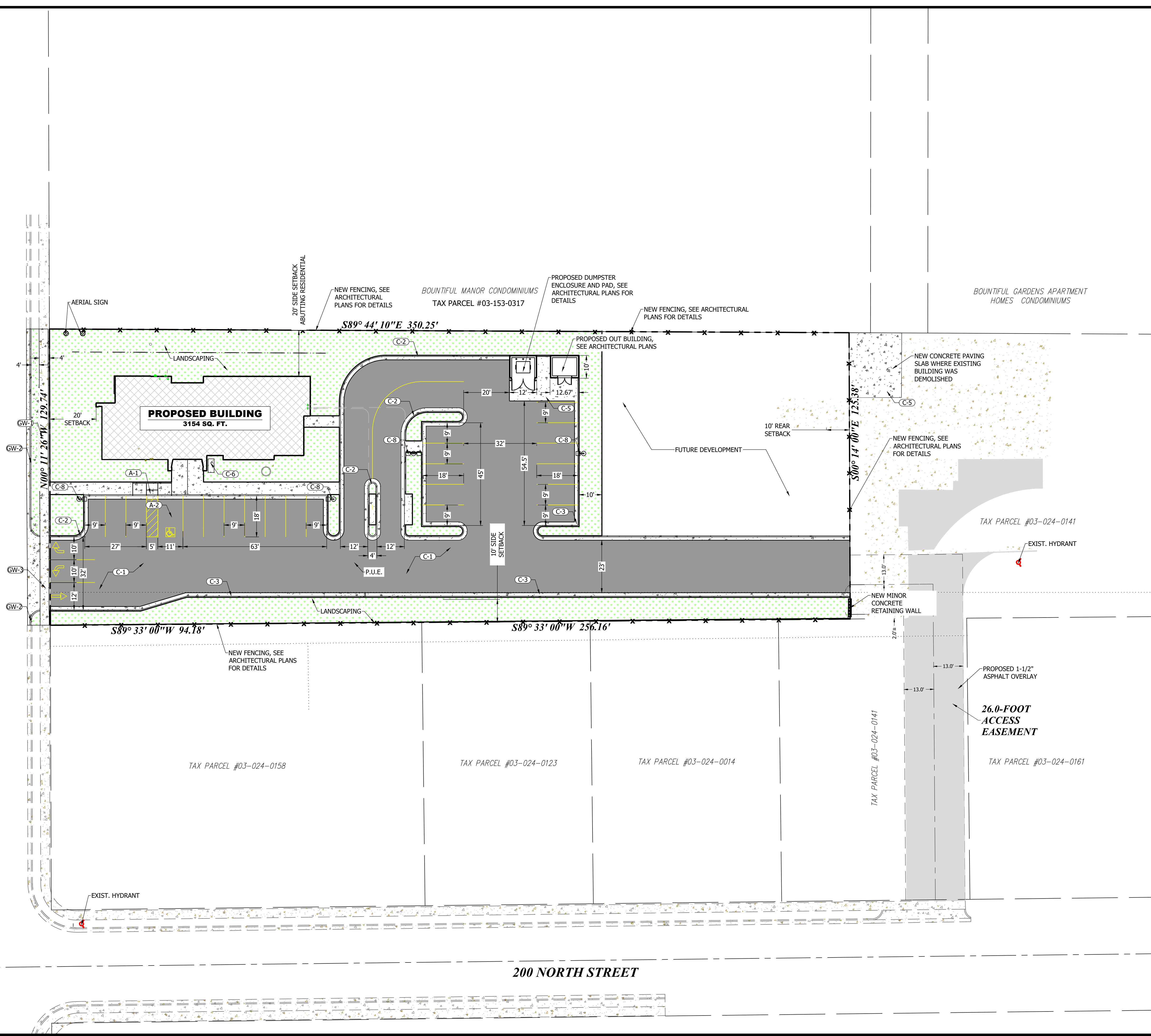
**ACCESSIBLE ROUTE:**  
 MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

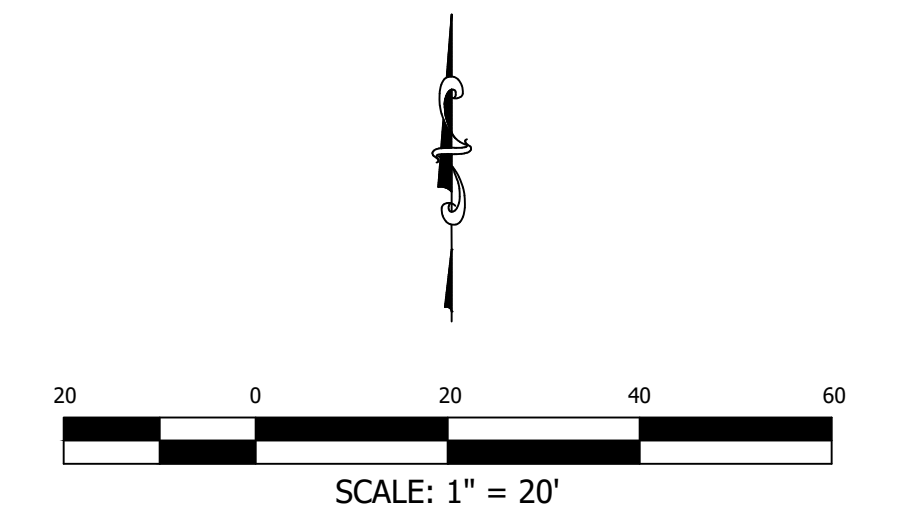
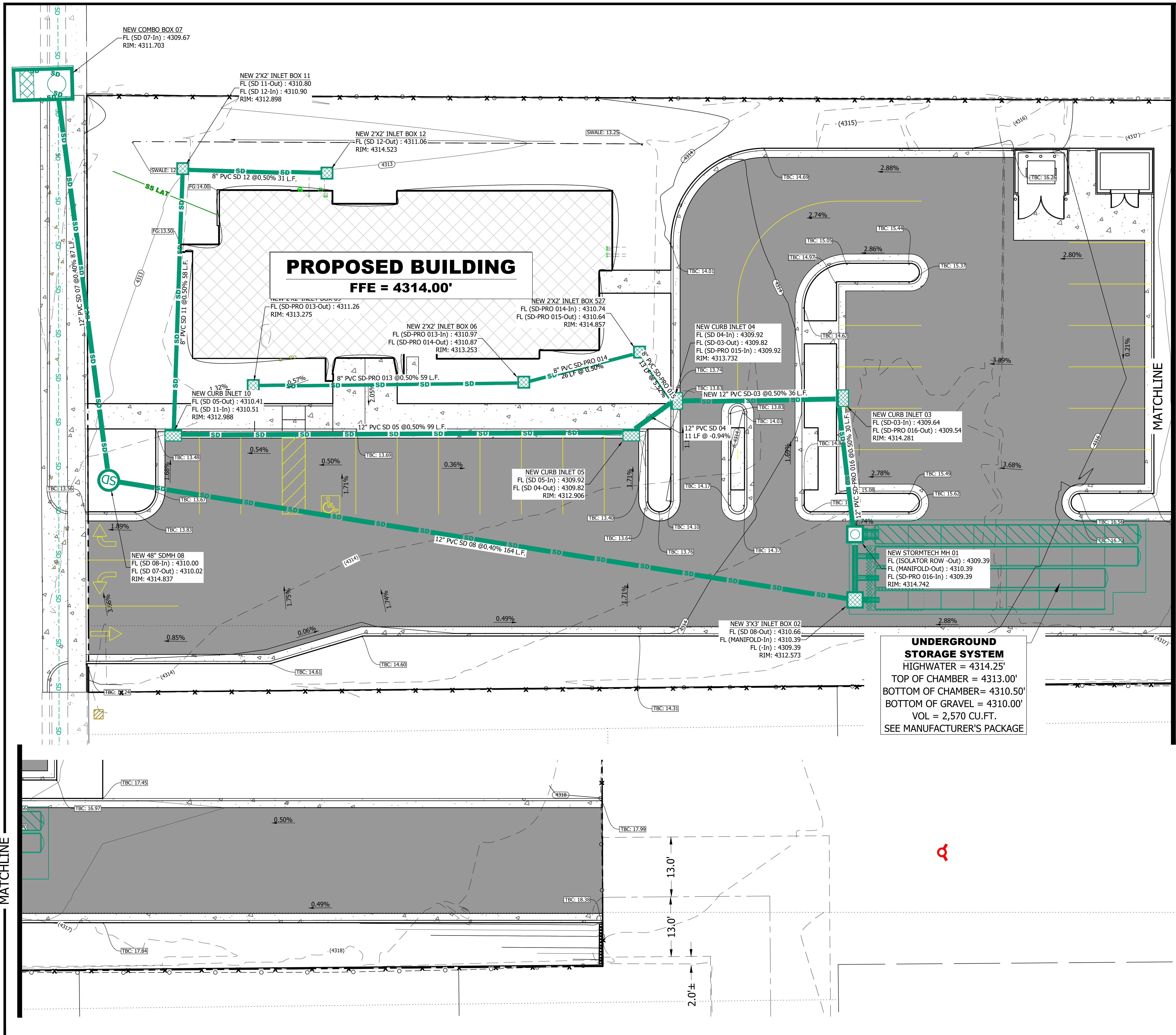
**ACCESS ROUTE TURNAROUNDS:**  
 A CLEAR 60' TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**LEVEL LANDING / EXTERIOR DOOR LANDING:**  
 MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

**ACCESSIBLE EGRESS TO PUBLIC WAY:**  
 MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

**ADA ACCESS RAMPS:**  
 MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).





**DRAINAGE CALCULATIONS**

12-Mar-20

Area Analysis			
Area	sq.ft.	Acres	C
Building	3,154	0.07	0.85
Improvements	16,260	0.37	0.90
Landscape	11,592	0.27	0.15
Future Development-Improvements	2,880	0.07	0.90
Future Development-Landscape	10,795	0.25	0.15
<b>Total</b>	<b>44,680</b>	<b>1.03</b>	<b>0.52</b>

**100 Year Detention Analysis**

NOAA Precipitation Frequency Data Server  
Latitude: 40.8920° Longitude: -111.8919°

Allowable Runoff	Percolation Rate	Percolation Area	Time (min.)	I (in./hr)	Runoff (ft3)	Allowable Runoff (ft3)	Infiltration (ft3)	Storage (ft3)
0.20	0.75	1,200	5	6.700	1,074	62	6	1,006
			10	5.100	1,634	123	13	1,499
			15	4.220	2,028	185	19	1,825
			30	2.840	2,730	369	38	2,323
			60	1.760	3,384	739	75	2,570
			120	0.997	3,834	1,477	150	2,207
			180	0.688	3,968	2,216	225	1,528
			360	0.372	4,291	4,431	450	0
			720	0.222	5,122	8,862	900	0
			1440	0.128	5,907	17,724	1,800	0
Required Detention								<b>2,570</b>

**Orifice Sizing**

Highwater Elevation	4,312.50	ft
Orifice Elevation	4,310.61	ft
Flow	0.21	cfs
Orifice Size	2.34	in.

**ACCESSIBLE AREA CONSTRAINTS**

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

ACCESSIBLE PARKING:  
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:  
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ACCESS ROUTE TURNAROUNDS:  
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:  
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:  
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMP:  
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

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

REGULATED PROFESSIONAL ENGINEERING  
No. 375153  
Leland K. Martineau  
STATE OF UTAH

Client: Deseret First Credit Union  
Contact: Spencer Park  
Phone #: 801-456-7161  
Address: 3999 W. Parkway Blvd.  
West Valley City, UT 84120  
Email: spencer.park@dfcu.com

**BOUNTIFUL DESERET FIRST CREDIT UNION**

260 NORTH 500 WEST  
TAX PARCEL # 03-02-0-0165  
LOCATED IN THE SW 1/4 OF SECTION 31, T.4., R.3., S.1&2.R.M.  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

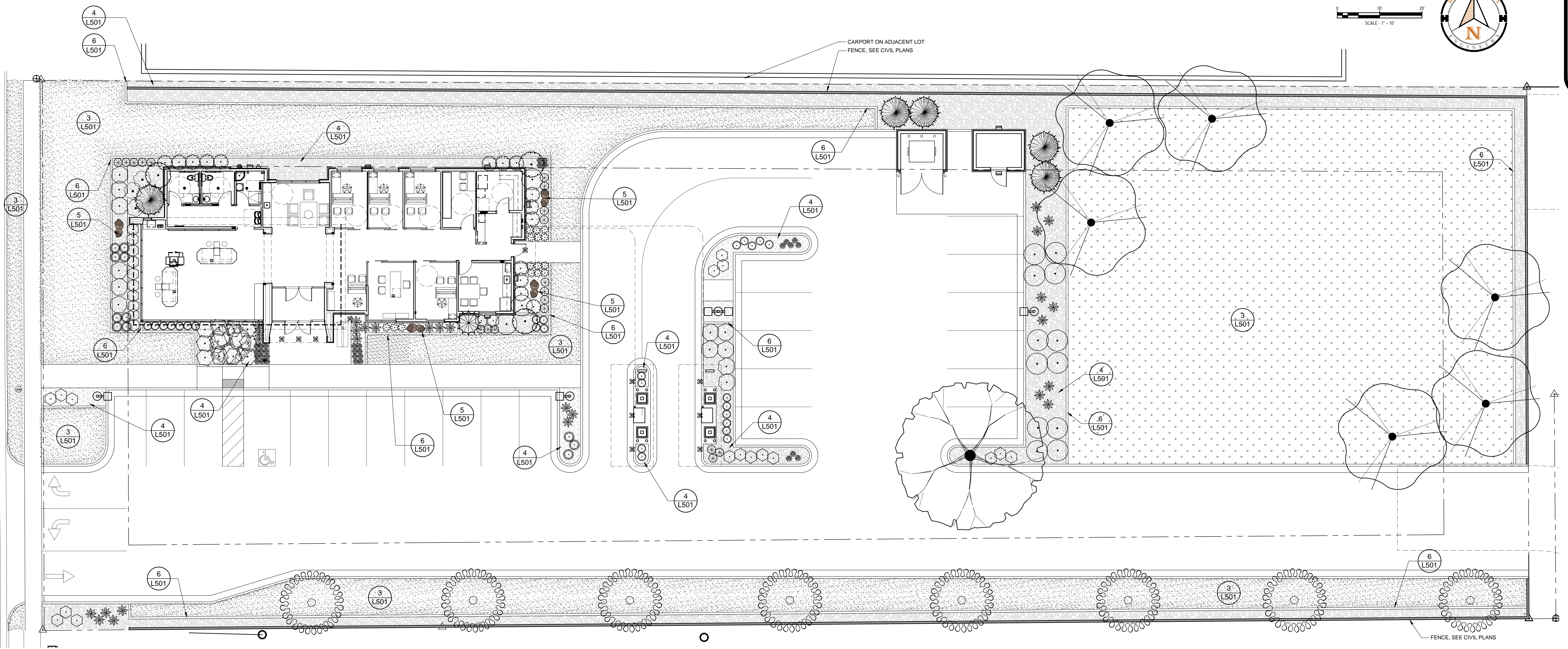
REV #	APPROVAL DATE	REVISION	DATE
REV 1			
REV 2			
REV 3			
REV 4			
REV 5			
REV 6			
REV 7			
REV 8			

DRAWN: SB  
APPROVED: LKM  
PROJECT #: 1861001  
PLAN SET-1861001.dwg

**C500**  
GRADING PLAN



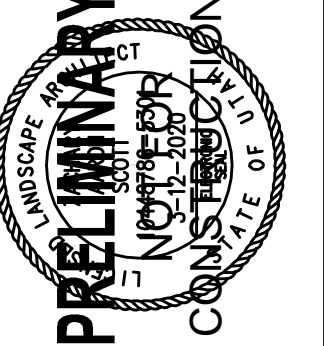
SCALE: 1" = 10'



**WARNING**  
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

REVISIONS	DATE
REV #	

DRAWING INFO
DATE: 3-12-2020
DESIGNED: ZS
DRAWN: ZS
CHECKED: ZS
PROJECT: UT-2200-2002



**TREE AND GROUND COVER SCHEDULE**

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	CERCIS CANADENSIS 'LAVENDER TWIST' LAVENDER TWIST REDBUD	2" CAL.	B&B	1
	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' TM SHADEMASTER LOCUST	2" CAL.	B&B	1
	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL.	B&B	3
	PICEA GLAUCA PENDULA 'MORTON TOWER' MORTON TOWER WEeping WHITE SPRUCE	6-7' HT.	B&B	1
	PINUS NIGRA 'ARNOLD SENTINEL' ARNOLD SENTINEL AUSTRIAN BLACK PINE	6-7' HT.	B&B	5
	PRUNUS SERRULATA 'KWANZAN' FLOWERING CHERRY	2" CAL.	B&B	6
	TILIA CORDATA 'CORZAM' CORINTHIAN LITTLELEAF LINDEN	2" CAL.	B&B	8
GROUND COVERS	BOTANICAL / COMMON NAME	QTY		
	BIO NATIVE BIONATIVE SOD BY BIOGRASS	8,787 SF		
	POA PRATENSIS 'IMPERIAL BLUE' IMPERIAL BLUE KENTUCKY BLUEGRASS	6,574 SF		

**LANDSCAPE SCHEDULE**

SYMBOL	DESCRIPTION	QTY
	2-4" BOULDER	8
	4" DEPTH OF 1-2" FRACTURED ROCK	4,486 SF
	4" DEPTH OF 2-4" COBBLE ROCK	798 SF

**SHRUB, GRASS, AND PERENNIAL SCHEDULE**

SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	BERBERIS THUNBERGII 'SUNJOY TANGEO' SUNJOY BARBERRY	2 GAL.	29
	BUXUS MICROPHYLLA 'WINTERGREEN' WINTERGREEN BOXWOOD	2 GAL.	15
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	26
	COREOPSIS X 'FULL MOON' TM FULL MOON BIG BANG COREOPSIS	1 GAL.	32
	COTINUS COGGYGRIA 'WINECRAFT BLACK' SMOKEBUSH	5 GAL.	3
	HELICTOTRICHON SEMPERVIRENS 'BLUE OATS' BLUE OAT GRASS	1 GAL.	11
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	19
	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' SUMMER WINE NINEBARK	5 GAL.	15
	PINUS MUGO 'SLOWMOUND' MUGO PINE	5 GAL.	12
	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC	5 GAL.	11
	SEDUM SPECTABILE 'PURPLE EMPEROR' SHOWY STONECROP	1 GAL.	15
	YUCCA FILAMENTOSA 'STARBURST' YELLOW ADAM'S NEEDLE	1 GAL.	28

**NOTES**

- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL DICTATE QUANTITIES TO BE USED.
- PLANT MATERIAL TO BE INSTALLED PER PLANT LEGEND. IF SUBSTITUTIONS ARE WANTED, PROPOSED CHANGES MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PLANTING.
- TOPSOIL TO BE IMPLEMENTED AT THE FOLLOWING DEPTHS:
  - 6" DEPTH IN ALL PLANTER BED AREAS
  - 4" DEPTH IN ALL TURF SOD AREAS
  - 4" DEPTH IN ALL NEW SEED AREAS
  - 2" DEPTH IN ALL RESTORATION AREAS THAT WERE PREVIOUSLY VEGETATED.
- EDGING SHALL BE IMPLEMENTED BETWEEN ALL VARYING LANDSCAPE MATERIALS SUCH AS TURF GRASS AND BARK MULCH. BARK MULCH AND ROCK MULCH, TURF GRASS AND BROADCAST SEED, ETC. EXACT TYPE OF EDGING SHALL BE INDICATED ON THE PLANS. IF NO EDGING IS INDICATED ON THE PLANS A 6" X 6" SLIP FORMED, SQUARE CONCRETE CURB SHALL BE USED.
- ROCK MULCH COLOR AND TYPE TO BE APPROVED BY OWNER. SUBMIT SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. MULCH MATERIAL SHALL BE IMPLEMENTED IN ALL PLANTER BED AREAS INDICATED ON THE PLANS AT THE FOLLOWING DEPTHS:
  - 1-2" DIAMETER FRACTURED STONE : 4"
  - 2-4" DIAMETER FRACTURED STONE : 6"
  - 1-2" COBBLE MULCH: 4"
  - 2-4" COBBLE MULCH: 6"
  - PULL MULCH MIN. OF 3" AWAY FROM BASE OF ALL PERENNIALS AND SHRUBS AND MIN. 6" AWAY FROM ALL TREES.
- ALL TREES IN TURF GRASS AREAS SHALL HAVE A MIN 5' DIAMETER RING TO SEPARATE THE ROOT ZONE FROM THE TURF GRASS. EDGING AROUND RING SHALL BE AS SPECIFIED PER THE PLANS. IF NO RING MATERIAL IS SPECIFIED THE RING SHALL BE SHOVEL CUT TO A DEPTH OF 2" BELOW THE TURF SOD ROOT MAT.
- INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS AND ORDINANCES.
- ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS OF THE QUALITY AND PERFORMANCE SPECIFIED, AND SHALL MEET THE REQUIREMENTS OF THIS SYSTEM. USE MATERIALS AS SPECIFIED, NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE OWNER OR LANDSCAPE ARCHITECT
- BASE PLAN & LOCATION OF EXISTING EQUIPMENT ARE SCHEMATIC IN NATURE. FIELD VERIFY ALL BASE & EXISTING ELEMENTS PRIOR TO CONSTRUCTION & PROVIDE NECESSARY ADJUSTMENTS.
- PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED ON A REGULAR SCHEDULE DURING THE FIRST GROWING SEASON.
- THE CONTRACTOR SHALL WARRANTY ALL PLANT MATERIAL FOR ONE-YEAR AFTER DATE OF FINAL ACCEPTANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND AVOIDANCE OF ALL UNDERGROUND UTILITIES DURING THE INSTALLATION OF LANDSCAPE AND IRRIGATION ELEMENTS. SHOULD ANY DAMAGE OCCUR TO UNDERGROUND UTILITIES THE CONTRACTOR SHALL REPLACE OR REPAIR THE DAMAGE AT NO ADDITIONAL COST TO THE OWNER.

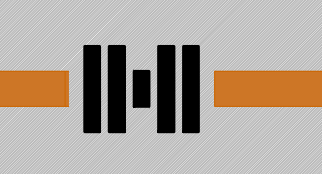
**INFORMATION**

TOTAL SITE AREA:	1.03 ACRES / 44,866 SF
REQUIRED LANDSCAPE AREA:	15% / 6,730 SF
PROVIDED LANDSCAPE AREA:	27% / 11,986 SF (SOME AREAS XERISCAPED DUE TO EXCESS AREA OVER REQUIRED 15%)
STREET TREE REQUIREMENT:	4 TREES / 1 PER 35 LINEAL FOOT OF STREET FRONTAGE
STREET TREES PROVIDED:	0 TREES (SIGHT TRIANGLES AND BUILDING SECURITY VIEWS FROM STREET LIMIT PLACEMENT OF TREES ALONG FRONTAGE) ADDITIONAL TREES PROVIDED ON SITE.
SITE TREE REQUIREMENT:	9 TREES / 1 PER 750 SF OF REQUIRED LANDSCAPE
SITE TREES PROVIDED:	18 TREES (MAIN SITE), 6 TREES (LEFT OVER LOT)
SHRUB REQUIREMENT:	34 SHRUBS / (1) 5 GALLON SHRUB PER 200 SF OF REQUIRED LANDSCAPING
SHRUBS PROVIDED:	187 PLANTS / (29) 5 GALLON SHRUBS, (158) 1-2 GALLON PERENNIALS AND GRASSES

BOUNTIFUL DESERT FIRST CREDIT UNION

260 NORTH 500 WEST  
BOUNTIFUL, UTAH

LANDSCAPE PLAN



L101

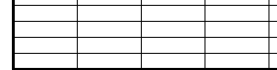
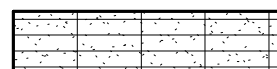

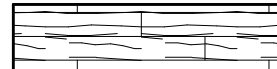


MARK	REVISION	DATE

**SHEET NOTES**


1. FINISHED GRADE. SEE CIVIL.
2. STRUCTURAL FOOTINGS AND FOUNDATION WALLS. SEE STRUCTURAL.
3. PREFINISHED ALUMINUM STOREFRONT DOOR SYSTEM. COLOR: CLEAR ANODIZED. SEE SHEET A101 AND A601.
4. PREFINISHED ALUMINUM WINDOW SYSTEM. COLOR: CLEAR ANODIZED. SEE SHEET A101 AND A601.
5. PRE-FINISHED METAL PARAPET CAP. SEE DETAIL XXXXXX.
6. ALUMINUM COMPOSITE MATERIAL (ACM) PARAPET CAP. SEE DETAIL XXXXXX.
7. EXTERIOR WALL LIGHT. SEE ELECTRICAL.
8. CAST NICKEL BRONZE DOWNSPOUT NOZZLE WITH ANCHOR FLANGE. SEE DETAIL C6/A701.
9. SIGNAGE (TO BE DETERMINED). PROVIDED AND INSTALLED BY OWNER. CONTRACTOR TO PROVIDE POWER AND BACKING AS REQUIRED.
10. POWER METER. COORDINATE ALL DETAILS WITH UTILITY COMPANY.
11. GAS METER. COORDINATE ALL DETAILS WITH UTILITY COMPANY.

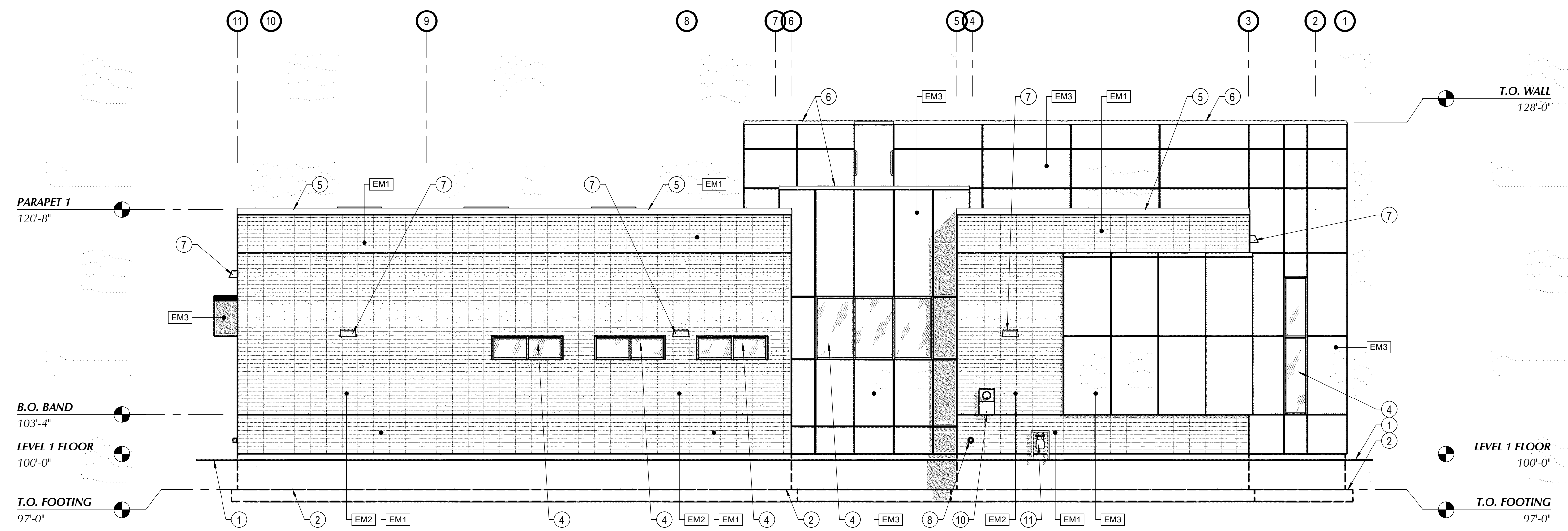
**EXTERIOR MATERIAL LEGEND**

- EM1**  BRICK VENEER SYSTEM - COLOR #1 (LIGHTER) EMPEROR SIZE (4"x16" NOMINAL) - INTERSTATE BRICK COLOR: TUMBLEWEED.
- EM2**  BRICK VENEER SYSTEM - COLOR #2 (DARKER) EMPEROR SIZE (4"x16" NOMINAL) - INTERSTATE BRICK COLOR: SMOKEY MOUNTAIN.
- EM3**  ALUMINUM COMPOSITE MATERIAL (ACM) SYSTEM - SYSTEM SHALL BE A 4 MM NOMINAL 2" DEEP ROUT AND RETURN SYSTEM WITH DRY 1/2" JOINTS / REVEALS. SEE ELEVATIONS FOR LOCATIONS. MANUFACTURER: ALPOLIC, COLOR: MTLIC PEW PEWTER.
- EM4**  TILE VENEER SYSTEM - MANUFACTURER: DAL TILE, LINE: SADDLE BROOK, COLOR: WALNUT CREEK, SIZE: 6" X 36". INSTALL IN RUNNING BOND PATTERN IN THIRDS.

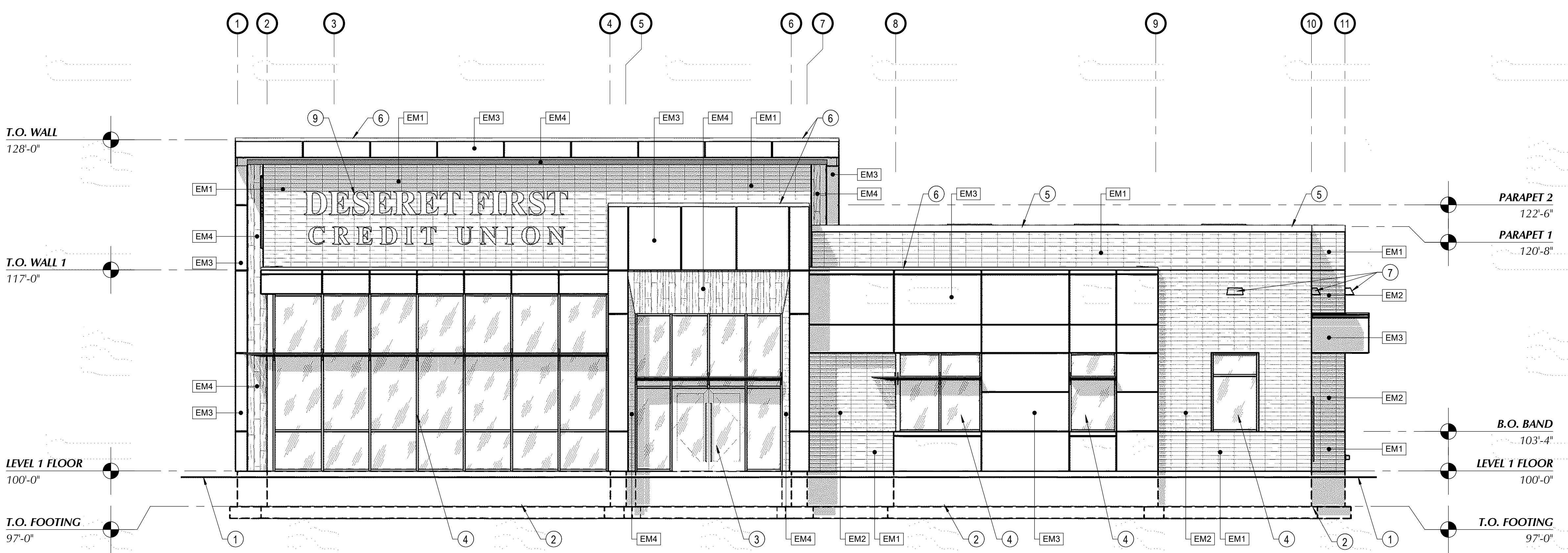
**GENERAL NOTES**

- A. GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS, DIMENSIONS, AND ASSEMBLIES PRIOR TO CONSTRUCTION. REPORT ANY SIGNIFICANT DISCREPANCIES TO THE ARCHITECT.
- B. ALL MASONRY WALLS TO HAVE CONTROL JOINTS AT 30'-0" O.C. MAXIMUM. VERIFY WITH STRUCTURAL.
- C. CONCRETE WALL RETAINING EARTH TO RECEIVE TWO COATS OF BITUMINOUS DAMP PROOFING MATERIAL BELOW GRADE. EXPOSED CONCRETE FOUNDATION AND RETAINING WALLS TO RECEIVE RUBBED FINISH.
- D. PROVIDE PRE-FINISHED NUMBERS ON THE FRONT, EXTERIOR OF THE BUILDING INDICATING THE BUILDING ADDRESS NUMBER ASSIGNED BY THE CITY IN ACCORDANCE WITH CURRENT CITY ORDINANCE. COLOR OF PRE-FINISHED NUMBERS TO CONTRAST SIGNIFICANTLY WITH BACKGROUND COLOR OF EXTERIOR WALL. THAT ADDRESS MUST BE PERMANENTLY FASTENED TO THE EXTERIOR OF THE BUILDING PRIOR TO OCCUPANCY.
- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
- F. SEE PLUMBING SHEETS FOR LOCATION OF GAS METER ALONG EXTERIOR WALL.
- G. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE LOCATIONS ALONG EXTERIOR WALLS.
- H. EXTERIOR SIGNAGE: THE OWNER IS RESPONSIBLE TO OBTAIN A SEPARATE PERMIT FOR ANY EXTERIOR SIGNS IN ACCORDANCE WITH CURRENT CITY SIGN ORDINANCE. THE OWNER IS RESPONSIBLE TO CONTRACT DIRECTLY WITH SIGN VENDORS. SIGN VENDORS SHALL INSTALL THEIR RESPECTIVE SIGNAGE. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND COORDINATE ALL BACKING AND POWER REQUIREMENTS FOR EACH SIGN. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.

 <p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com</p>	DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CNM
	PROJECT: <b>DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH</b> 260 N 500 W BOUNTIFUL, UT 84010
SHEET: <b>A201</b>	



**B2 NORTH ELEVATION**  
A201 | SCALE: 3/16" = 1'-0"



**D2 SOUTH ELEVATION**  
A201 | SCALE: 3/16" = 1'-0"

**NOT FOR CONSTRUCTION**

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**SHEET NOTES**

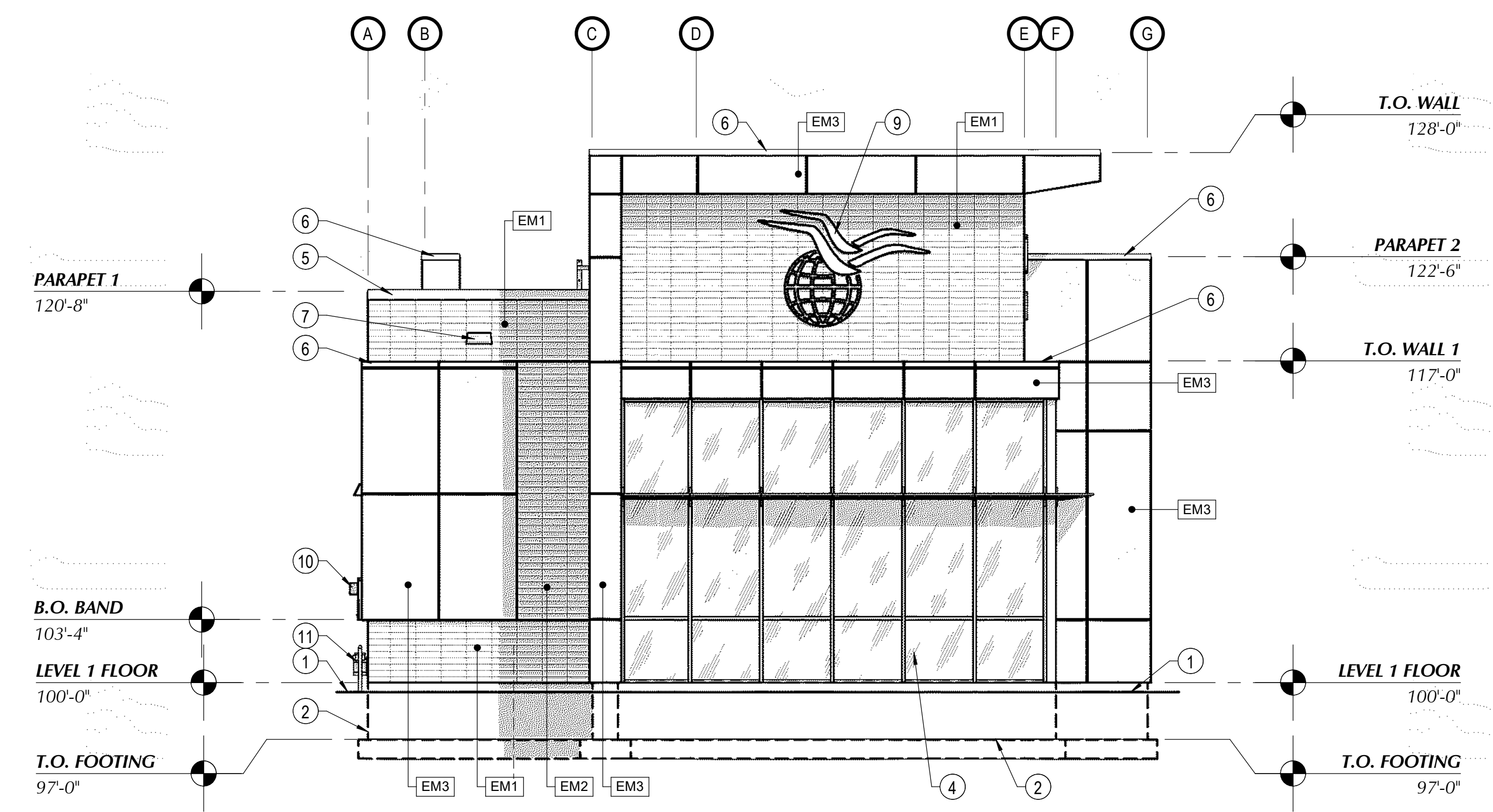
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**EXTERIOR MATERIAL LEGEND**

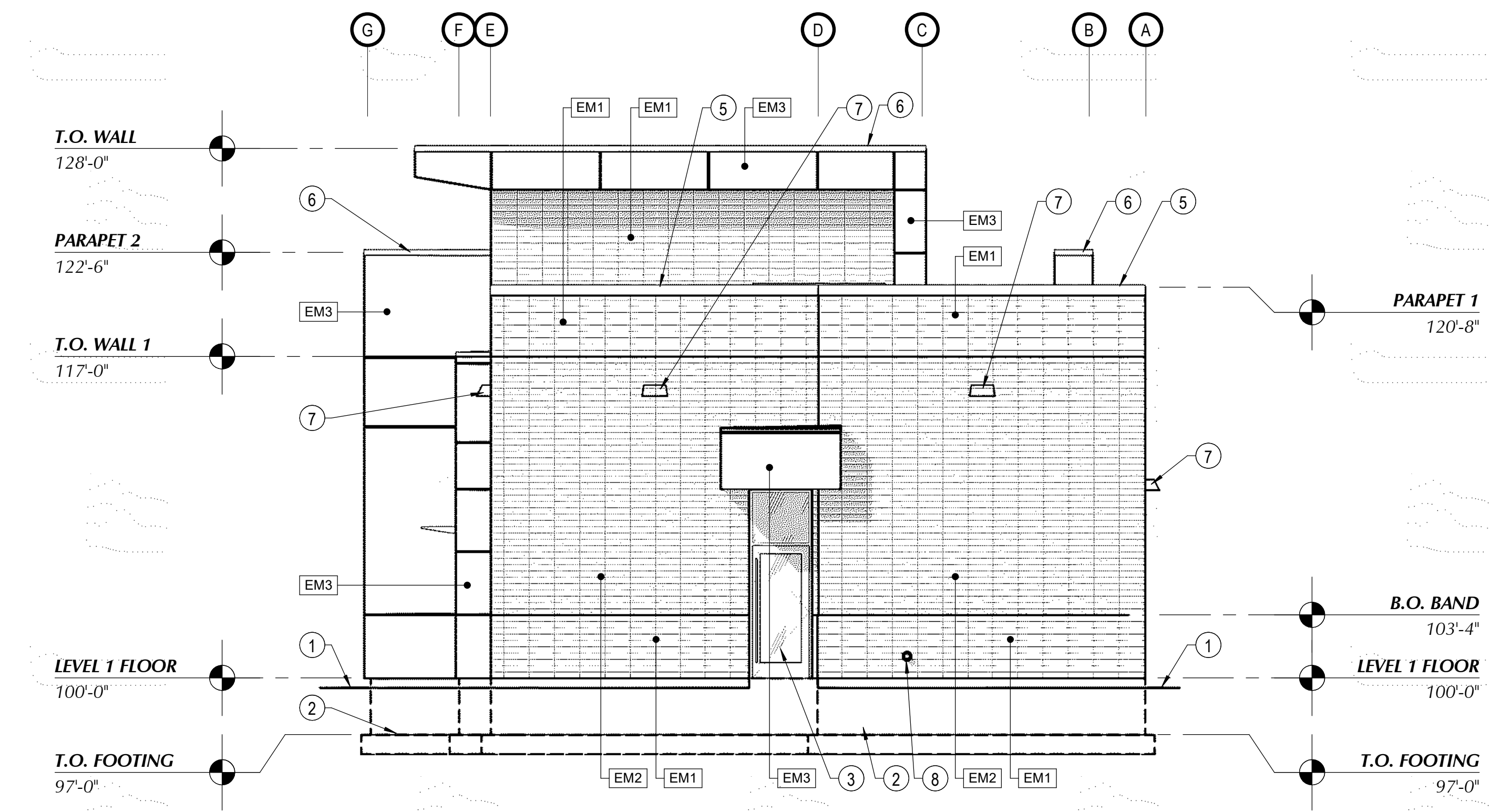
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- E. SEE PLUMBING SHEETS AND ROOF DRAINAGE PLAN FOR SECONDARY ROOF DRAINAGE BRASS SCUPPER AND ROOF SCUPPER WITH PRE-FINISHED ALUMINUM DOWN SPOUT LOCATIONS ALONG EXTERIOR WALLS.
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- I. NOT ALL SHEET NOTES ARE NECESSARILY USED ON EACH SHEET.



**B3 WEST ELEVATION**  
A202 | SCALE: 3/16" = 1'-0"



**D3 EAST ELEVATION**  
A202 | SCALE: 3/16" = 1'-0"

<p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com</p>	<p>DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CNM</p>
	<p>PROJECT: <b>DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH</b> 260 N 500 W BOUNTIFUL, UT 84010</p>
<p>SHEET DESCRIPTION: <b>EXTERIOR ELEVATIONS</b></p>	<p>SHEET: <b>A202</b></p>

**NOT FOR CONSTRUCTION**

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△	MARK	REVISION	DATE

A




B



C

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 <p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com</p>	<p>DATE: MARCH 12, 2020</p>
	<p>PROJECT #: 20-007</p> <p>PROJ. MAN.: JSJ</p> <p>CHECKED BY: CNM</p>
<p>PROJECT: <b>DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH</b></p> <p>260 N 500 W BOUNTIFUL, UT 84010</p>	
<p>SHEET DESCRIPTION: <b>PRESENTATION PERSPECTIVES</b></p>	<p>SHEET: <b>A203</b></p>

NOT FOR CONSTRUCTION

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B



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D

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 <p>233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062 PHONE: (801) 769-3000 cma@cmautah.com</p>	<p>DATE: MARCH 12, 2020 PROJECT #: 20-007 PROJ. MAN.: JSJ CHECKED BY: CNM</p>
	<p>PROJECT: <b>DESERET FIRST CREDIT UNION BOUNTIFUL BRANCH</b> 260 N 500 W BOUNTIFUL, UT 84010</p>
<p>SHEET DESCRIPTION: <b>PRESENTATION PERSPECTIVES</b></p>	<p>SHEET: <b>A204</b></p>

NOT FOR CONSTRUCTION

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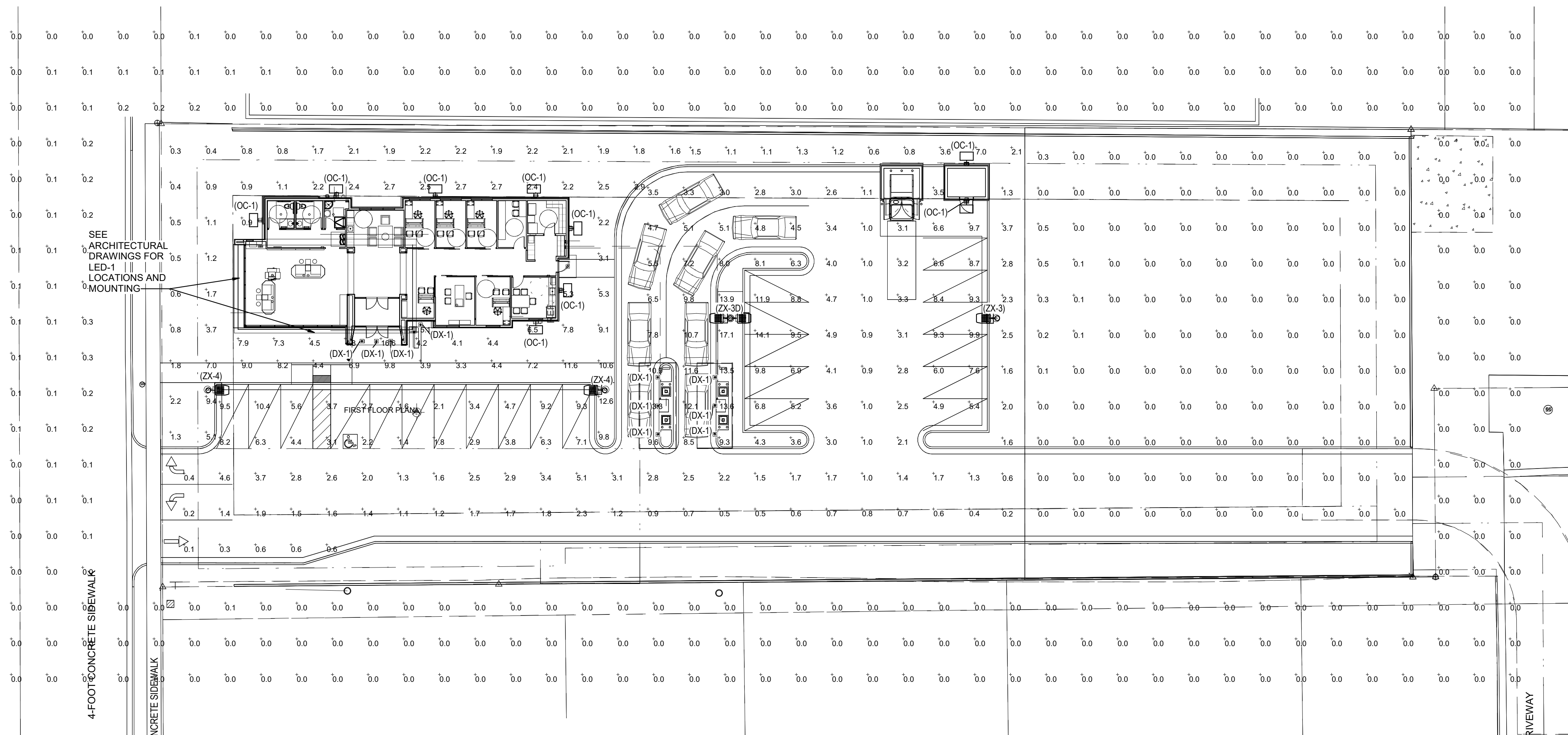
D

Symbol	Qty	Label	LF	Description	Lum. Lumens
□	3	GLEON-AF-06-LED-E1-SL3-600-HS	0.765	GLEON-AF-06-LED-E1-SL3-600-HSS	26499
□	9	ISW-AF-36-LED-E1-T4FT	0.765	ISW-AF-36-LED-E1-T4FT	2589
□	10	LD6B200010 EUBB10209040 6LBMH	0.765	LD6B200010 EUBB10209040 6LBMH1	1292
□	2	GLEON-AF-06-LED-E1-T4FT-600	0.765	GLEON-AF-06-LED-E1-T4FT-600	24139

Label	CalcType	Units	Avg	Max	Min	AvgMin	MaxMin
AREA BEHIND DUMPSTER	Illuminance	Fc	2.03	7.0	0.6	3.38	11.67
FRONT OF BUILDING	Illuminance	Fc	6.73	16.6	4.1	1.64	4.05
FUTURE DEVELOPMENT	Illuminance	Fc	0.18	3.7	0.0	N/A	N/A
PARKING	Illuminance	Fc	4.49	17.1	0.1	44.90	171.00
PERIMETER OF BUILDING	Illuminance	Fc	3.64	12.6	0.3	12.13	42.00
TRESPASS	Illuminance	Fc	0.02	0.3	0.0	N/A	N/A

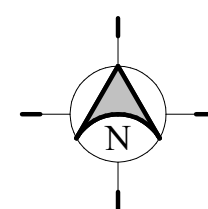
**2 SITE PHOTOMETRY SCHEDULES**

SCALE: 1/8" = 1'-0"



**1 DFCU SITE PHOTOMETRY PLAN**

SCALE: 1" = 20'-0"



MARK	REVISION	DATE

**GENERAL SHEET NOTES**

**SHEET KEYNOTES**

KEY PLAN:

CELEBRATING 20 YEARS CURTIS MINER ARCHITECTURE

233 SOUTH PLEASANT GROVE BLVD. SUITE #105 PLEASANT GROVE, UTAH 84062

PHONE: (801) 799-3000 [cm@curtisminer.com](mailto:cm@curtisminer.com)

DATE: Issue Date  
 PROJ. MAN.: Project Number  
 CHECKED BY:

PROJECT: **DFCU BOUNTIFUL BRANCH**  
 Enter address here

SHEET DESCRIPTION: **SITE PHOTOMETRY PLAN**

SHEET: **ES102**

NOT FOR CONSTRUCTION



# Planning Commission Staff Report

**Subject:** 2<sup>nd</sup> and Main Preliminary Architectural and Site Plan Review for Mixed Use Development  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 220 North Main Street  
**Date:** March 3, 2020



## Background

The Applicant, Pembridge Heathrow Holdings LLC, is requesting Preliminary Architectural and Site Plan approval for a Mixed Use Development located at 220 North Main Street which is a conditional use in the DN (Downtown) Zone.

The Applicant appeared before the Planning Commission on September 17, 2019 requesting a Variance from the parking standards of the DN (Downtown) Zone. The purpose of the Variance was due to the affects Barton Creek had on the development of this property. The Commission granted the Variance with the conditions the Applicant install a wall of sufficient height so as to completely screen and buffer the parking area from Main Street, said wall should be at least six (6) feet tall as measured from the sidewalk and provide an opening, access or gate, if possible to Main Street. The Commission also noted that by granting the Variance the Applicant would be required to meet all other zoning standards and receive necessary approvals regarding development of the property.

The Applicant is proposing to consolidate three (3) separate parcels into one (1) parcel consisting of approximately 0.7 acres. This property is located in the DN Zone. The property is bordered by an IHC Health Service building to the north and parking for IHC to the east. To the south of the property is an office complex and across Main Street to the west is a vacant property which was the former location of Luxury Automotive.

## Analysis

The Applicant will remove all existing buildings on the three parcels, including the building housing the current location of Brooks Fabrics and the former dentist office on the north side of the site. The Applicant is proposing five (5) buildings which will be a mix of twenty-one (21) Residential Units, consisting of two (2) studio, eight (8) one-bedroom and eleven (11) two-bedroom units; and up to four (4) Commercial spaces facing Main Street. The Applicant will apply for a Conditional Use Permit for the Residential Units of the development which would accompany the Final Site Plan. The parcels currently have two (2) drive approaches on Main Street and one (1) approach on 200 North. The Applicant is proposing to close the approaches on Main Street, replacing them with curb, gutter and sidewalk. The approach from 200 North will be the access point for the site.

The two (2) buildings facing Main Street will be three (3) levels with the Commercial space on the bottom and Residential spaces above. The buildings show a mix of brick, stucco and metal siding with a grey and beige color scheme. The Commercial entries facing Main Street

will be recessed; however, the Applicant should provide an additional architectural feature such as, an awning, friezes, landscape planters, etc. The Residential spaces fronting Main Street show a mix of horizontal and vertical architectural elements, including balconies, which provide visual relief meeting the standards of the DN Zone.

The three (3) Residential buildings to the east of the development will have similar architectural features, material and color schemes. Buildings D and E which face 200 North will be back-loaded two (2) car garages and Building C will be front-loaded two (2) car garages. Building C will have front entries next to the garages and each unit will have a balcony on the north side of the building. Buildings D and E will have front entrances facing 200 North which will be recessed and have canopies meeting the standards of the DN Zone. These buildings will also feature individual balconies on the north side.

The Landscaping Plan submitted by the Applicant show the development has seventeen (17) percent landscape coverage. The landscaping standards for the DN Zone require each development have a minimum ten (10) percent landscaping coverage and to provide an additional fifty (50) square feet of landscaping per residential unit. The minimum landscaping for this site would be fourteen (14) percent per Code. The Applicant will need to provide a detailed Landscaping Plan meeting the standards of the Code, such as placement and types of plant material, prior to Final Architectural and Site Plan Review. The Applicant will also need to receive approval from Davis County prior to constructing any retaining walls along the creek.

The proposal shows the Applicant will provide thirty-seven (37) parking spaces. Based upon the Commercial and Residential use of the property the development would need fifty-five (55) parking spaces per Code. The Bountiful Land Use Code (§ 14-7-120, C and §14-18-104, E) permits joint use parking if the Applicant submits a parking analysis, gives the location and number of spaces to be shared and records a Deed Restriction or easement with the County to guarantee access for both uses. The Applicant has submitted a parking analysis prepared by Focus Engineering and Surveying, LLC, which indicates the peak parking for this site would range from a low of twenty-eight (28) needed stalls to a peak of thirty-five (35) stalls needed. The parking standards in the DN Zone require all parking spaces to be located to the side or rear of buildings. Parking is not permitted in the front setback. There are five (5) spaces along 200 North which are showing within the front setback. These spaces would need to be revised by the Applicant.

As noted in previous Commission meetings, Barton Creek splits this site from south to north. Davis County has a twenty-seven (27) foot easement over the creek which does not allow the construction of any buildings. The existence of the creek and the easement makes this a difficult site to develop. In addition, the effective flood zone of Barton Creek encroaches upon this site, which likely would affect the construction of Buildings A, C and E. The Applicant would be required to build to required flood standards or obtain a letter of Map Amendment/Revision from the Federal Emergency Management Agency (FEMA) before building permits could be issued for those buildings located in the effective flood zone.



Culinary water and sewer connections will be provided by existing lines in Main Street and 200 North. The Applicant will continue to work with the City Engineer on placement of meters and mitigating the potential damage to Main Street and 200 North from excavation. Power connections already exist on the site and the Applicant will work with Bountiful Light and Power on locations of power boxes. The Garbage dumpster is proposed on the east of the site and south of Building C. The Applicant will need to provide a turn route for garbage collection.

### **Department Review**

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

### **Significant Impacts**

This property is located on a very visible corner of Main Street and development of the site will have a noticeable impact on Downtown. 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 systems. The conditions of approval are designed to mitigate other impacts anticipated by the development.

### **Recommendation**

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for Preliminary Architectural and Site Plan Review for the Mixed Use Development located at 220 North Main Street subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to applying for a Building Permit the Applicant shall consolidate the three (3) parcels and record with the County.
3. All damaged curb, gutter and sidewalk along Main Street and 200 North shall be replaced.
4. Prior to submittal for Final Architectural and Site Plan approval provide Staff with a Landscaping Plan meeting the standards of the DN (Downtown) Zone and the general standards of the Code.
5. Revise parking along 200 North to meet the standards of the DN Zone and submit a parking plan showing which spaces are designated as shared spaces between the uses.
6. Demonstrate that adequate turning space is provided for garbage collection and provide adequate back-out distance for the eastern most unit of Building E.

7. Revise Commercial entries facing Main Street to show additional architectural features meeting the standards of the DN Zone.
8. Receive approval from Davis County for connection of storm drain inlets to the existing box culvert and construction of retaining walls along the creek.
9. Provide flood resistant design and construction methods for buildings located in the effective flood zone or obtain an approved Letter of Flood Map Revision for the site from FEMA.
10. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
11. Sign a Public Improvement Development Agreement.

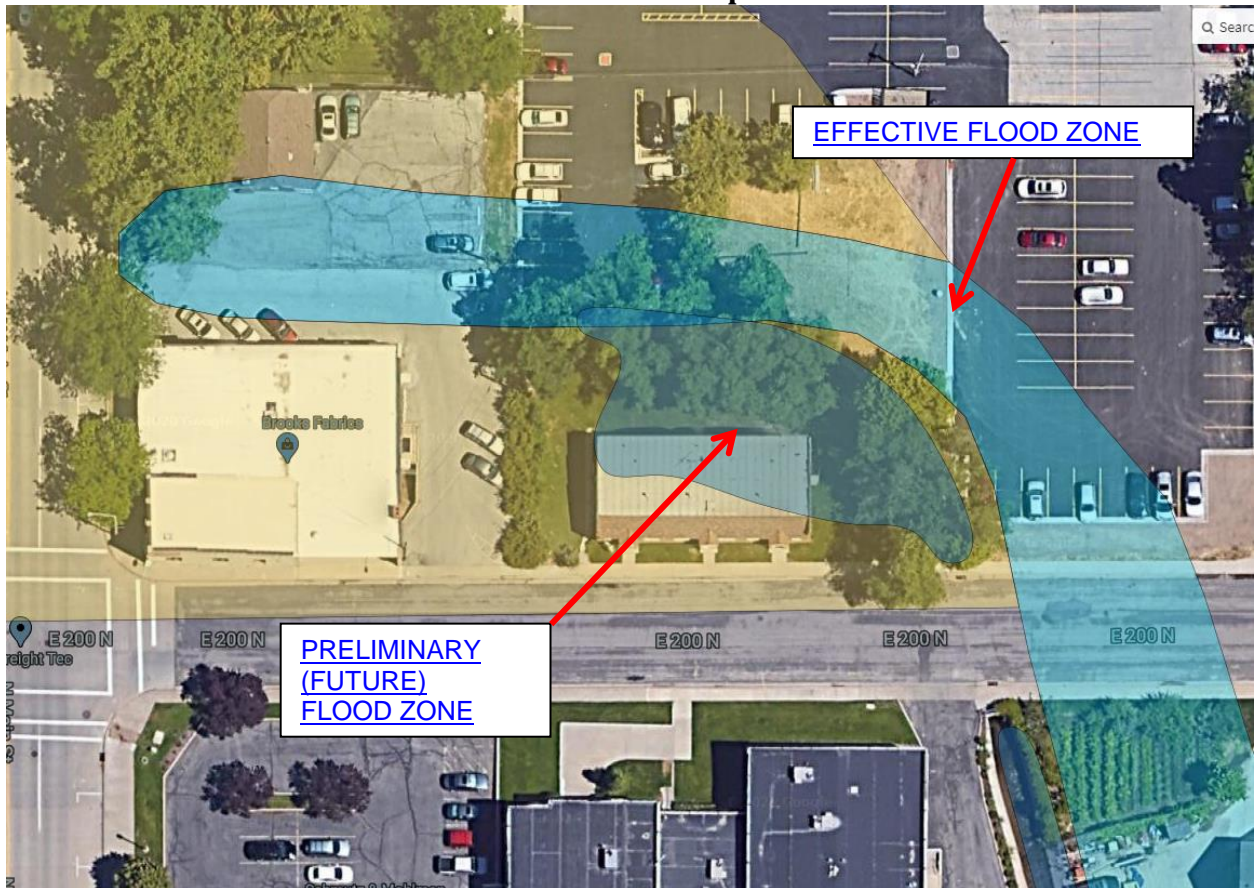
### **Attachments**

1. Aerial Photo
2. Flood Zone Map
3. Conceptual Landscape Plan
4. Site and Utility Plans
5. Building Elevations and Renderings
6. Exterior Finish and Color Scheme
7. Parking Analysis

### Aerial Photo



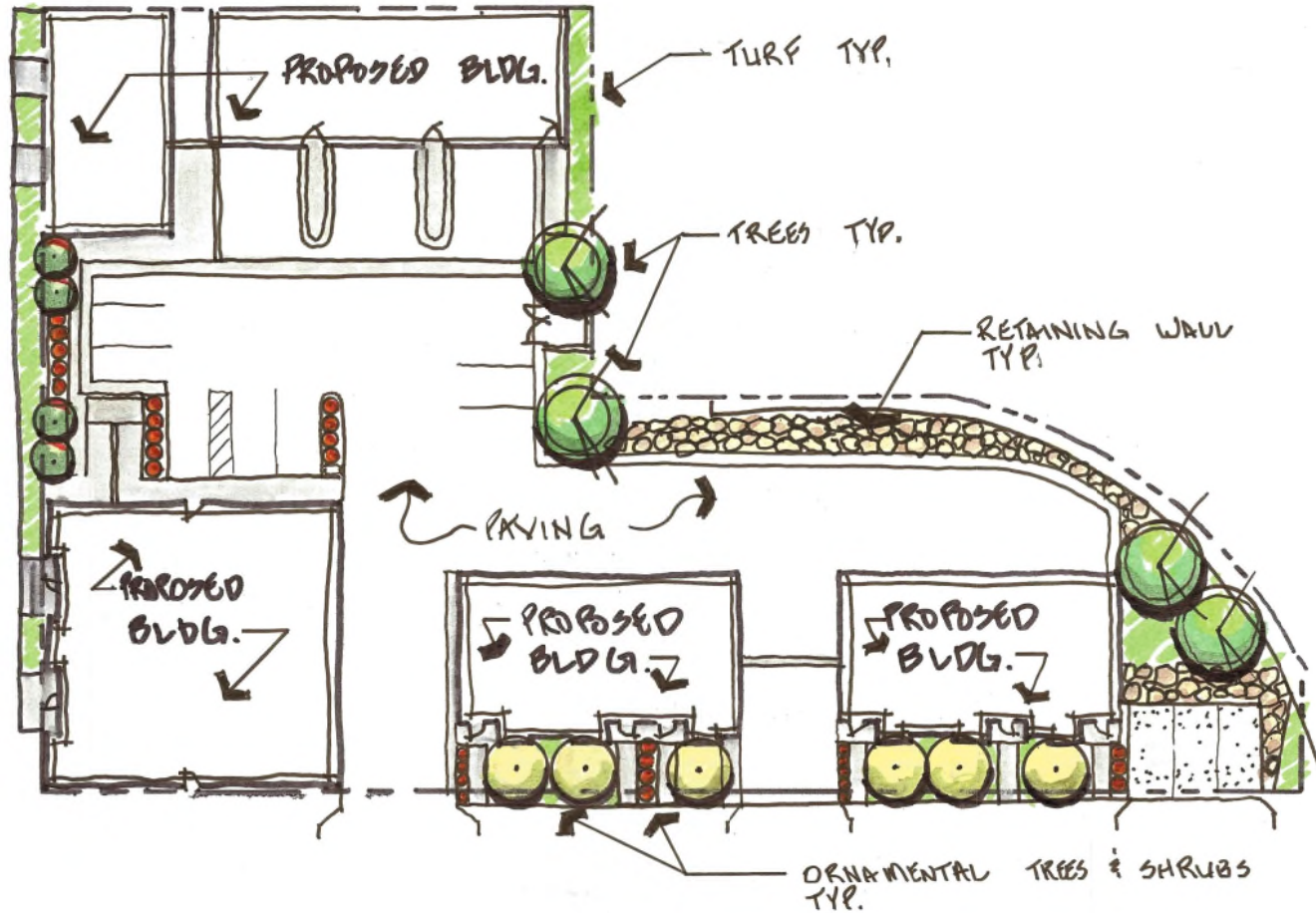
### Flood Zone Map





SUSTAINABLE ENVIRONMENTS™  
 1148 Legacy Crossing Blvd.  
 Suite 400  
 Centerville, UT 84014  
 sustainable-environments.net  
 385.205.6117

2ND AND MAIN  
 CONCEPTUAL LANDSCAPE  
 PLAN

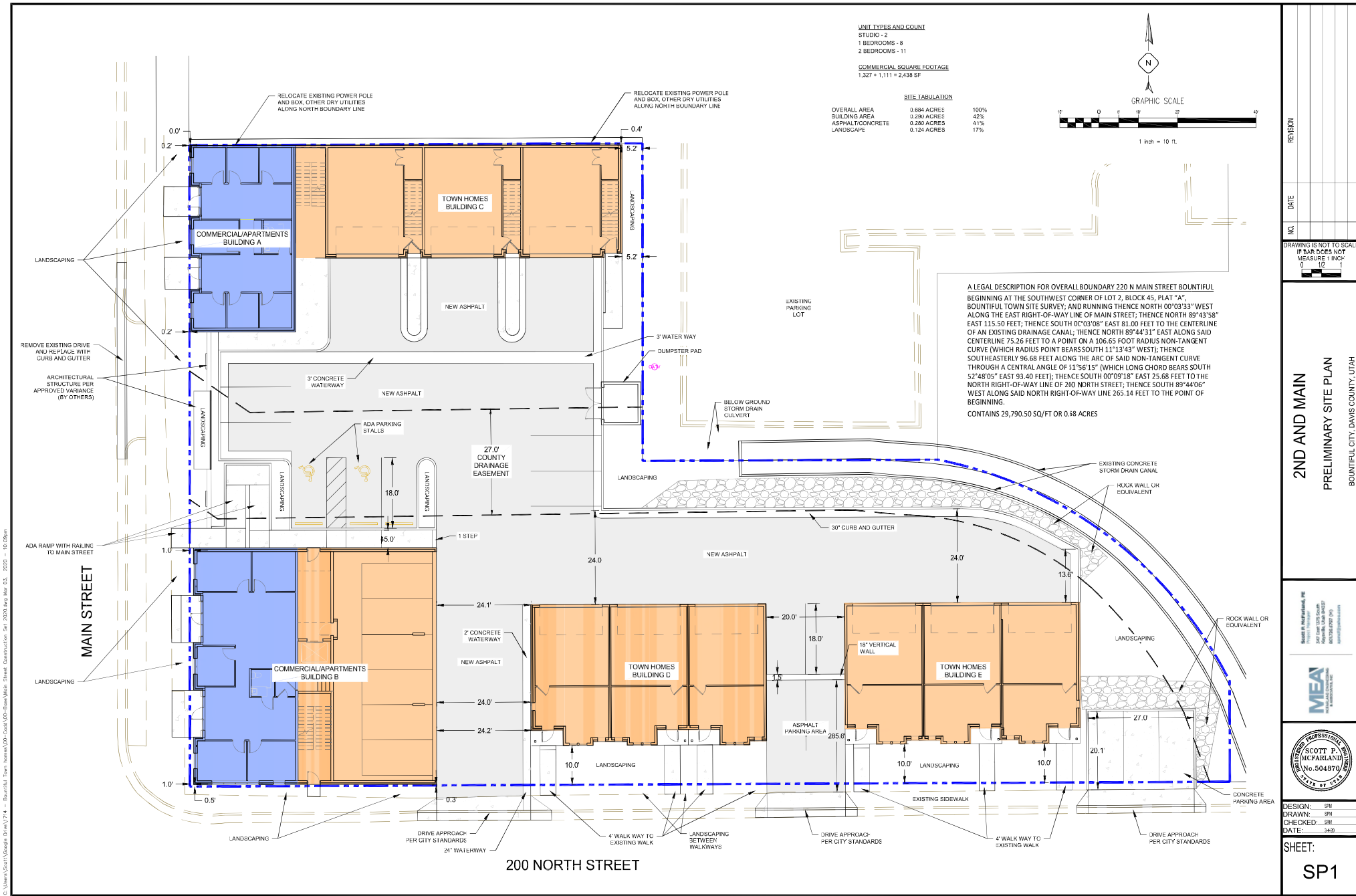


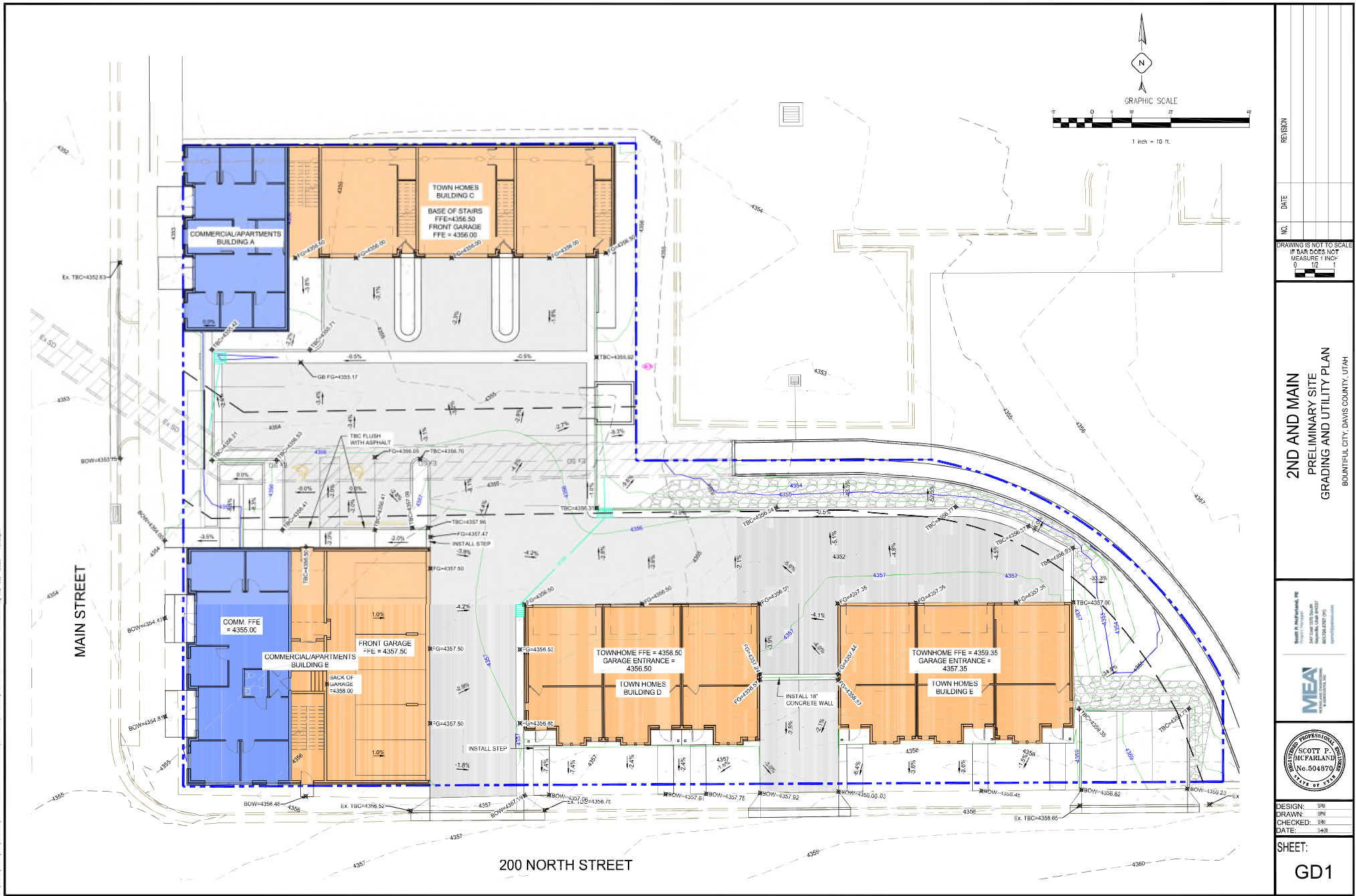
REVISIONS

DATE	COMMENTS

DATE: March 6, 2020  
 PROJECT #: PH-101-20  
 SHEET: 1 of 1  
 SCALE: NTS

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STAMP



REVISION NO.	DESCRIPTION	DATE

DATE  
**03/05/2020**  
ISSUE

SHEET TITLE  
**EXTERIOR  
ELEVATIONS  
SW BUILDING**

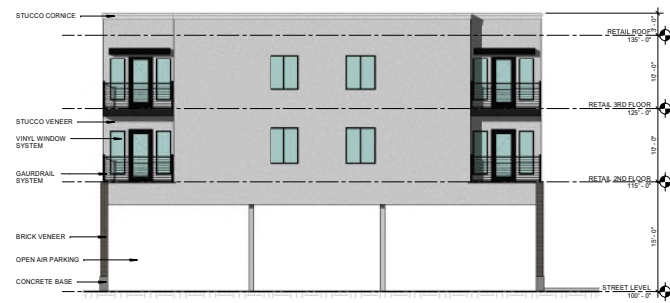
SHEET NO.  
**A5.01**



**05 PERSPECTIVE VIEW**



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



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



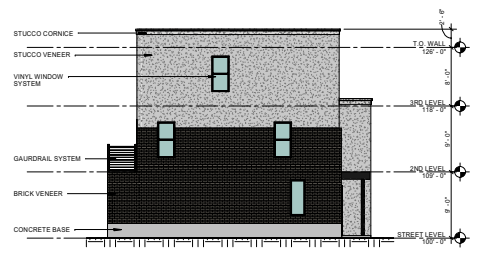
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1/8" = 1'-0"



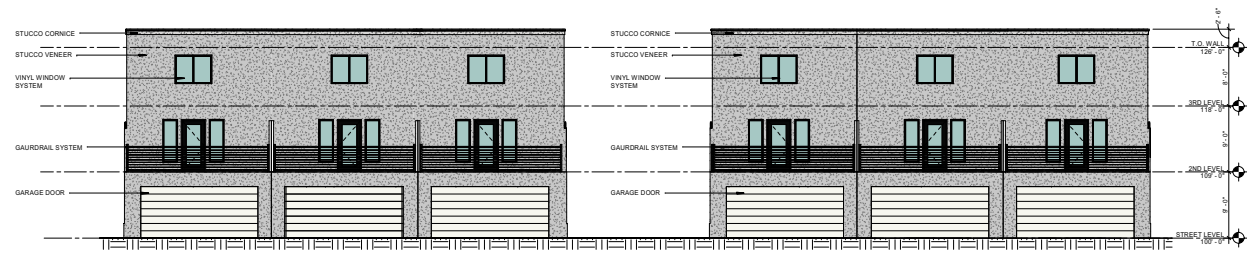
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1/8" = 1'-0"



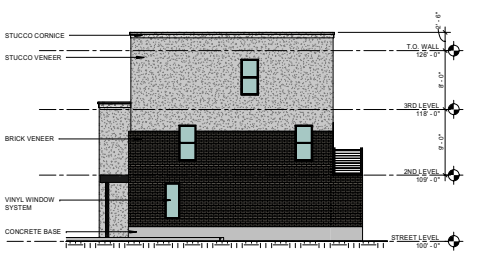
**05 PERSPECTIVE VIEW**



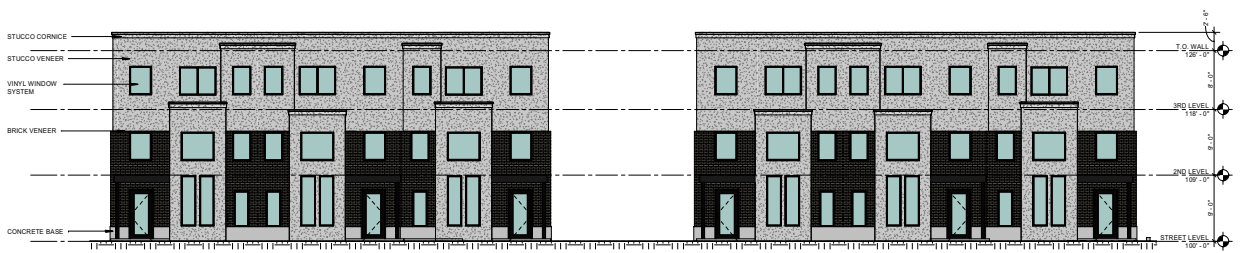
**04 SE BUILDING - WEST ELEVATION**  
 1/8" = 1'-0"



**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"





**ARCHITECT**  
 JSF LLC  
 2140 SOUTH 200 WEST  
 SYRACUSE, UT 84075

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

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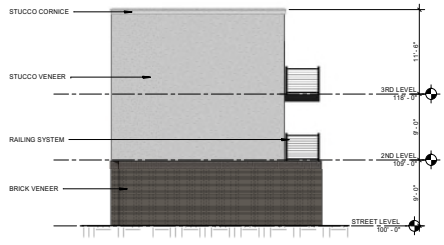
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**03/05/2020**  
 ISSUE

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

**A5.04**



**05 PERSPECTIVE VIEW**



**04 NW BUILDING - EAST ELEVATION**  
 1/8" = 1'-0"



**03 NW BUILDING - SOUTH ELEVATION**  
 1/8" = 1'-0"



**02 NW BUILDING - NORTH ELEVATION**  
 1/8" = 1'-0"



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



**ARCHITECT**  
 JSF LLC  
 2140 SOUTH 500 WEST  
 DRYDALE, UT 84075

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

**STAMP**

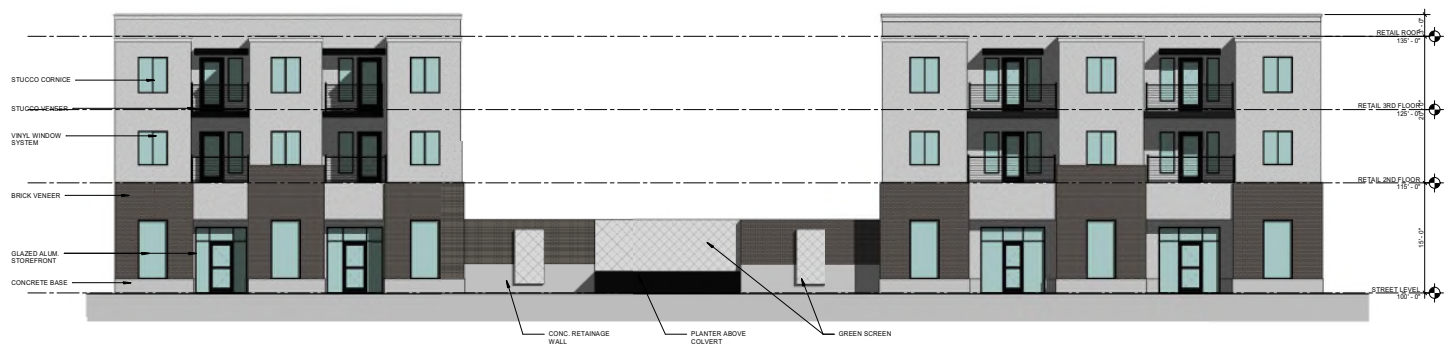


REVISION NO.	DESCRIPTION	DATE

DATE  
**03/05/2020**  
 ISSUE

SHEET TITLE  
**MAIN STREET  
 ELEVATION**

SHEET NO.  
**A5.05**



**01 MAIN STREET ELEVATION**  
 1/8" = 1'-0"

## MEMORANDUM

To: Bountiful City  
From: Jason Watson, PE, PTOE  
FOCUS Engineering & Surveying, LLC  
File: 200 North & Main Street  
Date: February 10, 2020

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### Reference: Development on 200 North and Main Street 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*



**Reference: 200 North & Main Street Parking Generation Statement**

---

## **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 800 feet 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.

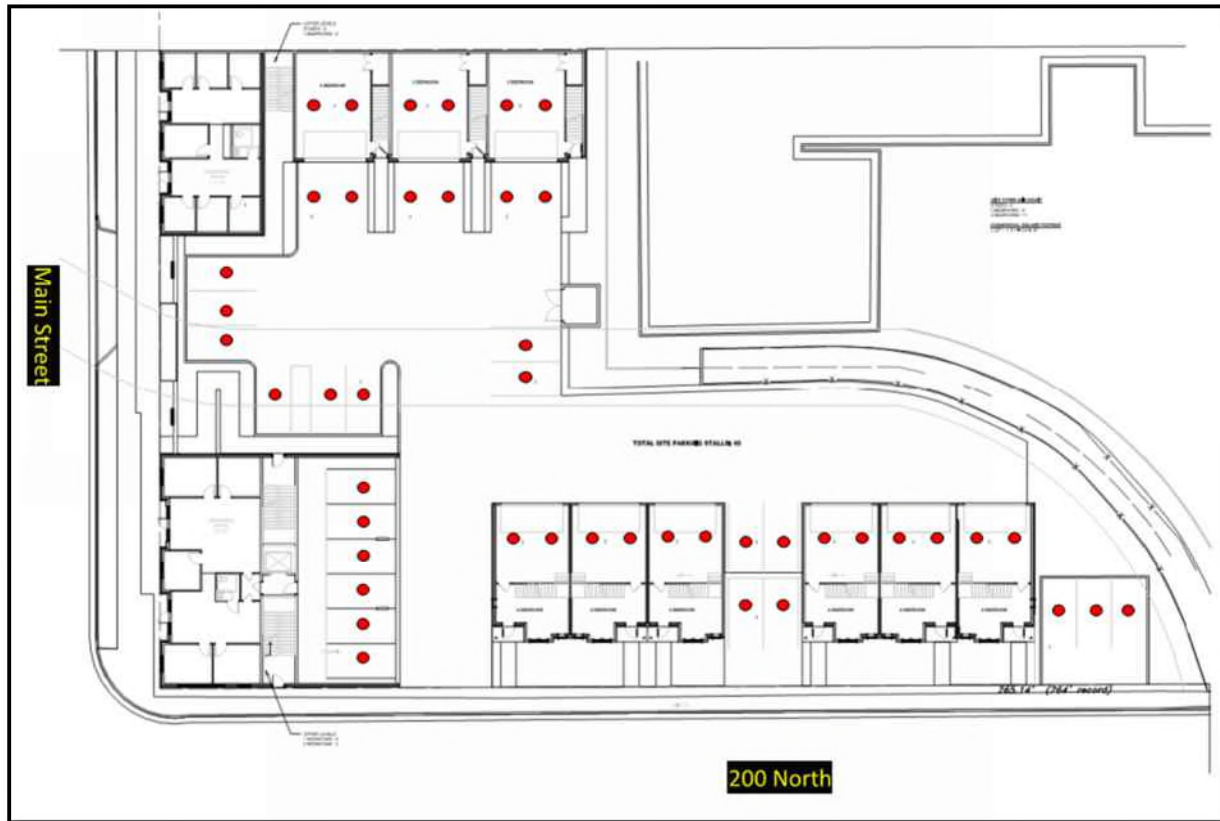
200 North: currently consists of one lane in each direction and runs east and west along the south frontage of the proposed development. On-Street parking is allowed along 200 North although there are not marked parking stalls. There are no pavement markings along 200 North to delineate the travel lanes. 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 eleven (11) 2-bedroom, eight (8) 1-bedroom and two (2) studio residential units. All traffic exiting and entering the proposed site will access to and from 200 North. The proposed site plan has been designed to provide 45 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**

*Exhibit 2 – 200 North & Main Street Site Plan*



**PARKING GENERATION**

Using the *Institute of Transportation Engineer's (ITE) Parking Generation Manual 5<sup>th</sup> 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. Land Use Code 220 – Multifamily (Low-Rise) is described as a “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 feet in size.” The commercial/retail associated with this Mixed-Use Development will be a total of 2,438

**Reference: 200 North & Main Street Parking Generation Statement**

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	21 DU	1.21	<b>26</b>	1.31	<b>28</b>	1.66	<b>35</b>
712	Small Office	2,438 SF	2.56	<b>7</b>	-	-	-	-

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 33 parking stalls during a typical weekday, 28 stalls on a typical Saturday and 35 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 45 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 35 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 though there are sufficient stalls provided if they were on the same peak times. Table 2

**Reference: 200 North & Main Street Parking Generation Statement**

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*.

*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%	26	0%	0	<b>26</b>
5:00 a.m.	97%	25	0%	0	<b>25</b>
6:00 a.m.	90%	23	0%	0	<b>23</b>
7:00 a.m.	77%	20	0%	0	<b>20</b>
8:00 a.m.	56%	15	27%	2	<b>17</b>
9:00 a.m.	45%	12	69%	5	<b>17</b>
10:00 a.m.	40%	10	88%	6	<b>16</b>
11:00 a.m.	37%	10	100%	7	<b>17</b>
12:00 p.m.	36%	9	81%	6	<b>15</b>
1:00 p.m.	36%	9	81%	6	<b>15</b>
2:00 p.m.	37%	10	84%	6	<b>16</b>
3:00 p.m.	43%	11	86%	6	<b>17</b>
4:00 p.m.	45%	12	92%	6	<b>18</b>
5:00 p.m.	55%	14	85%	6	<b>20</b>
6:00 p.m.	66%	17	4%	0	<b>17</b>
7:00 p.m.	73%	19	0%	0	<b>19</b>
8:00 p.m.	77%	20	0%	0	<b>20</b>
9:00 p.m.	86%	22	0%	0	<b>22</b>
10:00 p.m.	92%	24	0%	0	<b>24</b>
11:00 p.m.	97%	25	0%	0	<b>25</b>

According to 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.

**Reference: 200 North & Main Street Parking Generation Statement**

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- 2 bedrooms requires 2.0 spaces per unit and 0.25 visitor spaces per unit.
- 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 two (2) Studio units, eight (8) 1-bedroom units, and eleven (11) 2-bedroom units would be 42 parking stalls. The number of parking stalls required for the 2,438 Commercial/Retail space would be 9 parking stalls. In grand total there would be 51 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 51 total parking stalls previously found 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 45 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 and bringing the total amount to 55. Using the same percentages as found in Table 3, the total demand of each land use did not exceed 45 parking stalls.



**Reference: 200 North & Main Street Parking Generation Statement**

*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%	42	0%	0	<b>42</b>
5:00 a.m.	97%	41	0%	0	<b>41</b>
6:00 a.m.	90%	38	0%	0	<b>38</b>
7:00 a.m.	77%	32	0%	0	<b>32</b>
8:00 a.m.	56%	24	27%	2	<b>26</b>
9:00 a.m.	45%	19	69%	6	<b>25</b>
10:00 a.m.	40%	17	88%	8	<b>25</b>
11:00 a.m.	37%	16	100%	9	<b>25</b>
12:00 p.m.	36%	15	81%	7	<b>22</b>
1:00 p.m.	36%	15	81%	7	<b>22</b>
2:00 p.m.	37%	16	84%	8	<b>24</b>
3:00 p.m.	43%	18	86%	8	<b>26</b>
4:00 p.m.	45%	19	92%	8	<b>27</b>
5:00 p.m.	55%	23	85%	8	<b>31</b>
6:00 p.m.	66%	28	4%	0	<b>28</b>
7:00 p.m.	73%	31	0%	0	<b>31</b>
8:00 p.m.	77%	32	0%	0	<b>32</b>
9:00 p.m.	86%	36	0%	0	<b>36</b>
10:00 p.m.	92%	39	0%	0	<b>39</b>
11:00 p.m.	97%	41	0%	0	<b>41</b>

**CONCLUSION**

Based on the provided site plan, the Mixed-Use Development will consist of 21 multifamily residential units and 2,438 SF of Commercial/Retail space. The proposed layout of the development will provide for 45 parking stalls on site. Using the *ITE Parking Generation Manual*, the calculated number of parking stalls for these land uses will range from 33 parking stalls during a typical weekday, 28 stalls on a typical Saturday and 35 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

**Reference: 200 North & Main Street Parking Generation Statement**

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assuming both land uses, multifamily and commercial/retail, are using 100% of the recommended number of parking stalls at the same time.

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.

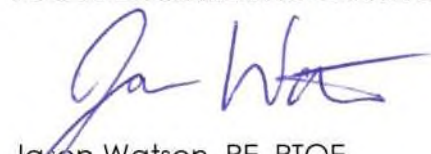
Using the Parking Generation calculations from the City Ordinances will require 51 parking stalls if both land uses are using 100% of their required stalls. Using the percentages from the Peak Parking Demand tables from the *ITE Parking Generation Manual*, during a typical day, the highest number of parking stalls needed would be 42 stalls, which is still less than the 45 stalls provided by the site plan.

Therefore, it is concluded that proposed site plan for the Mixed-Use Development on 200 North and Main Street in Bountiful will provide adequate number of parking stalls, 45, 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**



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## 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.

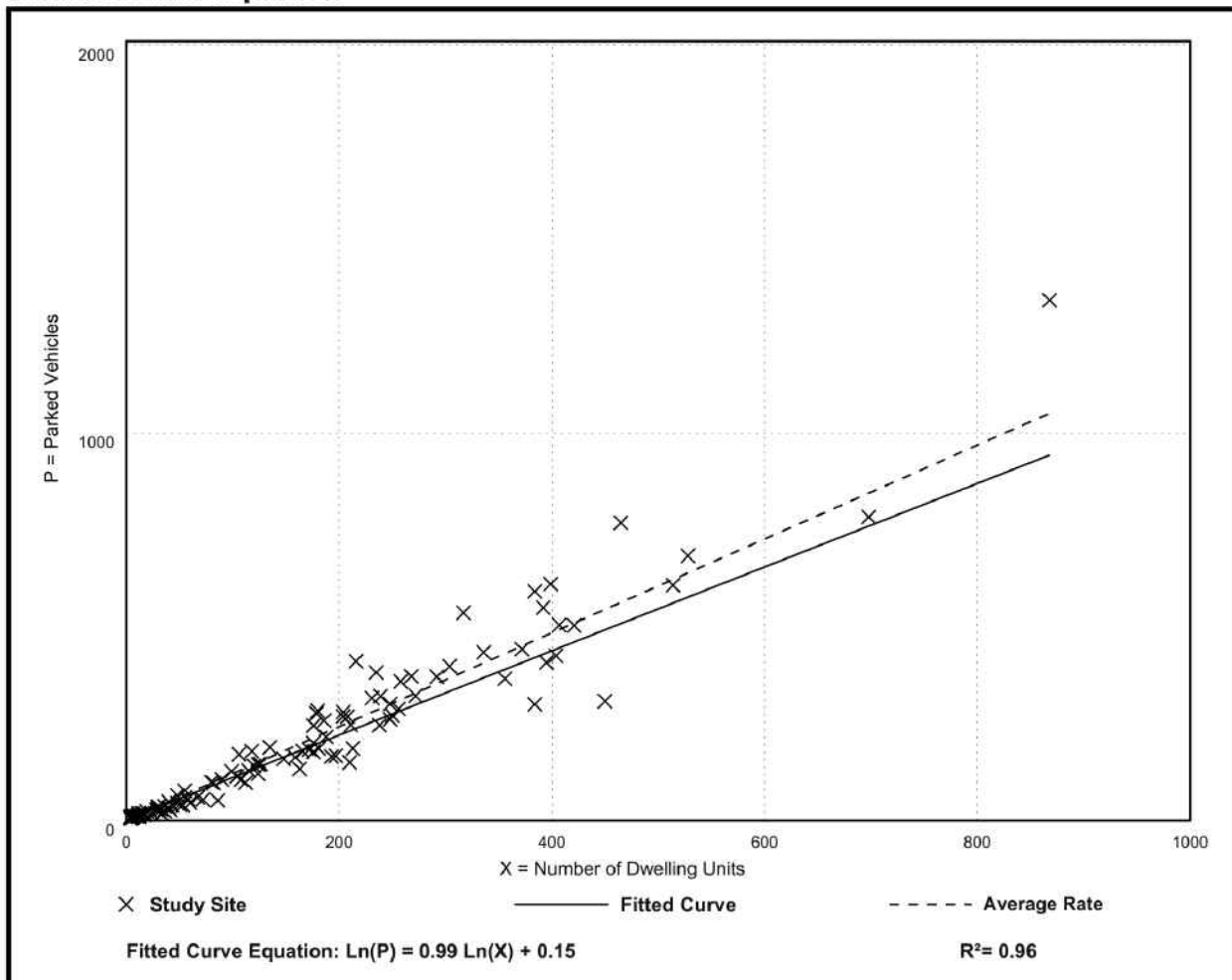
Number of Studies: 119

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.

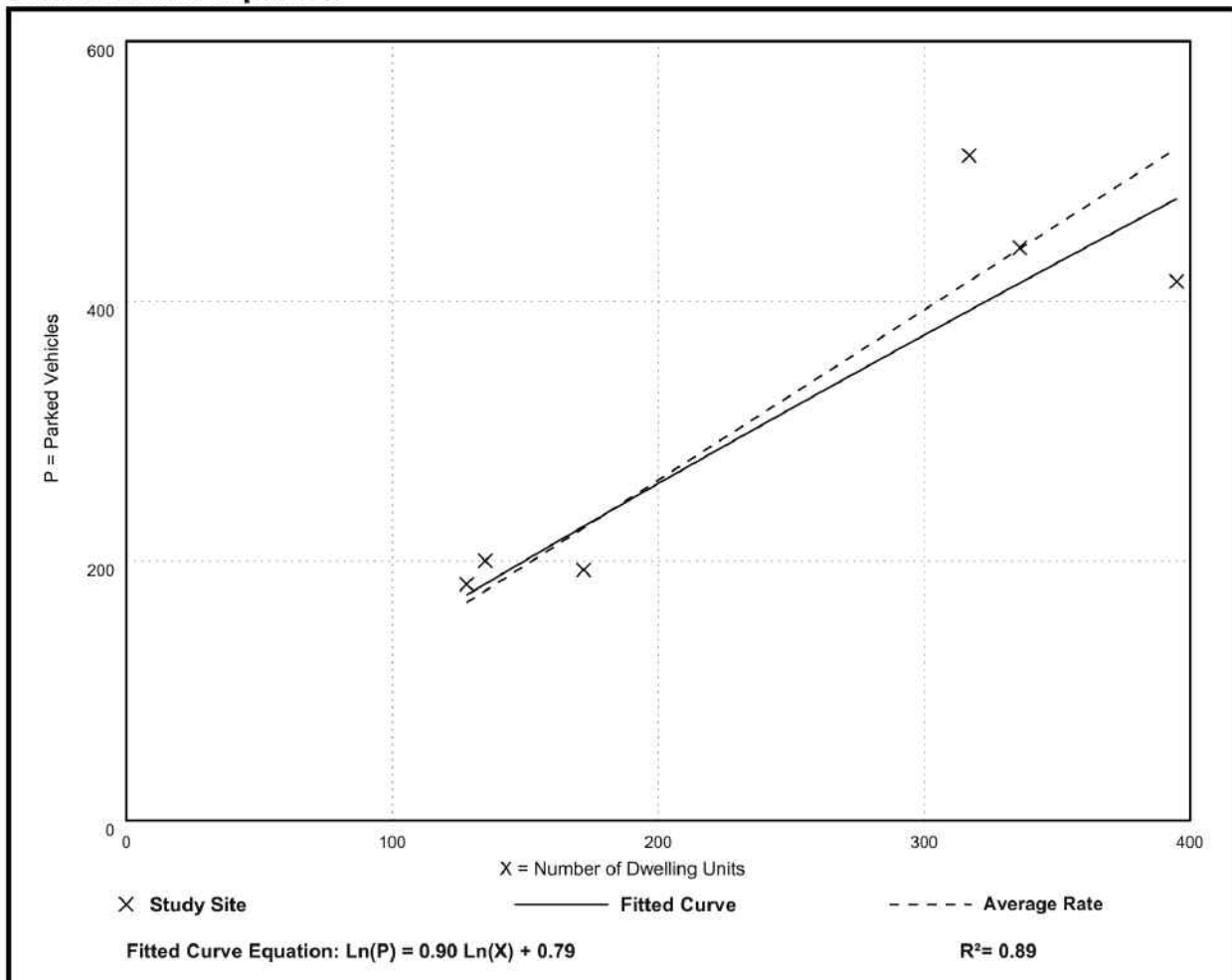
Number of Studies: 6

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

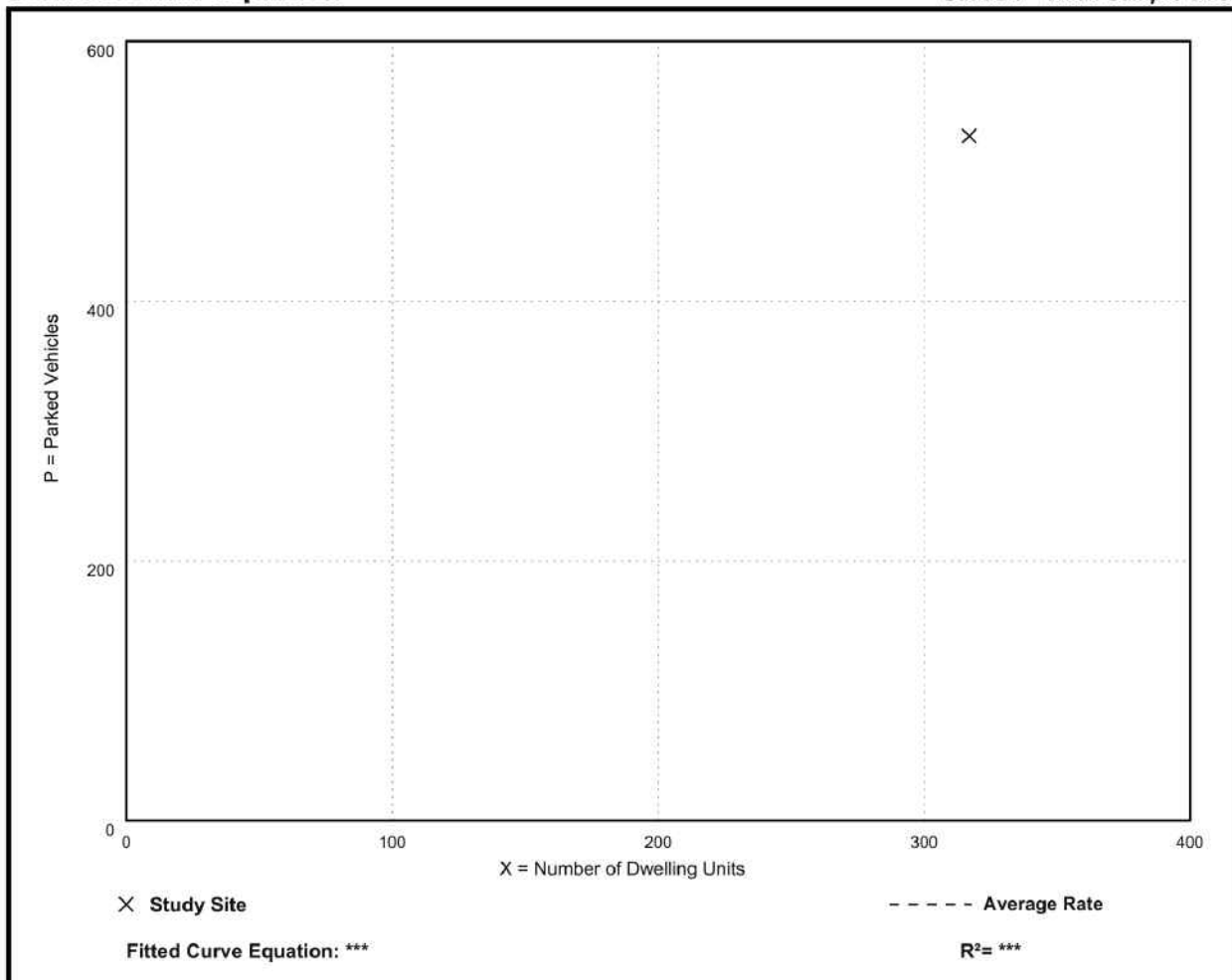
Avg. Num. of Dwelling Units: 317

### 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

