

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, May 2, 2017
6:30 p.m.

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

1. Welcome and Introductions.
2. Approval of the minutes for April 18, 2017.
3. Consider preliminary and final site plan approval for a Verizon Telecommunication Tower at the South Davis Recreation Center located at 550 N 200 West, Jared White representing Verizon, applicant.
4. **PUBLIC HEARING** - Consider approval for a Variance to Section 14-5-105 A in order to allow for parking within the required front yard setback at 157 W 300 South, Robert McArthur, applicant.
5. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
April 18, 2017
6:30 P.M.

Present: Vice Chair – Von Hill; Planning Commission Members – Dave Badham, Jesse Bell, and Tom Smith; City Council Representation - Richard Higginson; Asst City Attorney – Jacob Fordham; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Chair – Sean Monson; Planning Commission Member – Sharon Spratley; City Attorney – Clint Drake

1. Welcome and Introductions.

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

2. Approval of the minutes for April 4, 2017.

Richard Higginson made a motion to approve the minutes for April 4, 2017 as written. Dave Badham seconded the motion. Voting passed 5-0 with Commission members Badham, Bell, Hill, Higginson and Smith voting aye.

3. Consider preliminary PUD Plat and site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West, Robert Gibson, applicant.

Robert Gibson was present. Chad Wilkinson presented the staff report.

The 0.73 acre property is located within the RM-13 zoning district. Because the parcel is less than an acre, densities are calculated at 7 units to the acre for the property. Based on the size of the property the five units proposed meet the density requirements of the Code. Surrounding uses include single family residential to the north, west, and south and multifamily residential use to the east. The development parcel has an existing single family home located on the south west corner of the property which is proposed to be removed as a part of the development.

Access to the project will be via a single driveway on 1000 North. Each of the units has a two car garage, with some of the units having a third car garage. In addition to garage spaces, the units each have driveway space available for off street parking. Minimum parking standards require a total of 2.5 spaces per unit for the development (based on 3 bedroom units). The proposed garage spaces and driveways will meet the requirement for parking. The proposed structures are a maximum of two stories and are less than the 35 foot maximum height for buildings in the RM-13 zone. The buildings meet minimum setback requirements for the zone.

The applicant proposes a mix of brick and siding materials. The proposed elevations appear to meet the 50 percent minimum requirement for brick as required by Code. The submitted landscape plan shows the minimum 40 percent landscaping required by Code. A final landscape and irrigation plan meeting the requirements of Chapter 16 of the Land Use Ordinance and prepared by a licensed landscape architect will be required prior to building permit issuance. One of the key factors on this particular development will be maintaining the minimum front yard along 200 West and 1000 North as landscape area. This area will not be allowed to be fenced in with 6 foot fences and will need to be

comprised of commonly maintained landscaped area.

Storm water will be handled via on-site storm pipes which will empty into two detention ponds on the north side of the property which will in turn connect to the existing catch basin in 1000 North. Water and sewer plans have been reviewed by the City Engineer with minor redlines required in order to meet City standards. Sewer and water service to the project will be via existing lines in 1000 North which will require resurfacing of the road after construction.

Mr. Gibson is submitting this plan as the preliminary for a town home style condominium development which will require all of the necessary bonds. A final PUD (condo) plat will be required for final approval. The term PUD is being used in the name only to overcome banking restrictions on the use of the term condominium. The proposed development is in an area that is zoned for multifamily use and with conditions meets the applicable standards of the Code. Current infrastructure is adequate to handle the additional units proposed. Staff recommends that the Planning Commission recommend approval of the request for preliminary review subject to the following conditions:

1. Complete any and all redline corrections including:
 - a. Concrete curb and gutter or edge shall be shown along all asphalt surfaces
 - b. Provide a 20 foot wide public utility easement (PUE) centered over the proposed 8 inch sewer line.
 - c. Provide a 7 foot wide PUE along the south and east property liens and a 10 foot wide PUE along the 200 W and 1000 North frontages.
 - d. Show the location and size of the existing irrigation service lateral.
2. Prior to the item being forwarded to City Council for review, complete the following:
 - a. Any modifications required by conditions of the Planning Commission.
3. Prior to building permit, submit a final landscape plan meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance.
4. Replace all sidewalk along the 1000 North frontage.
5. Remove and replace any and all existing damaged curb and gutter along 1000 North.
6. Pay for slurry seal of 1000 N. Street after asphalt is patched and repaired.

Commission Members discussed current code for fencing and front doors facing the street.

Richard Higginson made a motion that the Planning Commission pass a recommendation for approval to the City Council for the preliminary PUD Plat and site plan approval for a five unit townhome style multifamily development, located at 958 N 200 West with the six conditions outlined by staff. Tom Smith seconded the motion. Voting passed 4-0-1 with Commission members Badham, Bell, Higginson, and Smith voting aye with Hill abstaining.

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

1. 2017 APA Utah Spring Conference in Brigham City.

Vice Chair Hill ascertained there were no other items to discuss. The meeting was adjourned at 6:44 p.m.

Chad Wilkinson, Bountiful City Planner

Commission Staff Report

Item # 3

Subject: Preliminary and Final Site Plan Review for a
Telecommunications Tower Located at the South
Davis Recreation Center
Author: Chad Wilkinson, City Planner
Address: 650 North 200 West
Date: May 2, 2017



Description of Request:

Mr. Jared White, representing Verizon Wireless, requests preliminary and final site plan approval for a new telecommunications tower located at the South Davis Recreation Center. The proposed tower is to be located on the north side of the Recreation Center in an existing landscape area. The subject property is located within a Single Family Residential (R-4) zone. Telecommunications towers are an allowed use in the R-4 zoning district.

Background and Analysis

The Land Use Ordinance encourages location of telecommunications facilities on public properties and more specifically states that the policy of the City is to make available to telecommunications companies such sites that the City owns which can reasonably serve the needs of the companies, the citizens and the City. To that end, when located on a City owned property, a telecommunications tower is considered a permitted use and does not require a public hearing.

The proposal includes the installation of an 80-foot high telecommunications monopole tower along with antennae. The application also includes the installation of a fenced equipment area approximately 20 feet by 36 feet in area (720 square feet). A 10-foot wide access easement is proposed across the Recreation Center parking area to provide for routine maintenance of the facility. The applicant proposes to provide power to the facility from an existing pole located to the north west of the tower. An additional easement is proposed across the north side of the Rec. Center site in order to provide access to fiber optics and power. The precise location of these easements will be subject to review and approval by impacted City departments.

The applicant has indicated that they are willing to install a 60-foot tall tower instead of the 80 foot tower. However, the installation of a lower tower will limit the ability for co-location by other providers in the future. Co-location is encouraged by City Code in order to minimize the number of towers in the City. The 80 foot height requested is consistent with other towers installed in the City including the tower at Mueller Park Junior High. The proposed tower is effectively screened from public view to the south by the Rec. Center building and is located several hundred feet from 200 West and Main Street. The closest of the existing residences is approximately 150 feet from the proposed tower and a large tree exists between the tower and the residence. The conditions below include a maximum width for pole and the antennae array in order to mitigate visual impacts.

Department Review

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

Significant Impacts

The proposed tower will create visual impacts to adjoining properties. Impacts to traffic and existing utilities are expected to be minimal.

Recommended Action

Staff recommends that the Planning Commission forward a recommendation of preliminary and final site plan approval for the requested telecommunications tower subject to the following conditions:

1. The applicant shall meet all requirements of the Bountiful Power Department.
2. Provide easement documents, including legal descriptions for review and approval by the City.
3. The communications tower shall not exceed 30 inches in diameter at the base and shall taper to no more than 20 inches in diameter at the top of the pole.
4. The maximum tower height allowed shall be 80'. Antennas and appurtenances shall not extend more than 6 feet above the tower.
5. The color of the tower is to be determined by staff.
6. At no point shall any part of an antenna array, including the antenna pads, extend more than 80" inches from the exterior of the communications tower pole.
7. The tower shall be constructed in such a way to allow for at least three different services, meaning the original applicant equipment and two co-locations on the same tower.
8. The applicant shall consent to at least two future co-locations on the tower.
9. The applicant shall obtain a building permit before commencing construction.
10. Any and all fees shall be paid.

Attachments

1. Aerial photo
2. Site and utility plans

Aerial Photo





verizonwireless

SAL - ZESIGER

verizon
wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

Technology Associates

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MERGEE BROSKE SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: JAY C
CHECKED BY: JARED W

REV	DATE	DESCRIPTION
1	01.26.2017	REVISIONS PER JW
0	01.11.2017	ZONING DRAWINGS

SAL - ZESIGER
NW SEC 19, T2N, R1E
650 NORTH 200 WEST
BOUNTIFUL, UTAH 84010
-- RAWLAND SITE --

SHEET TITLE
VICINITY MAP
GENERAL INFORMATION


SHEET NUMBER
T100

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAC SITE ACQUISITION:
TAC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	REV	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	1	01.26.2017
SURV	SITE SURVEY	0	
C100	OVERALL SITE PLAN	0	
C101	ENLARGED SITE PLAN	1	01.26.2017
C200	SITE ELEVATIONS	1	01.26.2017


UNDERGROUND SERVICE ALERT, CALL 'BLUE'
STAKES OF UTAH @ 811 OR 1-800-662-4111
THREE WORKING DAYS BEFORE YOU DIG



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRIVING DIRECTIONS

FROM THE VIEW WEST JORDAN OFFICE, TAKE I-15 NORTH TO BOUNTIFUL EXIT #317 FOR 400 NORTH, TURN RIGHT AND GO EAST FOR 0.4 MILE TO 200 WEST, TURN LEFT AND GO NORTH TO THE ENTRANCE OF THE SOUTH DAVIS RECREATION CENTER ON THE RIGHT (EAST) SIDE OF THE ROAD. THE SITE WILL BE LOCATED ON THE NORTH SIDE OF THE BUILDING.

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
650 NORTH 200 WEST
BOUNTIFUL, UTAH 84010

LATITUDE AND LONGITUDE:
N 40°53'46.44", W 111°52'58.87"

ZONING JURISDICTION:
BOUNTIFUL CITY

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH OUTDOOR EQUIPMENT AND GENERATOR

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT AND GENERATOR, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

POWER COMPANY:
BOUNTIFUL CITY POWER

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES, INC
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JARED WHITE
PHONE: 801-232-0953



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088



UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3145 WEST 1000 SOUTH
CARLSBAD, CALIFORNIA 92010

SURVEY PREPARED BY:
SUPERIOR SURVEYING
PHONE: 801-330-8848
EMAIL: JERRY@SUPERIOR-SURVEYING.COM

DRAWN BY: JERRY F
CHECKED BY: JERRY F

REV	DATE	DESCRIPTION
0	11.01.2016	SITE SURVEY



SAL - ZEISSER
NW SEC 19, T24N R1E
650 NORTH 200 WEST
BOUNTIFUL, UTAH 84010
--- RAWLAND SITE ---

SHEET TITLE
SITE SURVEY

SHEET NUMBER
SURV

CERTIFICATE OF SURVEY:
I, JERRY FLETCHER, LAND SURVEYOR, STATE OF UTAH, LICENSE NUMBER 6438064, CERTIFY THAT I HAVE SUPERVISED A SURVEY ON THE GROUND AS SHOWN HEREON:
VERIZON WIRELESS LEASE SITE DESCRIPTION:
LOCATED IN THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, STATE OF UTAH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT LOCATED SOUTH 07°07'52" EAST 1223.87 FEET ALONG MONUMENT LINE AND EAST 692.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT ALSO BEING SOUTH 07°07'52" EAST 1196.92 FEET AND EAST 650.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT BEING SOUTH 07°07'52" EAST 36.00 FEET, THENCE SOUTH 07°12'57" EAST 20.00 FEET TO AN EXISTING BUILDING; THENCE ALONG SAID BUILDING, SOUTH 89°47'03" WEST 36.00 FEET TO A CORNER; THENCE ALONG SAID BUILDING AND EXTENDING BEYOND, NORTH 07°12'57" WEST 20.00 FEET TO THE POINT OF BEGINNING.

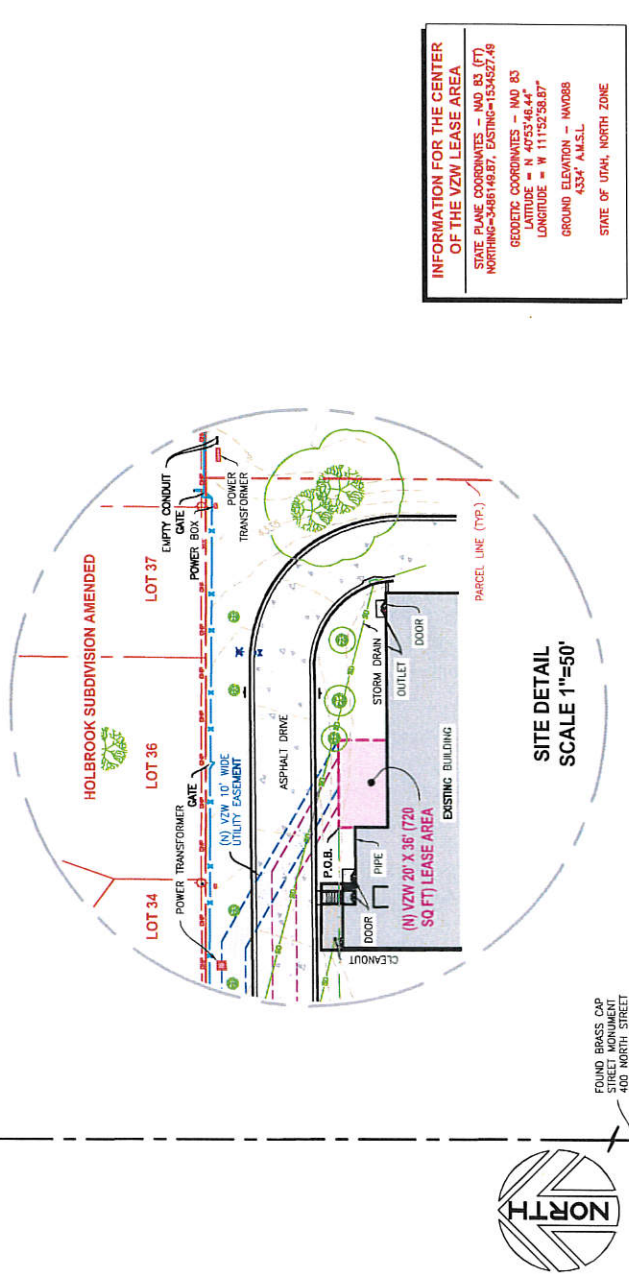
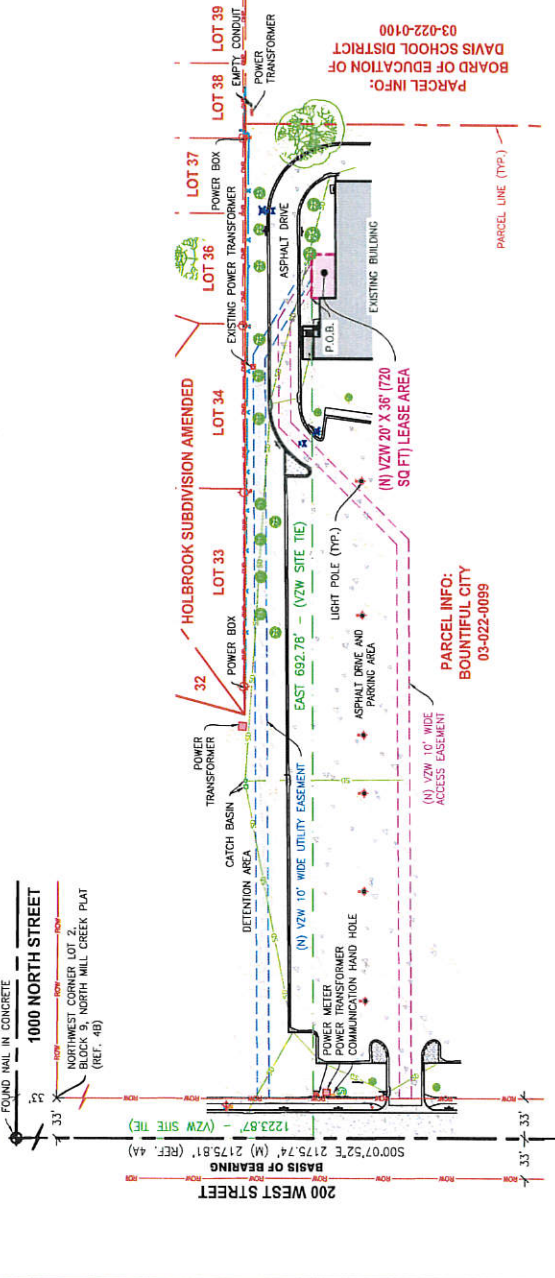
VERIZON WIRELESS ACCESS EASEMENT DESCRIPTION:
CONTAINS: 720 SQ. FT. OR 0.017 ACRES, MORE OR LESS, (AS DESCRIBED).
A 10 FOOT WIDE ACCESS EASEMENT FOR THE PURPOSES OF INSTANT UNDERGROUND UTILITIES, FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 07°07'52" EAST 1223.87 FEET ALONG MONUMENT LINE AND EAST 717.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT BEING SOUTH 07°07'52" EAST 1196.92 FEET AND EAST 650.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT BEING SOUTH 07°07'52" EAST 36.00 FEET, THENCE SOUTH 07°12'57" EAST 20.00 FEET TO AN EXISTING BUILDING; THENCE ALONG SAID BUILDING, SOUTH 89°47'03" WEST 36.00 FEET TO A CORNER; THENCE SOUTH 89°47'03" WEST 84.99 FEET, THENCE SOUTH 44°47'03" WEST 136.78 FEET; THENCE SOUTH 89°47'03" WEST 458.49 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF 200 WEST STREET AND TERMINATING.
CONTAINS: 0.166 ACRES, MORE OR LESS, (AS DESCRIBED).

VERIZON WIRELESS UTILITY EASEMENT DESCRIPTION:
A 10 FOOT WIDE UTILITY EASEMENT FOR THE PURPOSES OF INSTANT UNDERGROUND UTILITIES, BEING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
BEGINNING AT A POINT ON THE NORTH LINE OF THE VERIZON WIRELESS LEASE AREA, SAID POINT BEING SOUTH 07°07'52" EAST 1223.87 FEET ALONG MONUMENT LINE AND EAST 717.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT BEING SOUTH 07°07'52" EAST 1196.92 FEET AND EAST 650.78 FEET FROM THE MONUMENT AT 1000 NORTH AND 200 WEST STREETS, SAID POINT BEING SOUTH 07°07'52" EAST 36.00 FEET, THENCE SOUTH 07°12'57" EAST 20.00 FEET TO AN EXISTING BUILDING; THENCE ALONG SAID BUILDING, SOUTH 89°47'03" WEST 36.00 FEET TO A CORNER; THENCE SOUTH 89°47'03" WEST 84.99 FEET, THENCE SOUTH 44°47'03" WEST 136.78 FEET; THENCE SOUTH 89°47'03" WEST 458.49 FEET, MORE OR LESS, TO EAST RIGHT-OF-WAY LINE OF 200 WEST STREET AND TERMINATING.
CONTAINS: 0.160 ACRES, MORE OR LESS, (AS DESCRIBED).

NARRATIVE:
(1) THE PURPOSE OF THIS SURVEY IS TO LOCATE AND SURVEY A PROPOSED COMMUNICATIONS TOWER SITE.
(2) THE BEARINGS AND DISTANCES LISTED FOR THIS SURVEY IS AS SHOWN ON THIS PLAN, FROM FOUND MONUMENTS AS LOCATED IN THE FIELD.
(3) ALL DISTANCES ARE MEASURED TO THE CENTERLINE OF THE MONUMENTS.
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REFERENCE PLATS:
(A) SURVEY NO. 598, BOUNTIFUL CITY STREET INTERSECTION MONUMENT SYSTEM NORTHWEST AREA PLAT, DATED NOVEMBER 1, 1980.
(B) SURVEY NO. 1861, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(C) SURVEY NO. 1862, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(D) SURVEY NO. 1863, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(E) SURVEY NO. 1864, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(F) SURVEY NO. 1865, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(G) SURVEY NO. 1866, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(H) SURVEY NO. 1867, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(I) SURVEY NO. 1868, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(J) SURVEY NO. 1869, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(K) SURVEY NO. 1870, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(L) SURVEY NO. 1871, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(M) SURVEY NO. 1872, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(N) SURVEY NO. 1873, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(O) SURVEY NO. 1874, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(P) SURVEY NO. 1875, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(Q) SURVEY NO. 1876, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(R) SURVEY NO. 1877, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(S) SURVEY NO. 1878, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(T) SURVEY NO. 1879, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(U) SURVEY NO. 1880, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(V) SURVEY NO. 1881, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(W) SURVEY NO. 1882, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(X) SURVEY NO. 1883, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(Y) SURVEY NO. 1884, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.
(Z) SURVEY NO. 1885, 400 NORTH PARK PROPERTY SURVEY, DATED JUNE 7, 1980.

SCALE: 1" = 100'-0"



INFORMATION FOR THE CENTER OF THE VZW LEASE AREA
STATE PLANE COORDINATES - NAD 83 (FT)
NORTHING=3481149.87, EASTING=1534827.48
GEODESY COORDINATES - NAD 83
LATITUDE = N 42°53'48.44"
LONGITUDE = W 111°32'58.87"
GROUND ELEVATION - 116088
433' A.M.S.L.
STATE OF UTAH, NORTH ZONE



SITE SURVEY
SCALE 1"=50'

ASAC INFORMATION SHEET 91-003

INFORMATION REGARDING SURVEY DATA SUBMITTED TO THE FAA

FAA Order 8260.19c requires proponents of certain proposed construction (located beneath instrument procedures) provide the FAA with a site survey and/or letter, from a licensed land surveyor, which certifies the site coordinates and the surface elevation at the site. On October 15, 1992, the FAA started using the North American Datum of 1983 (NAD-83), and therefore all site coordinates should be based on NAD-83. The FAA requires that the survey letter contain an accuracy statement that meets accuracy tolerances required by the FAA. The most requested tolerances are +/- 50 feet in the horizontal and +/- 20 feet in the vertical (2-C). When the site coordinates and/or site elevation can be certified to a greater accuracy than requested by the FAA, please do so.

In order to avoid FAA processing delays, the original site survey or certifying letter should be attached to the 7460 when it is filed at the FAA's regional office. It must be signed and sealed by the licensed land surveyor having performed or supervised the survey.

The FAA accuracy codes and a sample accuracy statement are listed below.

ACCURACY CODES:

<u>HORIZONTAL</u>		<u>VERTICAL</u>	
Code	Tolerance	Code	Tolerance
1	+/- 15 ft	A	+/- 3 ft
2	+/- 50 ft	B	+/- 10 ft
3	+/- 100 ft	C	+/- 20 ft
4	+/- 250 ft	D	+/- 50 ft
5	+/- 500 ft	E	+/- 125 ft
6	+/- 1000 ft	F	+/- 250 ft
7	+/- 1/2 NM	G	+/- 500 ft
8	+/- 1 NM	H	+/- 1000 ft
9	Unknown	I	Unknown

Date: JANUARY 11, 2017

Re: SAL - ZESIGER

NW 1/4 OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN

I certify that the latitude of N 40°53'46.44", and the longitude of W 111°52'58.87", are accurate to within 15 feet horizontally and the site elevation of 4334 feet, AMSL (American Mean Sea Level), is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) are in terms of the North American Datum of 1983 (NAD-83) and are expressed as degrees, minutes and seconds, to the nearest (tenth/hundredth) of a second. The vertical datum (heights) are in terms of the (NAVD88) and are determined to the nearest foot.



Professional Licensed Land Surveyor:
1-A FAA Letter

Jerry Fletcher, Utah LS no. 6436064



VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84098



UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

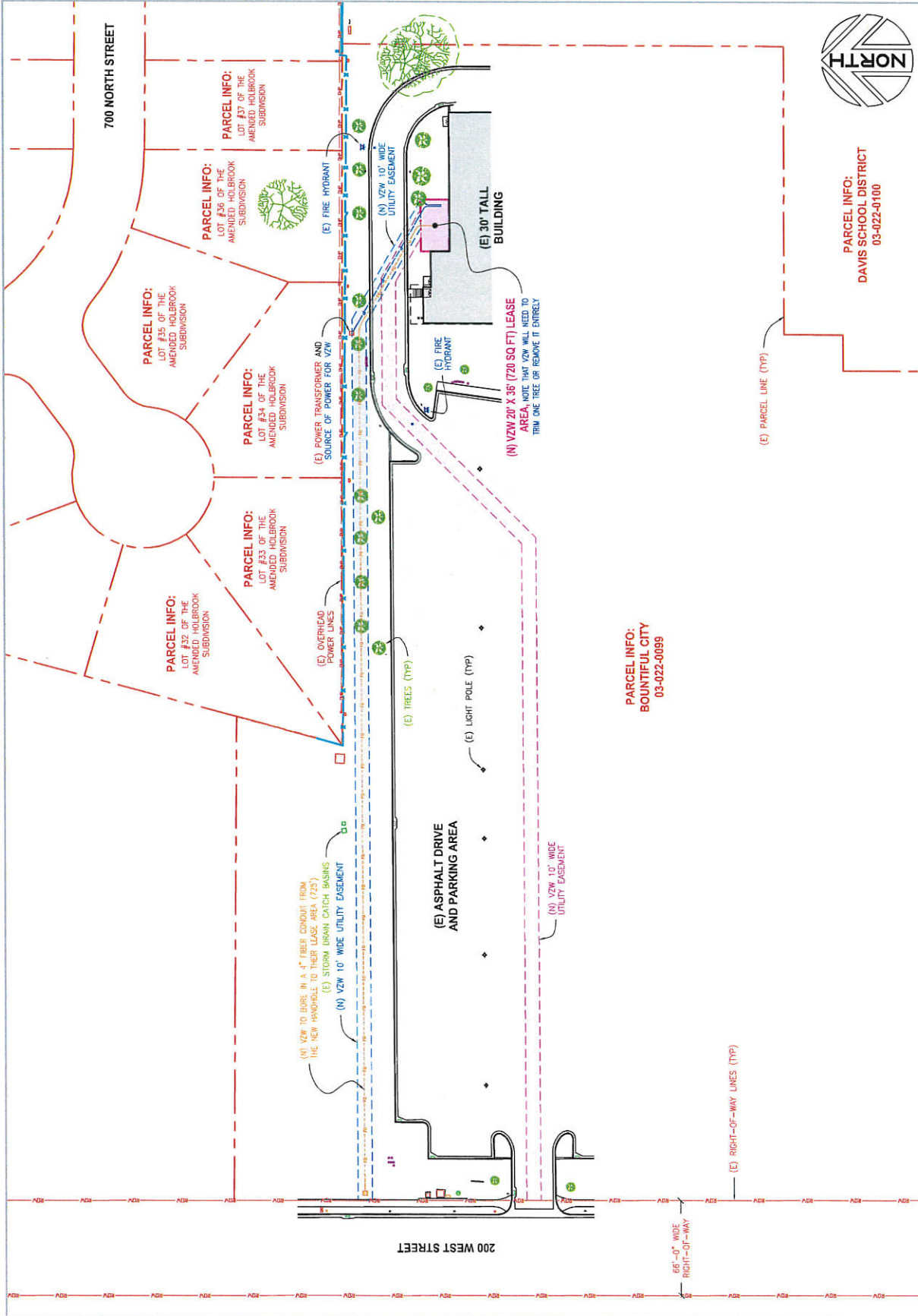
DRAWN BY: JAY C
CHECKED BY: JARED W

0 01.11.2017 ZONING DRAWINGS
REV DATE DESCRIPTION

SAL - ZESIGER
NW SEC 19, T2N, R1E
650 NORTH 200 WEST
BOUNTIFUL, UTAH 84010
-- RAWLAND SITE --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100



PARCEL INFO:
DAVIS SCHOOL DISTRICT
03-022-0100

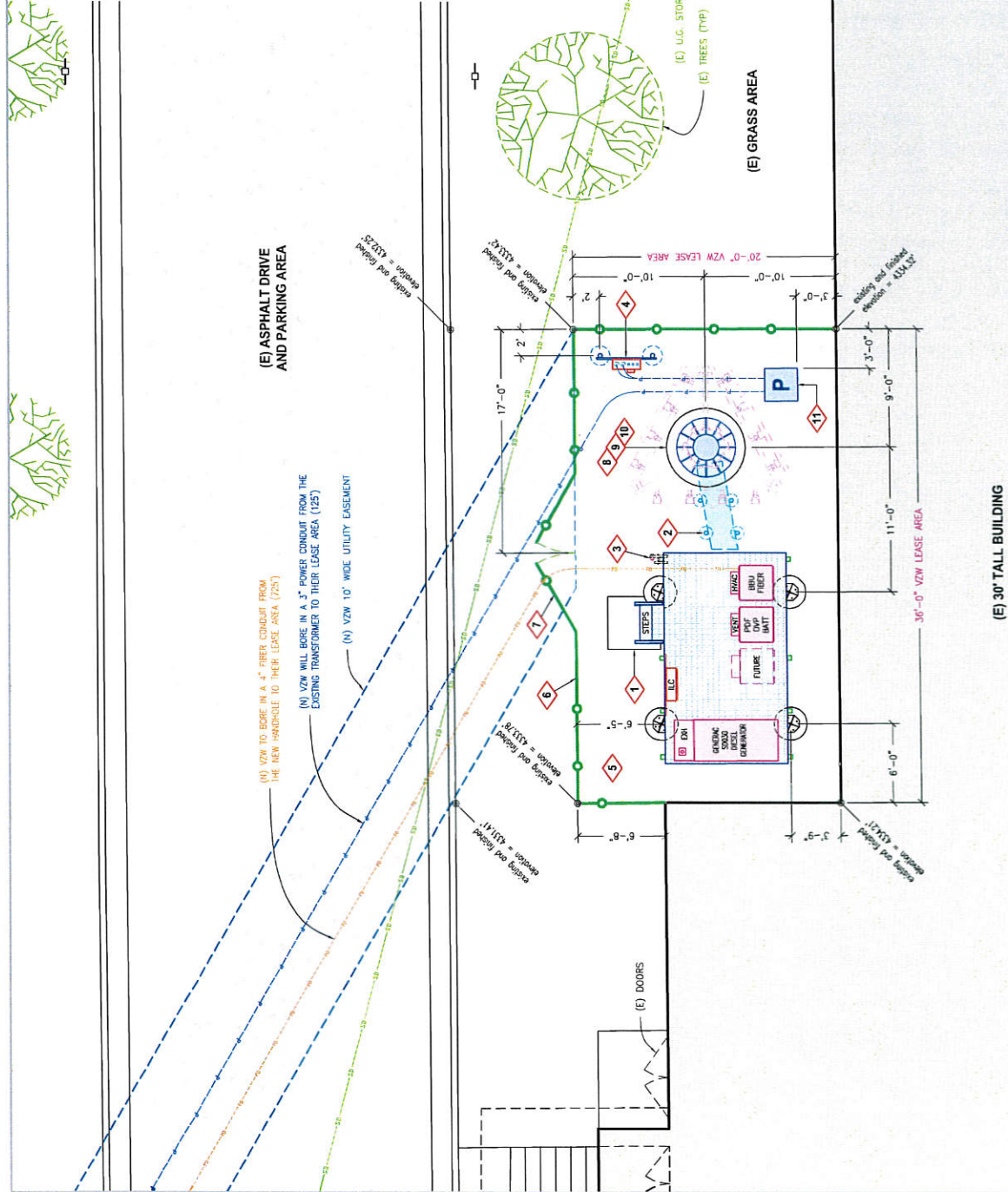
SCALE: 1/4" = 16'-0"

OVERALL SITE PLAN



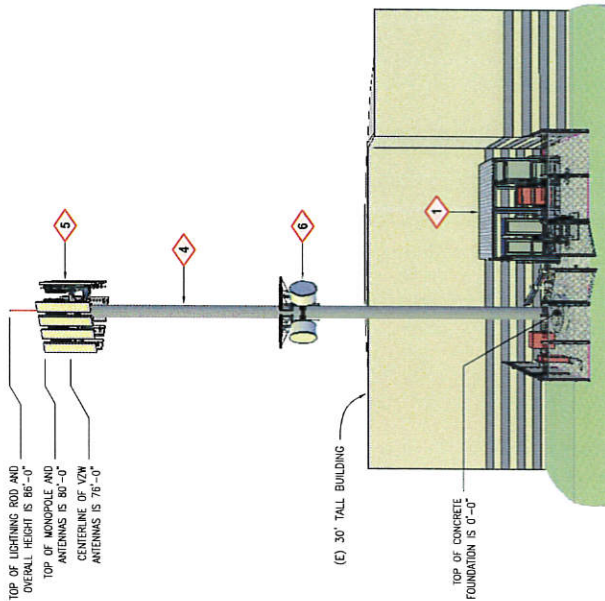
KEYED NOTES

- 1 VZW WILL INSTALL A COMPOSITE 9'-4" X 16" EQUIPMENT PLATFORM WITH CANOPY (11'-4" TALL). THE PLATFORM SHALL BE CONCRETE. (1) THE CONCRETE SHALL BE C300/2 FOR EQUIPMENT LAYOUT AND S100 FOR PER FOUNDATION INFORMATION. THE TOP OF THE CONCRETE LANDING FOR THE STEPS MUST BE AT FINISHED GRADE AND THE TOP OF THE PIERS MUST BE 4" ABOVE THE TOP OF THE CONCRETE LANDING TO MAINTAIN A UNIFORMITY BETWEEN THE LANDING AND THE STEPS.
- 2 VZW ICE BRIDGE. SEE C300/3 AND C200.
- 3 VZW GPS ANTENNA TO BE MOUNTED TO ONE OF THE SOLAR SHIELD SUPPORT LEGS. SEE C300/1 AND E200.
- 4 VZW UTILITY RACK. SEE C302/1.
- 5 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES. SEE C300/2 AND 'SITE WORK NOTES' ON C303.
- 6 VZW 6" TALL CHAINLINK FENCING WITH BARBED WIRE. SEE C302/3.
- 7 VZW 12" WIDE SITE ACCESS. (2) 6" WIDE CHAINLINK GATES WITH BARBED WIRE. SEE C302/4.
- 8 VZW 8' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE OTHER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 9 VZW 6" TALL ANTENNAS (1) PER SCORER (13 TONS) AT A 75' CENTERLINE WITH (2) BRYS AND (2) BRACP ONE BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EGRESSMAN ENGINEERING 12" LOW PROFILE PLATFORM WITH TOP RAIL TO KEEP THE FOOTPRINT OF THE ANTENNA MOUNTS AS SMALL AS POSSIBLE.
- 10 VZW CONTRACTOR TO INSTALL (2) 4" MICROWAVE DISHES (HEIGHT AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 11 BOUNTIFUL CITY POWER WILL INSTALL A NEW TRANSFORMER AT THIS LOCATION AND THE VZW CONTRACTOR WILL BE REQUIRED TO INSTALL (2) 4" CONDUITS FROM THE TRANSFORMER TO THE UTILITY RACK.

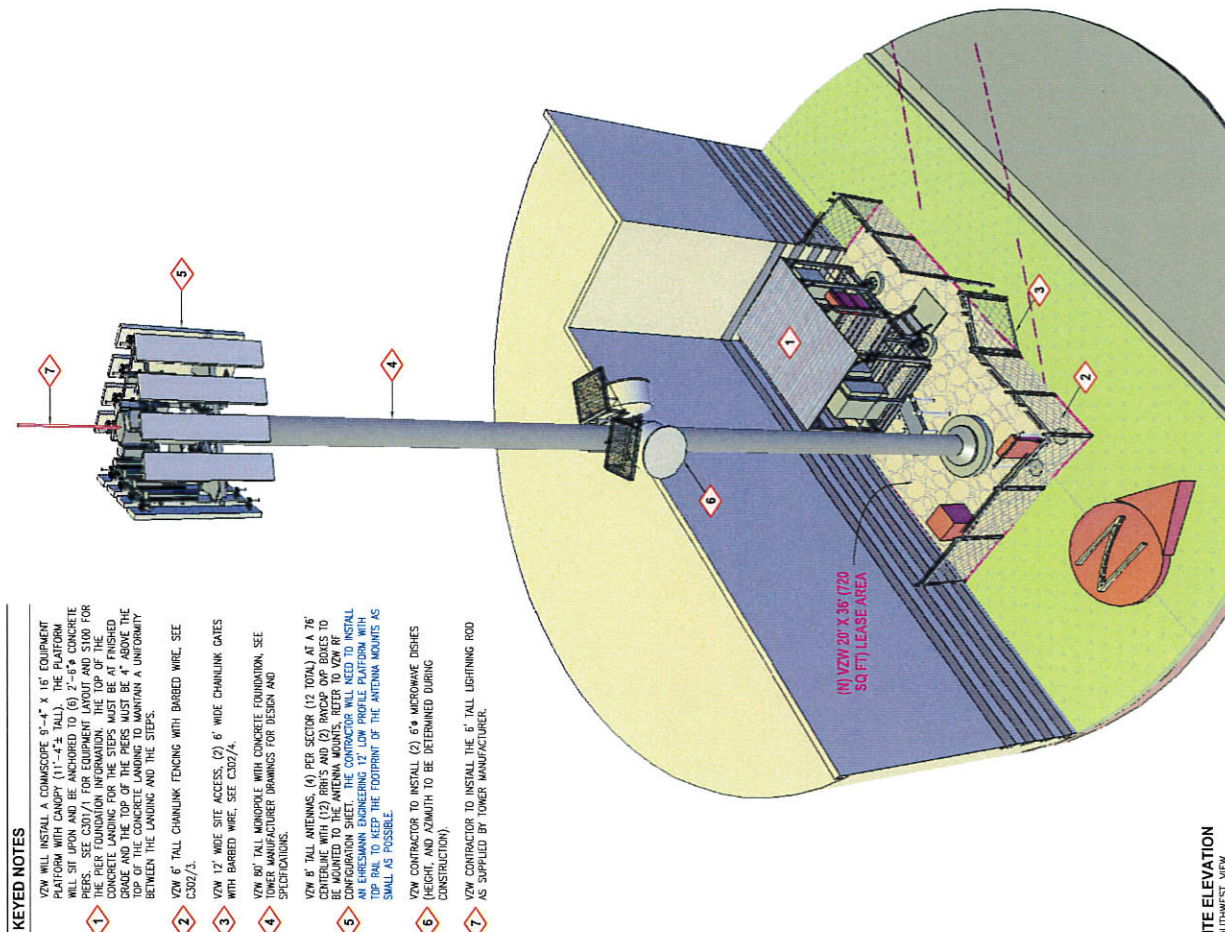
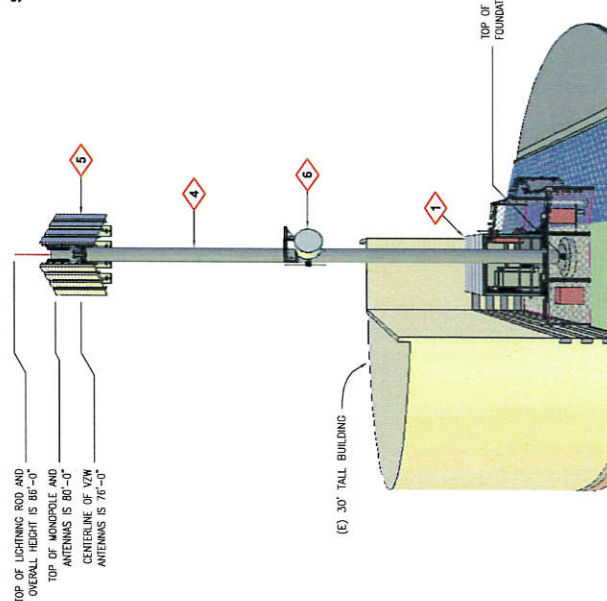


(E) 30' TALL BUILDING

SITE ELEVATION
LOOKING SOUTH



SITE ELEVATION
LOOKING WEST



KEYED NOTES

- 1 VZW WILL INSTALL A COMSCOPE 9'-4" X 16' EQUIPMENT PLATFORM WITH CANOPY (11'-4"± TALL). THE PLATFORM WILL SIT UPON AND BE ANCHORED TO (6) 2'-6" CONCRETE PIER FOUNDATIONS. THE CANOPY SHALL BE 3'-0"± HIGH FOR THE PERMANENT INFORMATION. THE TOP OF THE CONCRETE LANDING FOR THE STEPS MUST BE AT FINISHED GRADE, AND THE TOP OF THE PIERS MUST BE 4" ABOVE THE TOP OF THE CONCRETE LANDING TO MAINTAIN A UNIFORMITY BETWEEN THE LANDING AND THE STEPS.
- 2 VZW 6' TALL CHAINLINK FENCING WITH BARBED WIRE, SEE C302/3.
- 3 VZW 12' WIDE SITE ACCESS, (2) 6' WIDE CHAINLINK GATES WITH BARBED WIRE, SEE C302/4.
- 4 TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 5 VZW 6' TALL ANTENNAS (4) PER SECTOR (12) TOTAL AT A 76' CENTERLINE WITH (12) BRACKS. CUP Dishes TO BE MOUNTED TO THE ANTENNA MOUNTS, REFER TO VZW RF CONFIGURATION SHEET. THE CONTRACTOR WILL NEED TO INSTALL AN EMBLEMANN ENGINEERING 12' LOW PROFILE PLATFORM WITH TOP RAIL TO KEEP THE FOOTPRINT OF THE ANTENNA MOUNTS AS SMALL AS POSSIBLE.
- 6 VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISHES (HEIGHT, AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION).
- 7 VZW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

SITE ELEVATION
SOUTHWEST VIEW

Recorder

Recorder (.../home) / Property Search

Property Search

Davis County Tax Information - Please Read

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Tax Information

THE 2016 VALUES ON THIS WEB PAGE ARE PRELIMINARY VALUES, AS OF JULY 22, 2016, AS DISCLOSED ON THE 2016 DAVIS COUNTY VALUATION NOTICE. THESE VALUES MAY BE APPEALED BY THE TAXPAYER BY SEPTEMBER 15, 2016.

Property Information

Year: 2016 ▼

Parcel

Serial Number: 030250088

Tax District: 03

Legal Description: BEG AT A PT 128 FT S & 153 FT E FR NW COR OF SEC 30-T2N-R1E, SLM; TH S 66 FT; TH E 113.55 FT; TH N 66 FT; TH W 113.55 FT TO POB. CONT. 0.173 ACRES.

SITUS Address: 400 S 425 WEST
BOUNTIFUL, 84010

Building/Land Values

Acres: 0.17

Residence Year Built: 0

Residence Square Feet: 0

Tax Information

Estimated Delinquency Payoff Amount (for specified Payoff Date): *No delinquencies were found for this serial number at this time.*

2016 Tax Statement Recipient: CHASEBROOK BOUNTIFUL LLC
154 EAST MYRTLE AVE # 303
MURRAY, UT 84107

2016 Total Market Value: \$94,972.00

Recent Tax History

Commission Staff Report

Item # 4

Item: PUBLIC HEARING – Request for a variance in order to allow parking within the required front yard setback.
Address: 157 W. 300 South
Author: Chad Wilkinson, Planning Director
Date: May 2, 2017



Description of Request

The applicants, Robert McArthur and Alan Mortensen, have requested a variance to allow for a parking space within the required front yard setback area of a property he developed at 157 W 300 South. The property is located in the RM-19 zoning district and is part of the DuMc Planned Unit Development.

Authority

Section 14-2-111 authorizes the Planning Commission as the review body for variance requests related to parking and setbacks.

Background and Analysis:

The applicant has requested a variance to allow an existing driveway and parking area constructed at 157 W 300 South to remain. The DuMc Planned Unit Development was originally approved in 2013 as a three unit multifamily development. The site plan approved by the City Council and Planning Commission did not include the driveway and parking space and the site plan approved as part of the building permit set did not include the driveway and parking space. Subsequent to the issuance of the building permit for the site, the driveway was constructed and was discovered during a bond release inspection by City Engineering staff. The driveway approach for the parking space was constructed without permit and does not meet City standards for driveway approaches. The City initiated enforcement action in order to obtain compliance with the Code and the applicant has elected to request a variance rather than removing the noncompliant driveway.

The parking space in question does not meet the standards for the RM-19 zone. Section 14-5-105 (A) states that, "No dwellings, parking spaces, or other site elements, other than sidewalks, landscaping, and **approved** driveways may be allowed in the front setback" (Emphasis added). Additionally, Section 14-5-117 states that, "Driveway and parking areas in multifamily projects shall be designed so that vehicles do not back on a public street."

The staff report for the original Planning Commission review of the item noted that the units "are effectively attached single family dwellings, and so the parking standard, driveway

width, etc, applied are those for single family dwellings.” Single family residential requirements include a minimum 35 foot separation between driveways located on the same property and a restriction on parking of vehicles within a required front yard except for on an *approved*, paved driveway. Whether the development is treated as a single family dwelling or a multi-family dwelling, the driveway does not meet the standards of the Land Use ordinance. The applicant has suggested that the development be deemed a “townhome style” residential development in order to utilize an exemption in the multifamily zone standards. However, this is inconsistent with the original approval and would still not address the parking of vehicles in the front yard which is prohibited in the multifamily zoning standards.

The applicant has submitted a written narrative which is attached to this report. The submittal includes photographs of existing driveways and parking spaces throughout Bountiful. Some of the driveway examples appear to be illegally constructed with several of the examples using metal plates or ramps instead of a legally constructed driveway to access a parking area. Others appear to access the parking areas by mounting the curb. This is expressly prohibited in the Code. The existence of other non-permitted and/or illegal driveways is not a justification for a variance.

Variance Findings

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

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

Staff Response: The additional parking space and driveway were not discussed at the Planning Commission or City Council meetings approving the development. In addition, the site plan approved with the building permit did not include the extra parking space. The property has adequate off-street parking to meet code standards and therefore the elimination of the parking space will not cause an unreasonable hardship. Instead, elimination will bring the site into compliance with the original approval.

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

Staff Response: The applicant has listed several special circumstances including proximity to a power plant, a drug rehabilitation center and personal storage units as justification for a variance. In order for a special circumstance to be considered in granting a variance, it must relate to the standards for which the applicant seeks a relief. The applicant does not indicate how an extra parking space addresses or provides relief from the proximity to the power plant, or storage units or the drug rehab facility. The parking space does not provide buffering to surrounding uses, and is not needed for emergency access to the property. Replacing the parking space with landscaping would more effectively buffer the residential unit from the neighboring storage use.

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

Staff Response: Approval of a variance would actually grant a right that is not possessed by other property in the same zone. The applicant has submitted photos of other driveways in the City that do not appear to meet the standards of the Code. Many of these are non-permitted driveways that violate the ordinance. These non-permitted and/or illegal driveways are not a justification for a variance.

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

Staff Response: Limitations on the number and location of driveways and parking areas within required front yards is in the public interest. The development was approved in conjunction with a site plan review by the Planning Commission and City Council. Requiring compliance with the approved site plan is also in the public interest.

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

Staff Response: Granting a variance would be contrary to the spirit of the land use ordinance. The driveway spacing standards of the Code are meant to enhance public safety by limiting the number of locations vehicles may enter the public right-of-way. Restrictions on parking within a front yard provide opportunities for additional landscape areas in front yards which enhances the beauty of the community.

Department Review

City Planner, City Engineer, City Attorney

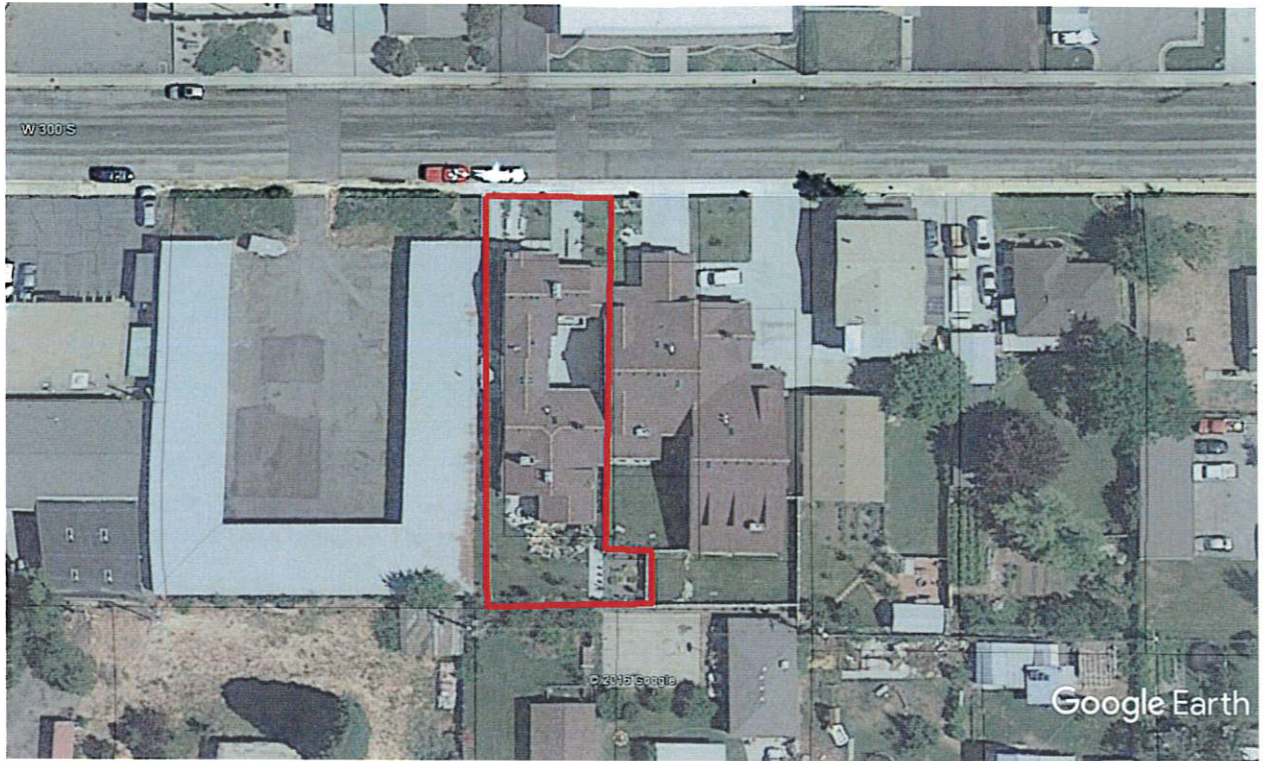
Recommended Action

Staff recommends denial of the requested variance to allow for a parking space in the required front yard of a multifamily development in the RM-19 zone. Staff recommends removal of the parking space and driveway leading to the parking space in order to comply with the approved site plan and the standards of the Land Use Ordinance.

Attachments

1. Aerial Photo
2. Applicant's Narrative
3. Original approved Site Plan
4. Proposed Revised Site plan

Aerial Photo



April 11, 2017

VIA Hand Delivery to Bountiful City Planning Department

Department of Planning and Economic Development
790 South 100 East
Bountiful, UT 84010

Re: 157 West 300 South, Bountiful, UT 84010

To Whom It May Concern:

We hereby request a variance on our property located at 157 West 300 South in Bountiful. The ordinance does not allow for the cutting of a curb for a driveway when another driveway is less than 50 feet away. As you can see from the attached photographs, the only entrance between the planned unit development and the storage garages for emergency and/ or fire would be going through this small flagpole side yard.

We recently bought this home and up until the day of the purchase were unaware of there being an issue with the city regarding the curb cut and/or cement pad that is captured in the attached photos. We have invested in purchasing this very nice home in the downtown area of Bountiful in hopes that we can help in the urban revitalization of downtown Bountiful. We were disappointed that the city building is not going to be built to help revitalize the downtown as we want to remain here and assist in beautifying downtown. We are next to storage garages that are less than attractive and are obviously not compliant with maintenance on the sidewalks and are going ignored. However, we would like to keep the previous owner's cut and cement pad so that we can have a buffer between the storage garages and our property.

Pursuant to Utah Code 10-98-702, a variance is warranted because of a literal enforcement of the ordinance would cause an unreasonable hardship upon us in that we would be giving up a beatification effort *that has ample precedence in Bountiful city for*. There are special circumstances as this planned unit development is next to and across the street from the power plant, a drug rehabilitation facility, and next to a storage garage and strip mall. This is a less than desirable location, yet we were willing to invest in the city by moving here and hopefully encourage others to do the same.

The special circumstances that attach to this property do not apply to other properties that are in the same zoning areas in that they are not across the street from the power plant, drug rehabilitation center, or next to storage garages and a strip mall. Granting this variance is essential to the enjoyment of our property in order to have a buffer and also to have emergency access to our backyard through this cut. This variance would not generally affect the general plan in any method or manner and the public interest in not hurt given the conditions that are allowed to exist with the storage garages to the west of our property. In the spirit of the land use ordinance being observed and substantial justices being done in allowing the cement pad and cut to remain, we have included address and images of more than nine Bountiful properties showing a precedence for the cement pad and curb cut. The design is to help alleviate road parking congestion.

Please note the enclosed attachments regarding response to Bountiful City Code 14-18-105 (F), 14-18-109 (A)(3) and (C)(1)(b) and (C)(2).

We appreciate your attention to this matter and look forward to working with Bountiful City by coming to an acceptable resolution.

Sincerely,

Alan W. Mortensen

AWM/ncc

14-18-105 GENERAL REQUIREMENTS FOR PARKING AREAS

- F. No off-street parking shall be permitted in any required residential front yard or street side yard other than in approved, paved driveways. And no vehicle, trailer, or similar device may be parked on a lawn, park strip, or any other non-paved surface.

When approval of the paved area, which has ample precedence in Bountiful city, is granted, then the paved pad will be in code.

14-18-109 ACCESS REQUIREMENTS

- A. Any property, regardless of its use or zone designation, shall be subject to the following.
3. No off-street parking area shall be approved or constructed without a drive approach meeting city standards. Any drive-approach shall be located at least five (5) feet from a side or rear property line, with the exception of approved, shared drive-approaches.

A variance is being requested from this code as the drive-approach is next to a storage unit facility that is less than attractive and is obviously not compliant with maintenance on the sidewalks and is going ignored. The paved pad is requested to keep in place to have a buffer between the storage units and the property address.

14-18-109 ACCESS REQUIREMENTS

- C. Multiple-Family Residential Developments
2. Number of Driveways Permitted. Not more than two (2) drive-accesses (curb cuts) shall be allowed for each one hundred (100) feet of street frontage, except for town-home style residential units approved and constructed after December 31, 2006, that front onto a public street that is not designated on the Street Master Plan as a collector or arterial street and that does not exceed an average daily traffic volume of one thousand (1,000) vehicles

Although the Planning Commission approved the PUD on August 20, 2013, they listed the parking aspect of the units as signal family dwelling units. As the units are indeed approved PUD town-home style residents, the request is to keep the parking labeled as town-home style parking, as well, which will keep the property in code.

"The proposed development is atypical of most multi-family developments in that all three units will have individual driveways connecting to the street and no shared parking. They are effectively attached single family dwellings, and so the parking standard, driveway width, etc, applied are those for single family dwellings. Each unit will have at least two covered parking stalls and two uncovered spaces in the driveways, which meets the minimum requirements of the ordinance.

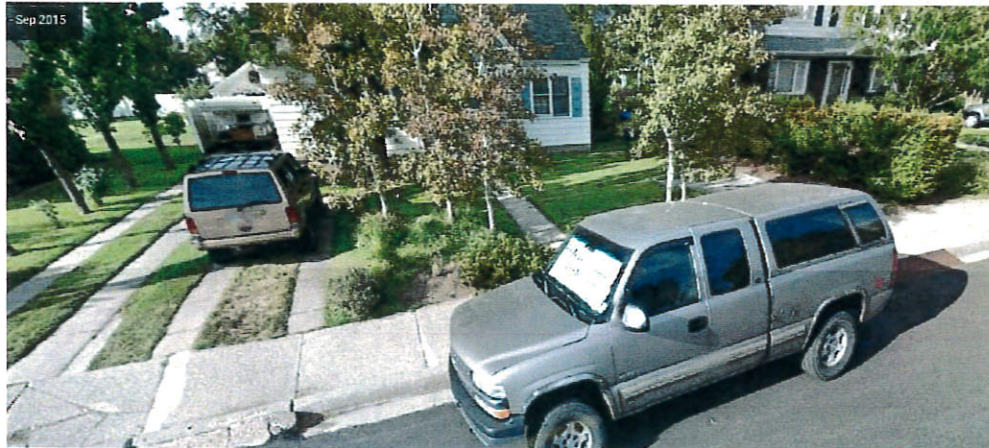
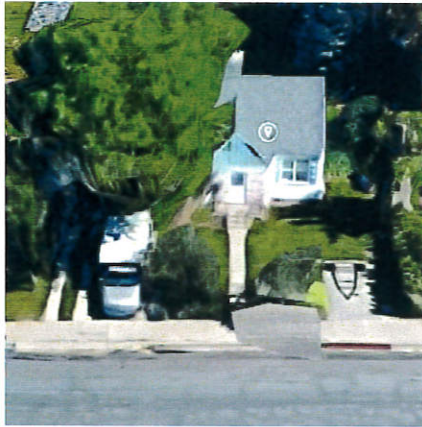
As a result of each unit having its own driveway within a relatively small amount of frontage, all of the sidewalk and curb and gutter must be replaced as part of the construction process and before final occupancy of any of the residential units is granted."

Variance requested for property located at 157 West 300 South, Bountiful, UT 84010.

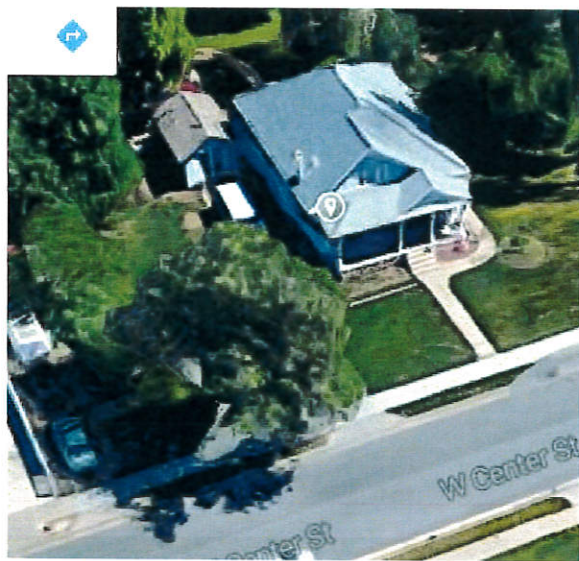


Address of other current Bountiful City properties with same design use:

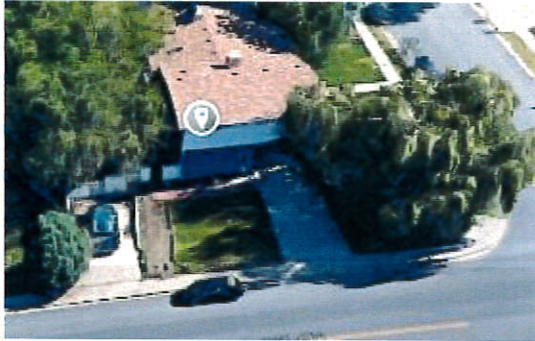
174 W 100 N Bountiful, UT 84010



130 W Center St Bountiful, UT 84010



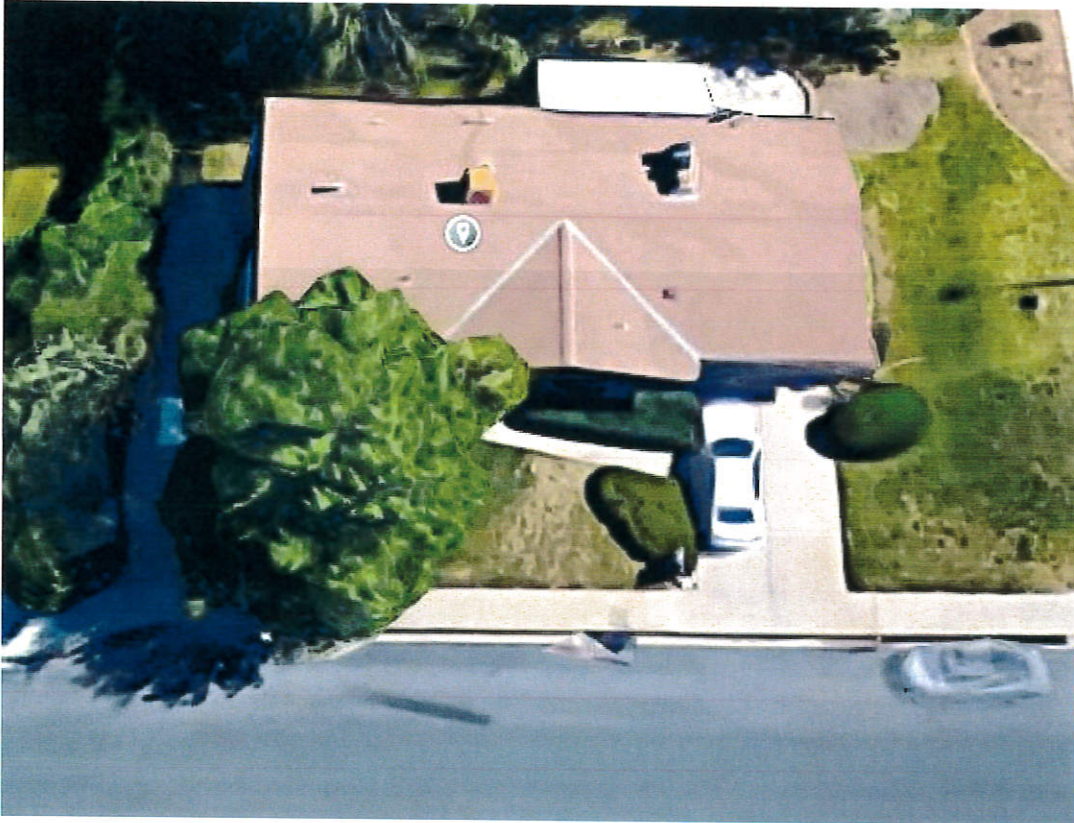
906 S 750 E Bountiful, UT 84010



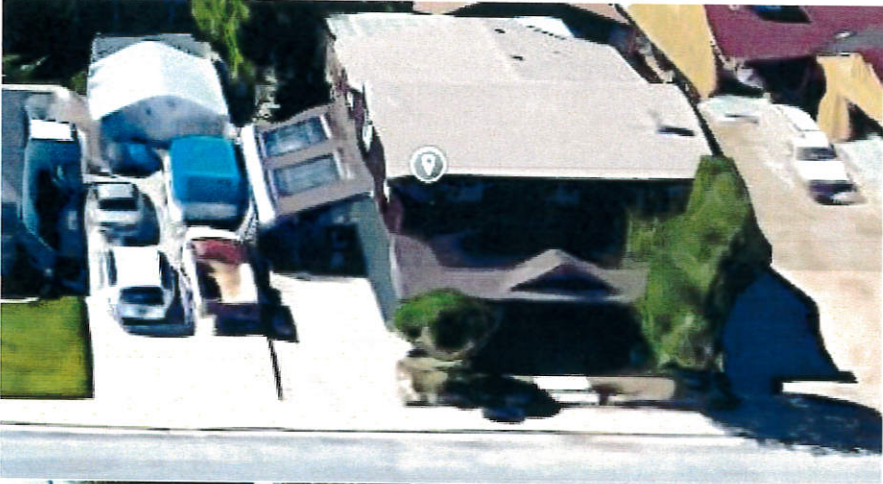
695 Mill St Bountiful, UT 84010



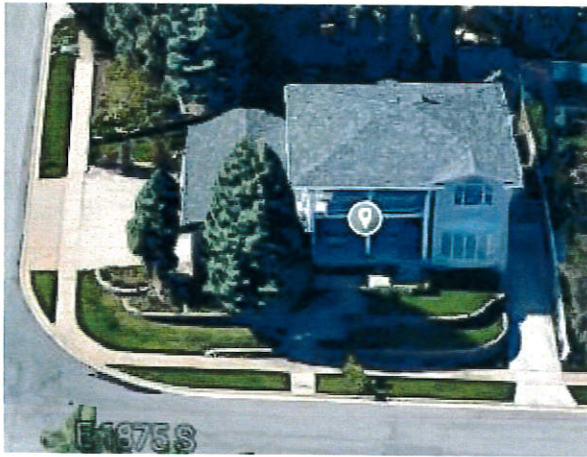
633 Mill St Bountiful, UT 84010



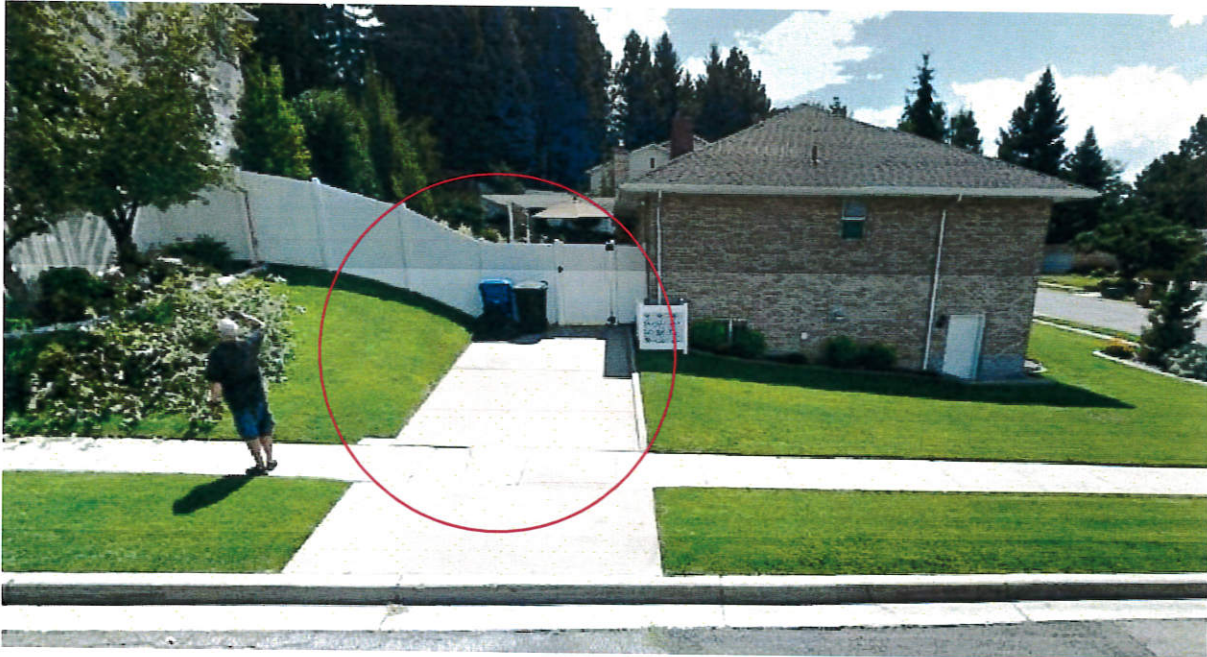
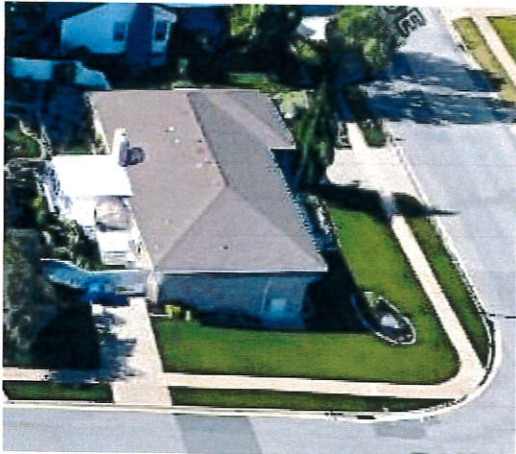
139 W 300 S Bountiful, UT 84010



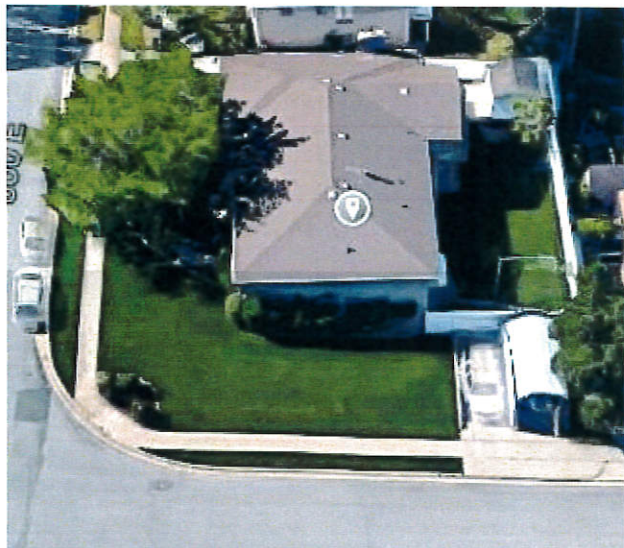
834 E 1875 S Bountiful, UT 84010



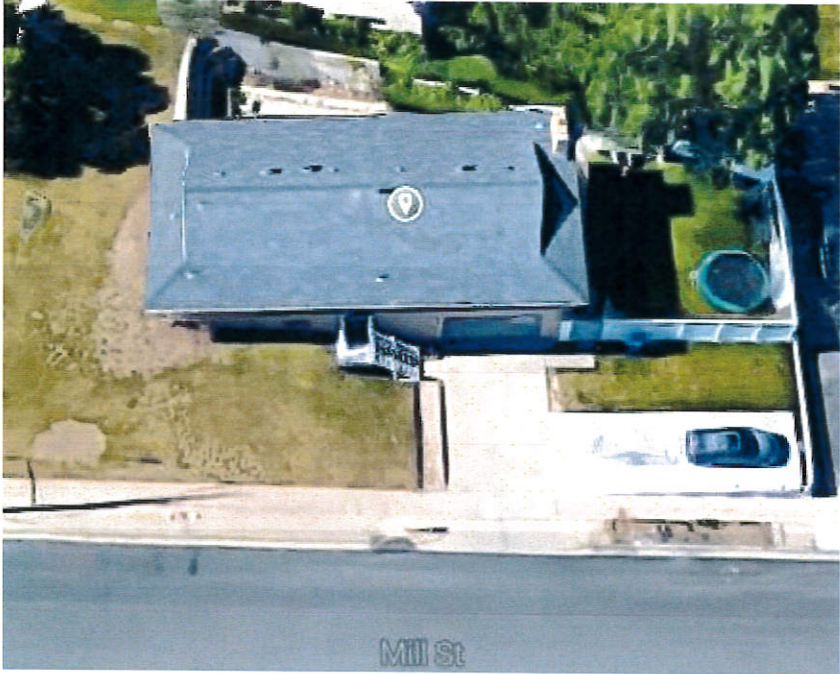
1899 800 E Bountiful, UT 84010



1896 800 E Bountiful, UT 84010



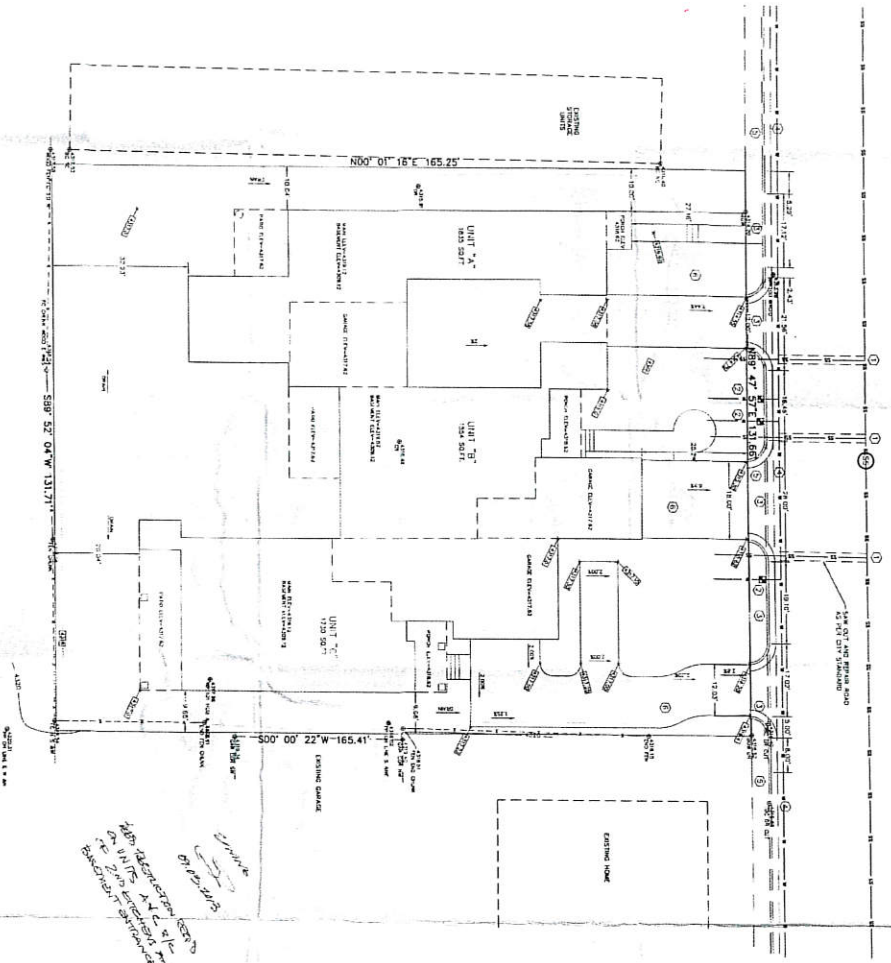
890 Mill St Bountiful, UT 84010



276 S 100 W Bountiful, UT 84010



SITE PLAN



- NOTED ABOVE:
- 1. NEW 4" PVC 35' LAT. 25' MIN. SLOPE
 - 2. NEW 1" WATER SERVICE AND WATER HANDICAP
 - 3. NEW DRIVE APPROACHES AS HIGH CITY STANDARD
 - 4. FINISH CURB AND GUTTER
 - 5. NEW CONCRETE DRIVEWAY

SEE REVISIONS SHEET NO. 1 FOR ALL CHANGES TO THIS PLAN. SEE REVISIONS SHEET NO. 2 FOR ALL CHANGES TO THIS PLAN.

**BUILDING PERMIT
SITE PLAN**

H HILL & ARGYLE, Inc.
Engineering and Surveying
181 North 200 West, Suite 400, Provo, Utah 84601
Phone: (801) 734-1111 Fax: (801) 734-1112

Robert McArthur Studios
RGM Inc.
1888 North 100 West
Bountiful, Utah 84010
801.621.1231 FAX 801.621.1238

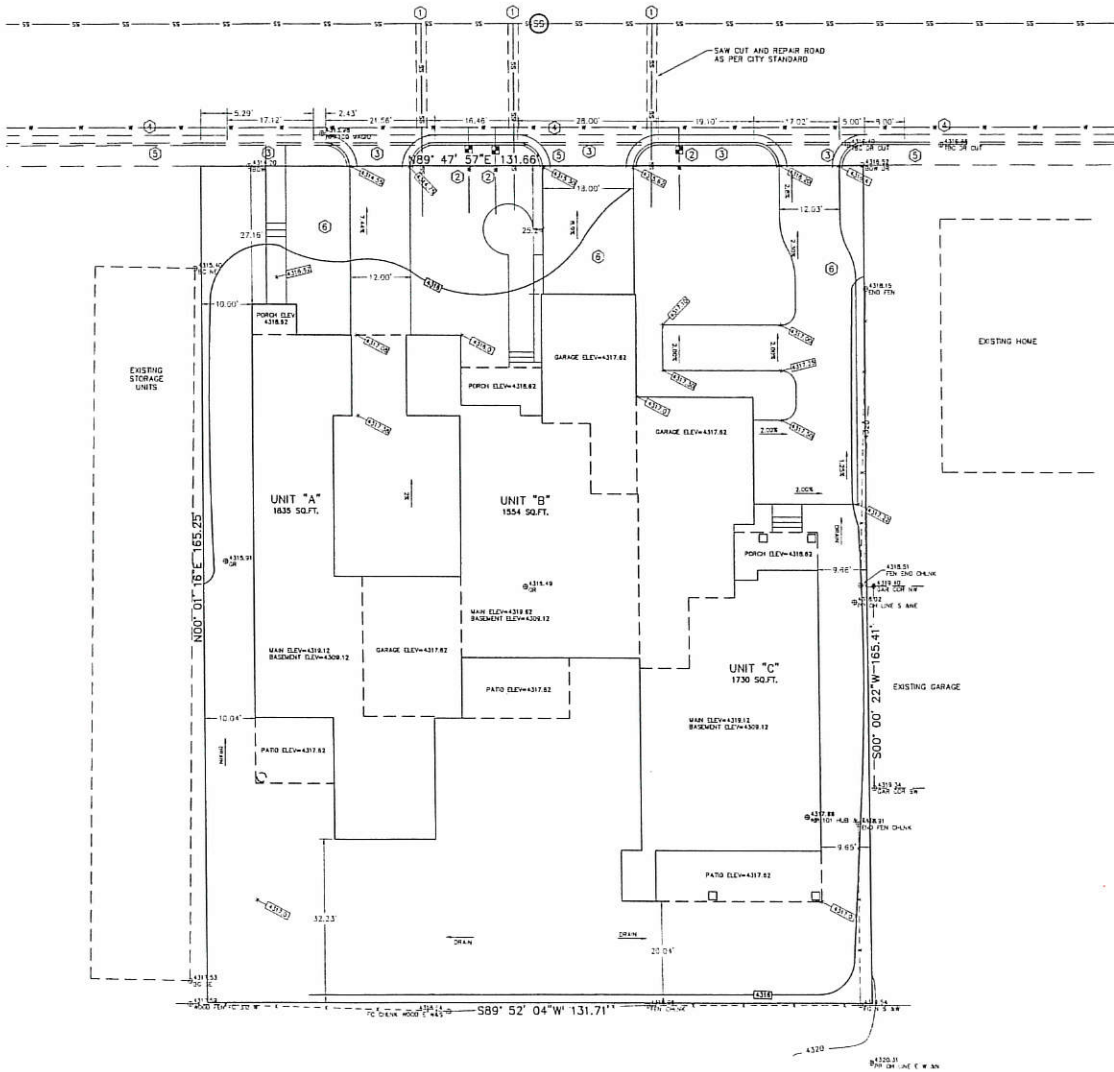


CONSULTANT:
Project: DMC Place
147.151.157 WEST
300 SOUTH STREET
BOUNTFUL, UTAH

DATE: 08/15/2013
REVISIONS:

PROJECT:
DRAWN BY:
CHECKED BY:
DATE:

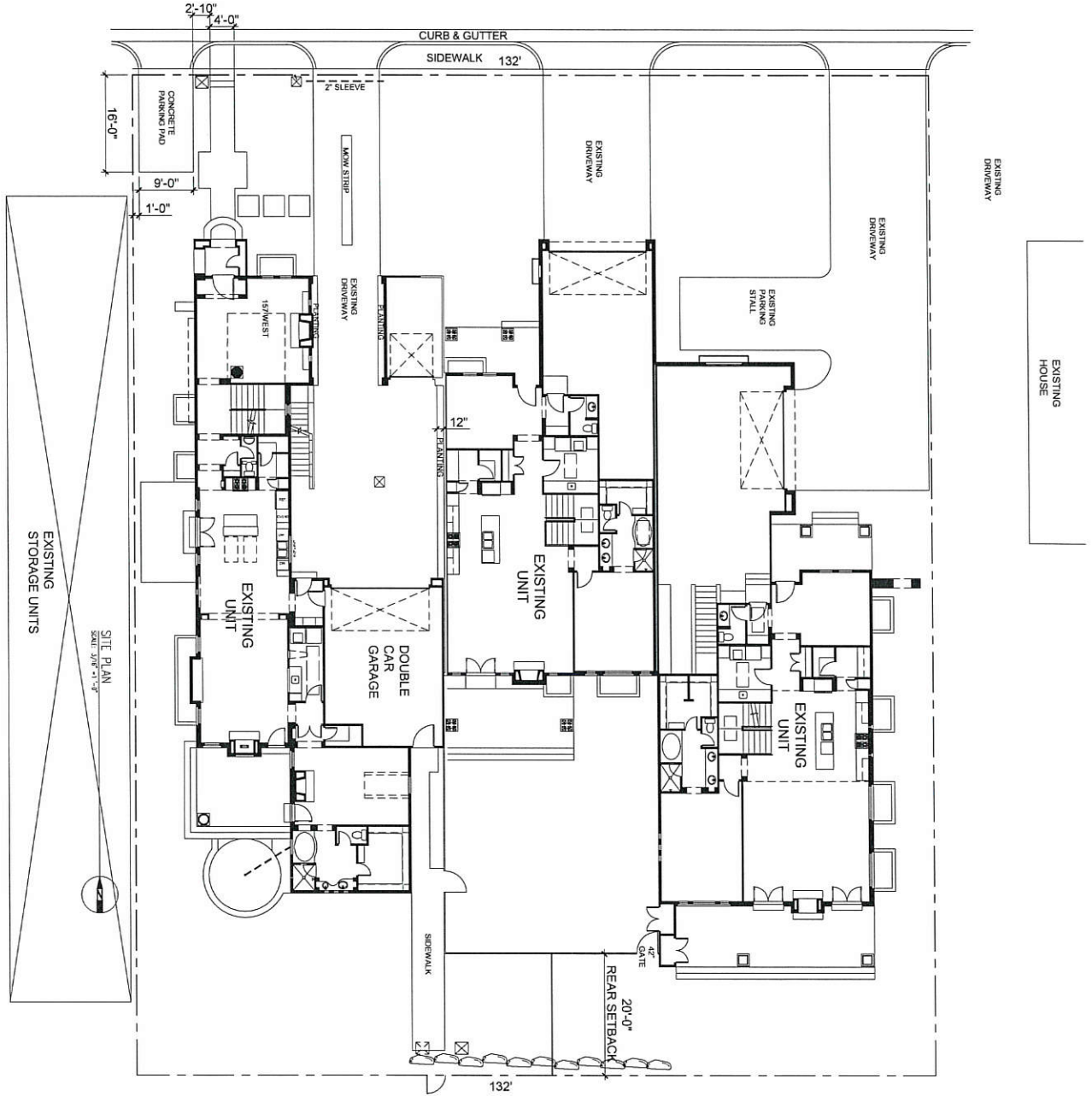
C 1



SITE PLAN

ORIGINAL SITE PLAN

300 SOUTH STREET



PROPOSED SITE PLAN

<p>Robert McArthur Studios RGM Inc. 1188 North 1500 West Boise, ID 83725 208-333-1235 FAX: 208-333-1236</p>	<p>CONSULTANTS: CONSULTANTS</p>	<p>Project: Dulce Place 142, 151, 157 WEST 300 SOUTH STREET BOISE, IDAHO</p>	<p>DATE: MARCH 18, 2015 REVISIONS: DATE: MARCH 24, 2015 APRIL 14, 2017</p>	<p>DATE: MARCH 18, 2015 PROJECT NO.: DESIGNED BY: DRAWN BY: CHECKED BY: SCALE: 1/8" = 1'-0" ARCHITECTURAL SITE PLAN Sheet A111</p>
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