



**Bountiful City**  
**Planning Commission Agenda**  
**Tuesday, April 16, 2024**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

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1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from March 19, 2024
  - Review
  - Action
3. Variance Request to Allow a Single-Family Dwelling and Driveway to Develop on Slopes over 30%, Exceed 10' tall Retaining Wall, and Cut/Fill Hillside Over 10' in Height at 1868 Stone Hollow Drive  
*Senior Planner Corbridge*
  - Review
  - Public Hearing
  - Action
4. Planning Director's report, update, and miscellaneous items
5. Adjourn



1 **Draft minutes of the**  
2 **BOUNTIFUL CITY PLANNING COMMISSION**  
3 **Tuesday, March 19, 2024 – 6:30 p.m.**

4  
5 Official notice of the Planning Commission Meeting was given by posting an agenda at City  
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.  
7

8 **City Council Chambers**  
9 795 South Main Street, Bountiful, Utah 84010

10  
11 Present: Planning Commission Vice-chair Alan Bott, James Clark, Sean Monson,  
12 Krissy Gilmore, and Beverly Ward  
13  
14 Planning Director Francisco Astorga  
15 Senior Planner Amber Corbridge  
16 City Engineer Lloyd Cheney  
17 City Attorney Bradley Jeppson  
18 Recording Secretary Sam Harris  
19  
20 Excused: Planning Commission Richard Higginson and Lynn Jacobs  
21

22 **1. Welcome**

23  
24 Vice-chair Bott called the meeting to order at 6:30 p.m. and welcomed everyone.  
25

26 **2. Planning Commission meeting minutes from February 6, 2024**

27  
28 Commissioner Clark motioned to approve the minutes from February 6, 2024, and  
29 Commissioner Ward seconded the motion. The motion was approved with Commissioners Bott,  
30 Clark, Monson, Gilmore, and Ward voting “aye.”  
31

32 **3. Conditional Use Permit for a Fast-Food Restaurant at 245 West 500 South**

33  
34 Senior Planner Corbridge presented the item as outlined in the staff report published in the  
35 packet.  
36

37 A Public Hearing was opened at 6:33 p.m. No Comments were made. The Public Hearing was  
38 closed at 6:34 p.m.  
39

40 Commissioner Clark motioned to approve the Conditional Use Permit and Commissioner  
41 Gilmore seconded the motion. The motion was approved with Commissioners Bott, Clark,  
42 Monson, Gilmore, and Ward voting “aye.”  
43

44 **4. Final Architectural Site Plan Amendment for The Brooks Development at 220 North**  
45 **Main Street**  
46

1 Senior Planner Corbridge presented the item as outlined in the staff report published in the  
2 packet.

3  
4 Commissioner Monson motioned to forward a positive recommendation, to approve the Site Plan  
5 Amendment, to the City Council. Commissioner Gilmore seconded the motion. The motion was  
6 approved with Commissioners Bott, Clark, Monson, Gilmore, and Ward voting “aye.”

7  
8 **5. Preliminary Subdivision Plat at 40 West 400 South “Towns at 400”**

9  
10 City Engineer Cheney presented the item as outlined in the staff report published in the packet.

11  
12 A Public Hearing was opened at 6:41 p.m. No Comments were made. The Public Hearing was  
13 closed at 6:41 p.m.

14  
15 Commissioner Gilmore motioned to approve the Preliminary Subdivision Plat, and  
16 Commissioner Monson seconded the motion. The motion was approved with Commissioners  
17 Bott, Clark, Monson, Gilmore, and Ward voting “aye.”

18  
19 **6. Lot Line Adjustment at 1398 East Canyon Creek Drive**

20  
21 City Engineer Cheney presented the item as outlined in the staff report published in the packet.

22  
23 Commissioner Gilmore motioned to forward a positive recommendation, to approve the Lot Line  
24 Adjustment, to the City Council. Commissioner Monson seconded the motion. The motion was  
25 approved with Commissioners Bott, Clark, Monson, Gilmore, and Ward voting “aye.”

26  
27 **7. Preliminary Subdivision Plat at 1351 East 1700 South**

28  
29 Planning Director Astorga presented the item on behalf of Assistant Planner Hadlock as outlined  
30 in the staff report published in the packet.

31  
32 A Public Hearing was opened at 6:50 p.m. No Comments were made. The Public Hearing was  
33 closed at 6:50 p.m.

34  
35 Commissioner Monson motioned to approve the Preliminary Subdivision Plat, and  
36 Commissioner Clark seconded the motion. The motion was approved with Commissioners Bott,  
37 Clark, Monson, Gilmore, and Ward voting “aye.”

38  
39 **8. Planning Director’s Report/Update**

40  
41 Planning Director Astorga mentioned to the Commission that there will not be a Planning  
42 Commission Meeting held on April 16, 2024, however, it was also indicated that staff would  
43 communita and provided an update regarding the status of the General Plan update.

44  
45 **9. Adjourn**

- 1
- 2 Chair Jacobs adjourned the meeting at 6:52 p.m.

DRAFT



## Planning Commission Staff Report



**Item:** Variance Request to Allow a Single-Family Dwelling and Driveway to Develop on Slopes over 30%, Exceed 10' tall Retaining Wall, and Cut/Fill Hillside Over 10' in Height  
**Address:** 1868 East Stone Hollow Drive  
**Author:** Amber Corbridge, Senior Planner  
**Date:** April 16, 2024

### Background

The Applicant, Reid Anderson, owner of the property, has requested variances to develop a single-family dwelling. The subject property is a 2.1-acre parcel, Lot 510 in the Stone Ridge Subdivision Plat E (See the attached Plat Map), located in the R-F (Residential Foothill) Subzone. Variances required to develop a single-family dwelling on this parcel include: 1) building on areas sloped over thirty (30) percent, 2) constructing a retaining wall which exceeds ten (10) feet in height, and 3) creation of cuts/fills exceeding ten (10) feet in height of the hillside. If granted, the requested variance would allow for construction of one (1) new single-family dwelling (see attached Preliminary Plans) at 1868 East Stone Hollow Drive.

### Analysis

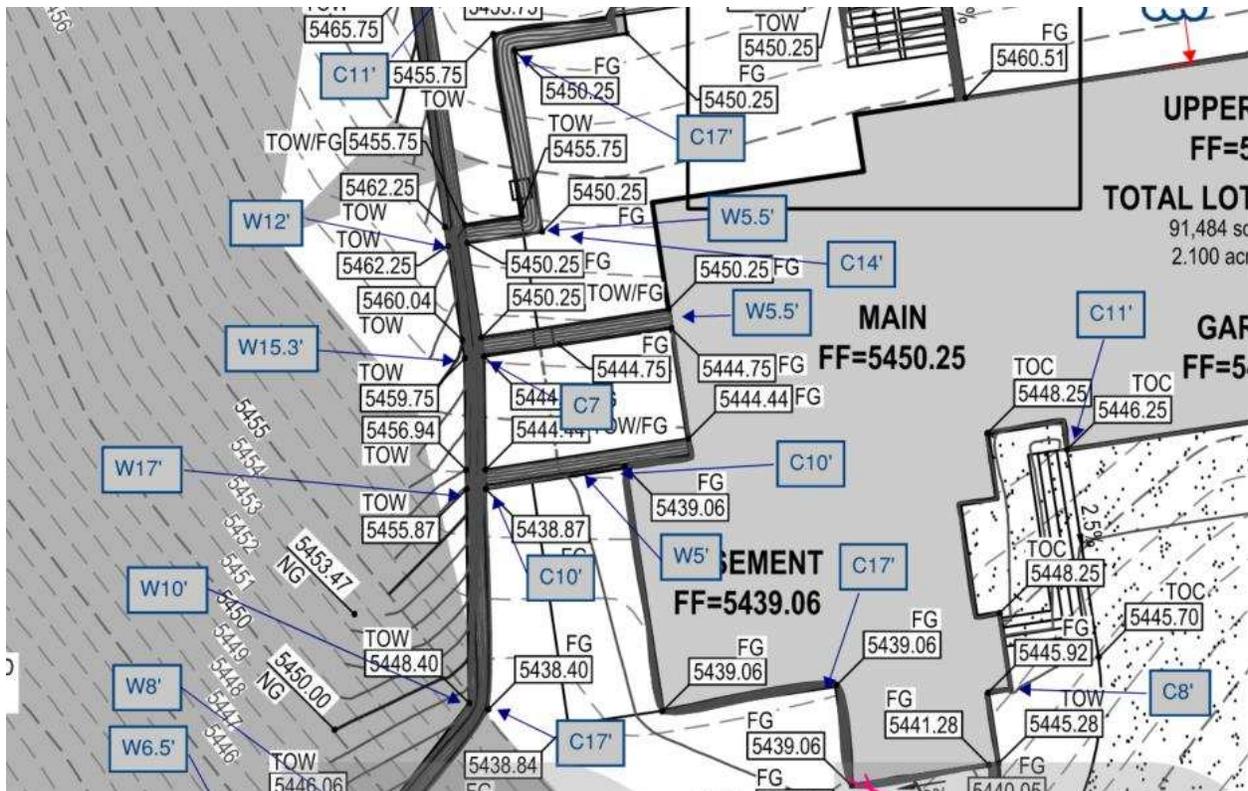
Land Use Code 14-4-104 (A) requires development, including retaining walls, to be located on ground of less than thirty (30) percent slope. Land Use Code 14-4-117(D)(4) requires top or bottom edges of slopes caused by excavation or fill up to ten (10) vertical feet. Bountiful Land Use Code 14-4-117(D)(9) states that no retaining wall shall exceed ten (10) feet in height in the R-F Subzone.

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." 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;*

**Applicant:** The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30% (see attached Site Grading and Drainage Plan).

**Staff Response:** The purpose of the Residential Land Use Code is to ensure minimal disturbance to the land, especially in the Residential Foothill Subzone. Any alteration of sensitive land areas is the minimum necessary to allow for reasonable use of the property. The proposed site/grading plans for construction reasonably mitigate impacts on sensitive land areas, while still allowing reasonable use of the site (See Preliminary Plan, Erosion Plan, sheet C-200). The proposed retaining wall only requires a variance in sections where the height exceeds 10' high – not the entire wall (C for cut/fill and W for wall), shown below.



*Image: Site Grading and Drainage Plan with Comments*

The plans for construction of the proposed single-family dwelling complies with codes, including the architectural design of the building where materials blend harmoniously with the natural settings of the site. The landscaping will need to meet this consistency as well and will be reviewed during the construction plan review process.

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

**Applicant:** The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30%.

**Staff Response:** The Applicant's property is unique to most other properties in the R-F Subzone because a small ravine, including slopes over thirty (30) percent, runs across the front of the property. A driveway must be built on the ravine to reach the approved buildable area, shown in the middle of the lot. The driveway and buildable area for a single-family dwelling requires a specific retaining wall design, which includes various angles, steps, and terraces. The retaining wall and placement was designed to minimize land disturbance (See Attached Preliminary Plans).

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

**Applicant:** The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30%.

**Staff Response:** Other properties in the R-F Subzone and in this subdivision have developed single-family dwellings. Properties in the R-F Subzone with buildable lots have been granted reasonable disturbance of the slopes greater than thirty percent (30%), including sections of retaining wall over 10' high and cut/fill sections over 10' high. The variances would allow this lot to develop a single-family dwelling, which fits the character of the zoning and neighborhood.

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

**Applicant:** If approved, the review, and subsequent variances, would not affect the general plan or public interest as the lot has already been developed, marketed, and sold as a buildable lot within Stone Ridge. Upon purchasing of the property and in my discussion of the project with the HOA there seems to be a level of excitement to see a home built and maintained on this, one of the few remaining lots. I know that building in the R-F Zone can be challenging, and it may be assumed that many homes in the subdivision likewise required special review and attention during the building process.

**Staff Response:** Granting the variances needed for the development of the proposed single-family dwelling will not have a substantial effect on the General Plan as other properties in the R-F Subzone have been treated similarly regarding development on steep slopes. It is in the City's interest 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.*

**Applicant:** There are many references to restrictions around building or disturbing any parcel with > 30% slope in the Residential Foothill Zone. I'm not sure which one, in

particular, I should list here but the only way to build on Lot 510 is to have a driveway approach which crosses/navigates a portion of the lot that is or exceeds 30% slope.

**Staff Response:** The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Subzone with special circumstances. The variance process provides a way for these lots to be developed reasonably. The Bountiful Code 14-4-101 states that alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The dwelling, driveway, retaining walls, and cuts/fills are designed to preserve the sensitive land as much as possible. The plans have been through various designs and the current layout provides the most minimal disturbance possible, which still allows the property to be used.

### **Department Review**

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

### **Significant Impacts**

Granting this Variance does not create a future precedent as Variances are reviewed upon the unique conditions found on each site. The development would be a part of an existing approved subdivision plat. Impacts from the proposed development are anticipated in the design of the built sewer, storm water, culinary water, and transportation system.

### **Recommendation**

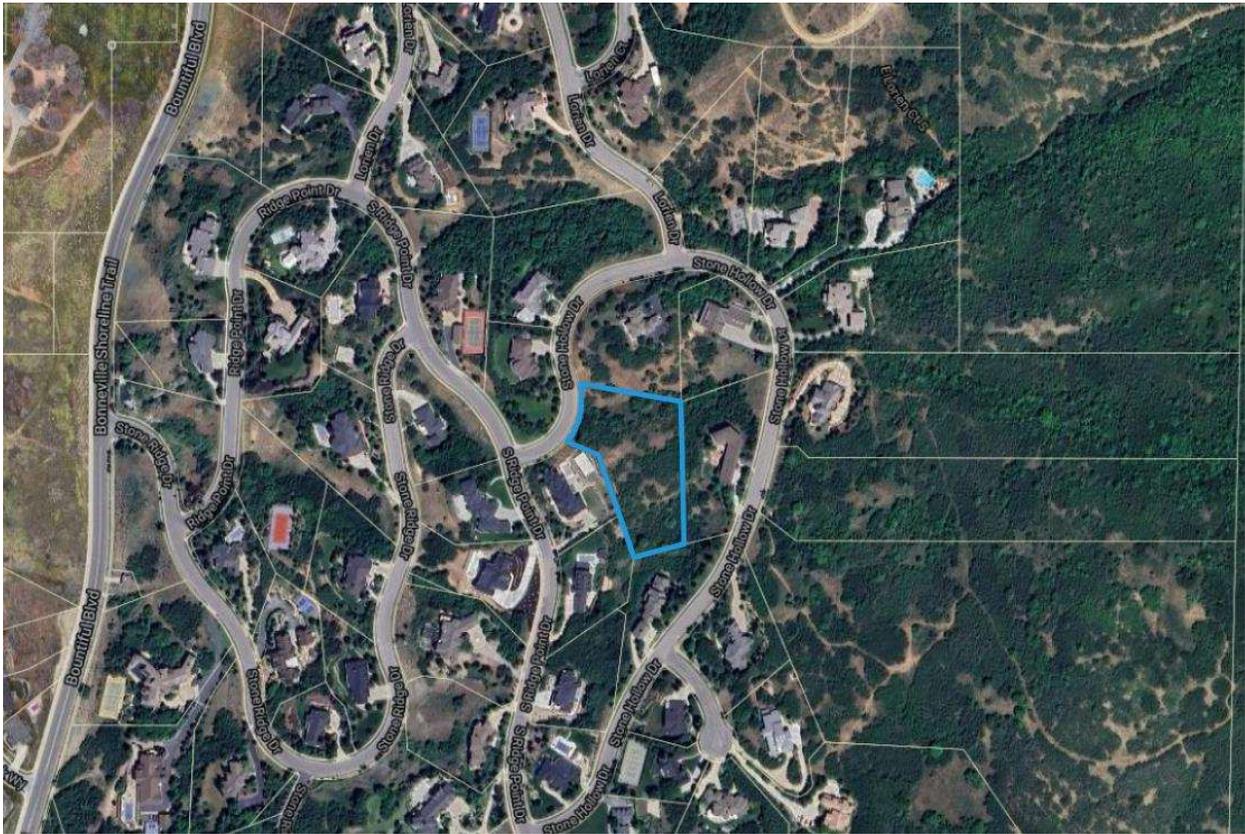
Based on analysis of the required criteria from State Code included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission review the requested Variance, hold a public hearing, and grant the requested Variances to allow for development of a single-family dwelling, subject to the following:

1. The Applicant will continue to work with City Staff to obtain necessary building permits and meet all staff review comments.

### **Attachments**

1. Aerial Photo
2. Preliminary Plans
3. Stone Ridge Subdivision Plat E
4. Applicant's Narrative

## Recent Aerial Photo of 1868 Stone Hollow Drive





# STONE RIDGE SUBDIVISION LOT 510

1856 STONE HOLLOW DRIVE  
BOUNTIFUL, UTAH

**FOR REVIEW  
NOT FOR CONSTRUCTION**

DATE PRINTED  
February 8, 2024

**INDEX OF DRAWINGS**

- C-001 GENERAL NOTES
- C-100 SITE GRADING AND DRAINAGE PLAN
- C-200 EROSION CONTROL PLAN
- C-300 DETAILS

**NOTICE TO CONTRACTOR**

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROMOTED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

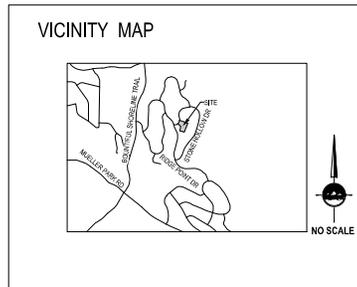
CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

**NOTICE TO DEVELOPER/ CONTRACTOR**

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO: BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

**UTILITY DISCLAIMER**

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



**GENERAL NOTES**

1. ALL WORK SHALL CONFORM TO BOUNTIFUL CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES.

**LOT 510**  
**1856 STONE HOLLOW DRIVE**  
**BOUNTIFUL, UTAH**

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PROJECT NUMBER  
12314

ISSUE DATE  
2024-02-08

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PROJECT MANAGER

DESIGNED BY

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**Reviewed by Planning Department**  
Amber Conbridge, Senior Planner  
03/13/2024

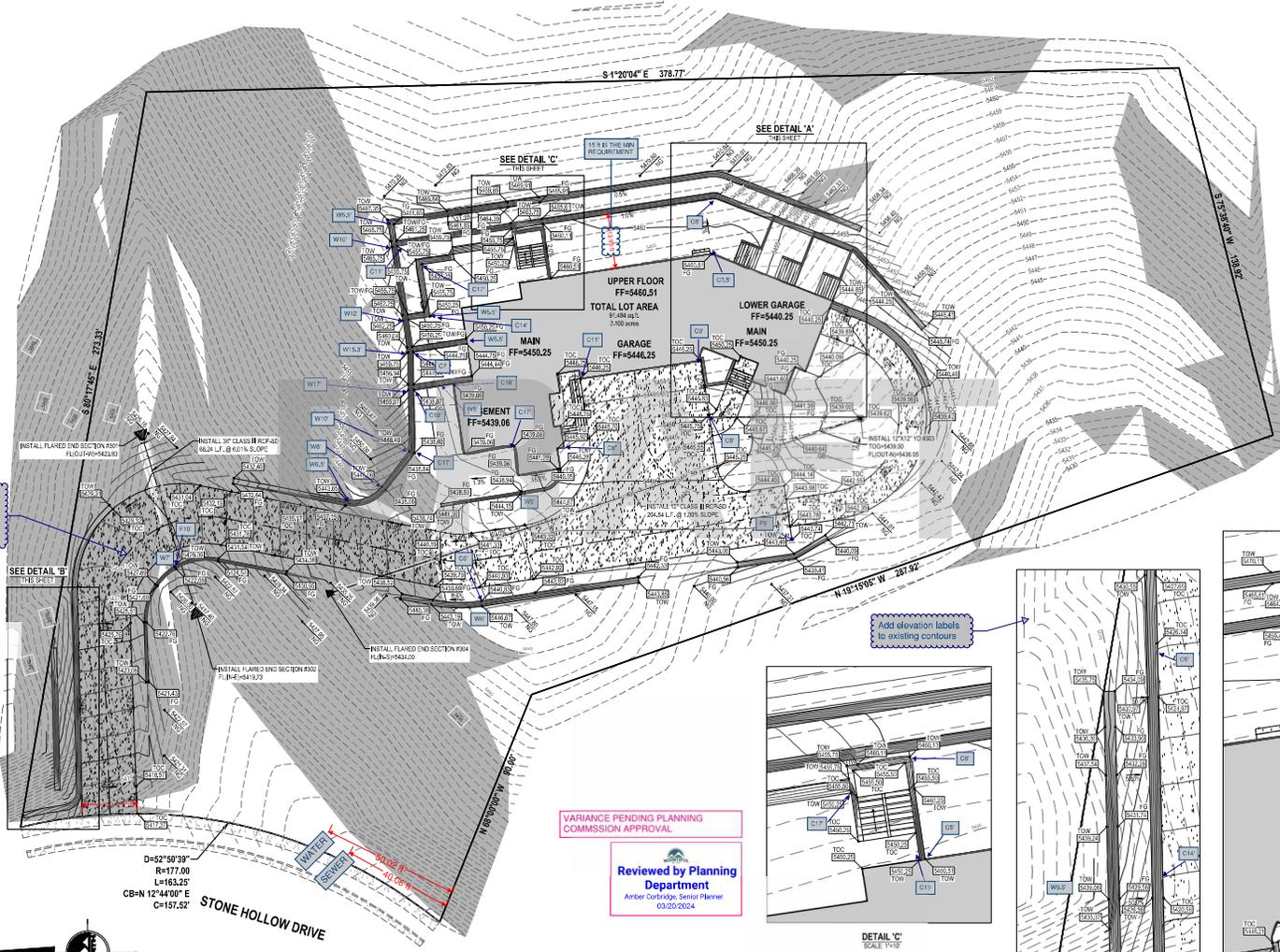
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**PLAN REVIEW**  
03/13/2024  
**LLOYD CHENEY**  
SENIOR CIVIL ENGINEER

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BLUE TEXT ONLY (AUTOCAD)





Please list the radius of this curve. Can SOMF access the site with this geometry?

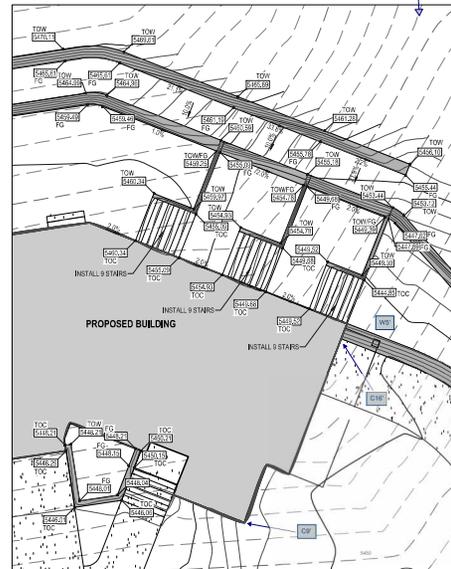
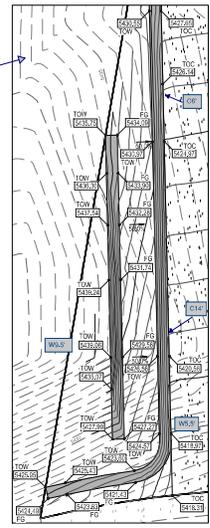
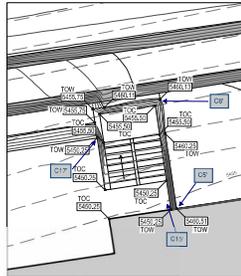
APPROVED BY SOMF IN CITY INSPECT

Add elevation labels to existing contours

Add elevation labels to existing contours

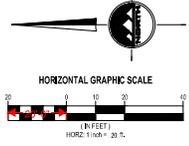
VARIANCE PENDING PLANNING COMMISSION APPROVAL

Reviewed by Planning Department  
Amber Corbridge, Senior Planner  
03/20/2024



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.L.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS OBTAINED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOIL, FENCES, WALLS AND STRUCTURES (WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS).
6. ALL WORK SHALL COMPLY WITH THE RECOMMENDATIONS OF THE GEO/TECHNICAL ENGINEER (WHEN APPLICABLE) INCLUDING, BUT NOT LIMITED TO, REMOVAL OF UNCONSOLIDATED FILL, ORGANICS, AND DESIRE; PLACEMENT OF SUBSURFACE DRAIN LINES AND PROTECTIVE AND OVERLAYER/PROTECTION OF UNSUBSIDIARY BEARING MATERIALS AND PLACEMENT OF ACCEPTABLE FILL MATERIAL.
7. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SOIL CONDITIONS.
8. LANDSCAPED AREAS REQUIRE SURGRADE TO BE MAINTAINED AT A SPECIFIC ELEVATION BELOW FINISHED GRADE AND REQUIRE SURGRADE TO BE PROPERLY PREPARED AND SCARIFIED. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
9. SLOPE ALL LANDSCAPED AREAS AWAY FROM BUILDING FOUNDATIONS TOWARD CURBS AND GUTTER OR STORM DRAIN INLETS.
10. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY THE LOCATION OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSURED INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL VERIFY ALL CONNECTIONS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
11. ALL STORM DRAINING STRUCTURE TO BE INSTALLED PER GOVERNING AGENCY OR APWA STANDARDS PLANS AND SPECIFICATIONS.
12. ENSURE MINIMUM COVER OVER ALL STORM DRAIN PIPES PER MANUFACTURER'S RECOMMENDATIONS. NOTIFY ENGINEER IF MINIMUM COVER CANNOT BE ATTAINED.
13. ALL FACILITIES WITH DOWNSPOUTS/ROOF DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM. SEE PLUMBING PLANS FOR DOWNSPOUTS/ROOF DRAIN LOCATIONS AND SIZES. ALL ROOF DRAINS TO HAVE MINIMUM 1% SLOPE.
14. THE CONTRACTOR SHALL ADJUST TO GRADE ALL EXISTING UTILITIES AS NEEDED PER LOCAL GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
15. NOTIFY ENGINEER OF ANY OBTURACIONS IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
16. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNALS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.



PLAN REVIEW  
03/19/2024  
LLOYD CHENEY  
BOUNTIFUL CITY ENGINEER

**ENSGING**  
THE STANDARD IN ENGINEERING

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TOOELE  
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CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSGING.COM

FOR: AMBER CORBRIDGE  
160 EAST HOLLOW DRIVE  
BOUNTIFUL, UT 84004

CONTACT:  
PHONE: 801.666.6321

**STONE RIDGE SUBDIVISION**

**LOT 510**

**1856 STONE HOLLOW DRIVE**

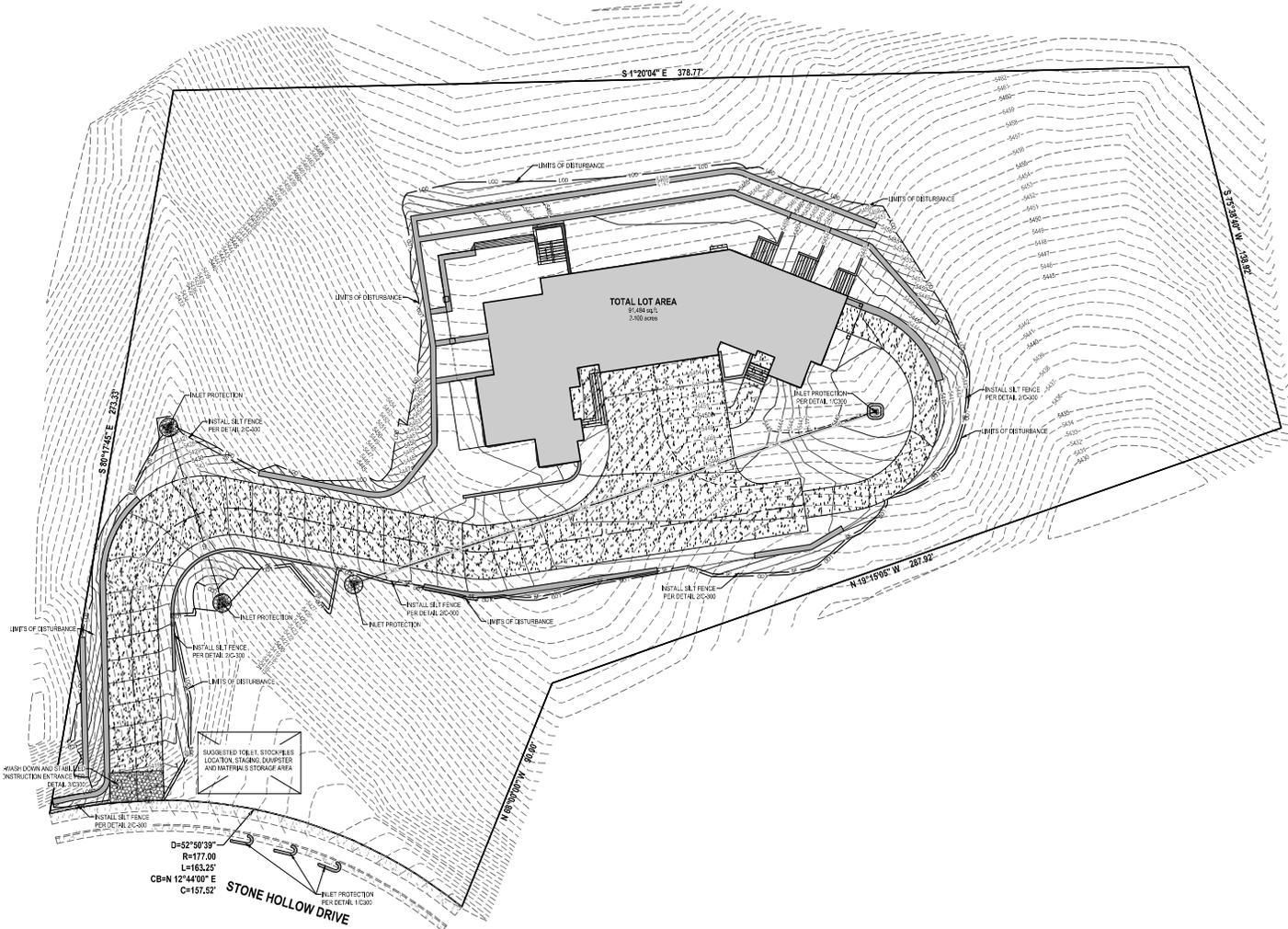
**BOUNTIFUL, UTAH**

**SITE GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 12314      PROJECT DATE: 2024-03-05

PROJECT MANAGER:      DRAWN BY:

**C-100**



**GENERAL NOTES**

1. THE PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADAPT AND/OR AMEND BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY. MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ON-SITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SUPPLY AGREEMENT.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INSTALLED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBANCE ACTIVITIES WILL BE RESUMED WITHIN 30 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INSTALLED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH THE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF TEMPORARY STABILIZATION. SEEDS SHOULD BE HOVED/WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THIS PLAN AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONSTRUCT THESE BMPs TO OTHER LOCATIONS IF PREPARED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATERS PER PROJECT SWPPP.
7. A UPDES AUPATH POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

REVISION SCHEDULE			
NUMBER	DATE	AUTHOR	COMPANY REPRESENTATIVE SIGNATURE
1			
2			
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4			
5			
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9			
10			
11			
12			

**ENSGING**  
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**SANDY**  
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**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

**WWW.ENSGING.COM**

FOR: **PER JOERSON**  
180 EAST WOOD HOLLOW DR.  
BOUNTIFUL, UT 84002

CONTACT:  
PHONE: 801.566.4333

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**STONE RIDGE SUBDIVISION**

**LOT 510**

**1856 STONE HOLLOW DRIVE**

**BOUNTIFUL, UTAH**

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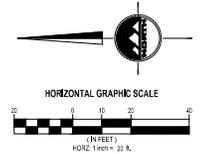
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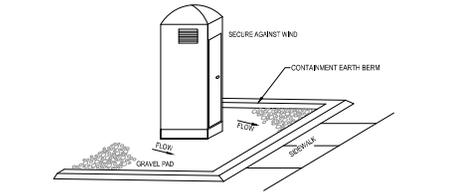
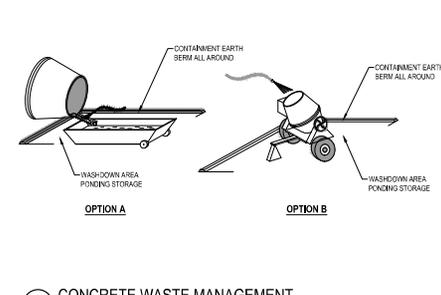
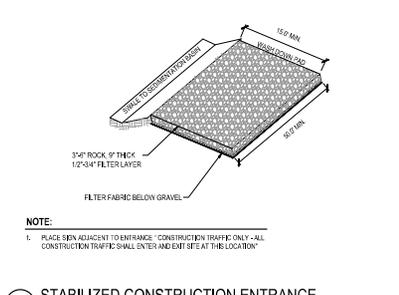
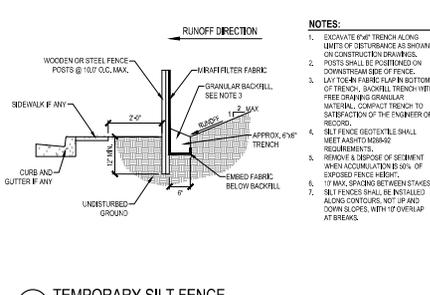
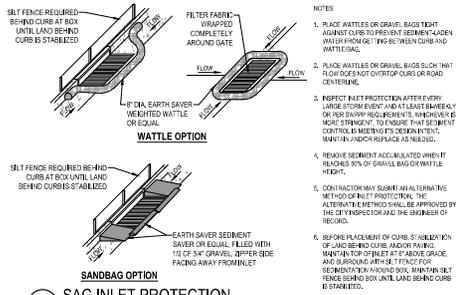
**EROSION CONTROL PLAN**

---

PROJECT NUMBER: 12314      PERM DATE: 2024-03-26  
PROJECT MANAGER:      DESIGNED BY:

**C-200**





- NOTES:**
- EXCAVATE 4" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
  - POSTS SHALL BE POSITIONED ON DOWNWIND SIDES OF FENCE.
  - LAY TRENCH FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
  - SILT FENCE GEOTEXTILE SHALL MEET AND HOLD TO MHW-2 REQUIREMENTS.
  - REMOVE & REPOSE OF SEDIMENT WHEN ACCUMULATION REACHES 50% OF EXPOSED FENCE HEIGHT.
  - IF MAX SPACING BETWEEN TRENCHES, SILT FENCES SHALL BE INSTALLED ALONG CONTIGUOUS, NOT UP AND DOWN SLOPES, WITH 12" OVERLAP AT BREAKS.

- NOTE:**
- PLACE SIGN ADJACENT TO ENTRANCE. (CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION)

**ENSIGN**  
THE STANDARD IN ENGINEERING

LAYTON  
919 North 400 West  
Layton, UT 84041  
Phone: 801.547.1100

SANDY  
Phone: 801.255.0529

TOOELE  
Phone: 435.843.3590

CEDAR CITY  
Phone: 435.865.1453

RICHFIELD  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FILED:  
RE: UNDERSON  
1803 EAST HOLLOW DRIVE  
BOUNTIFUL, UT 84004

CONTACT:  
PHONE: 8886640200

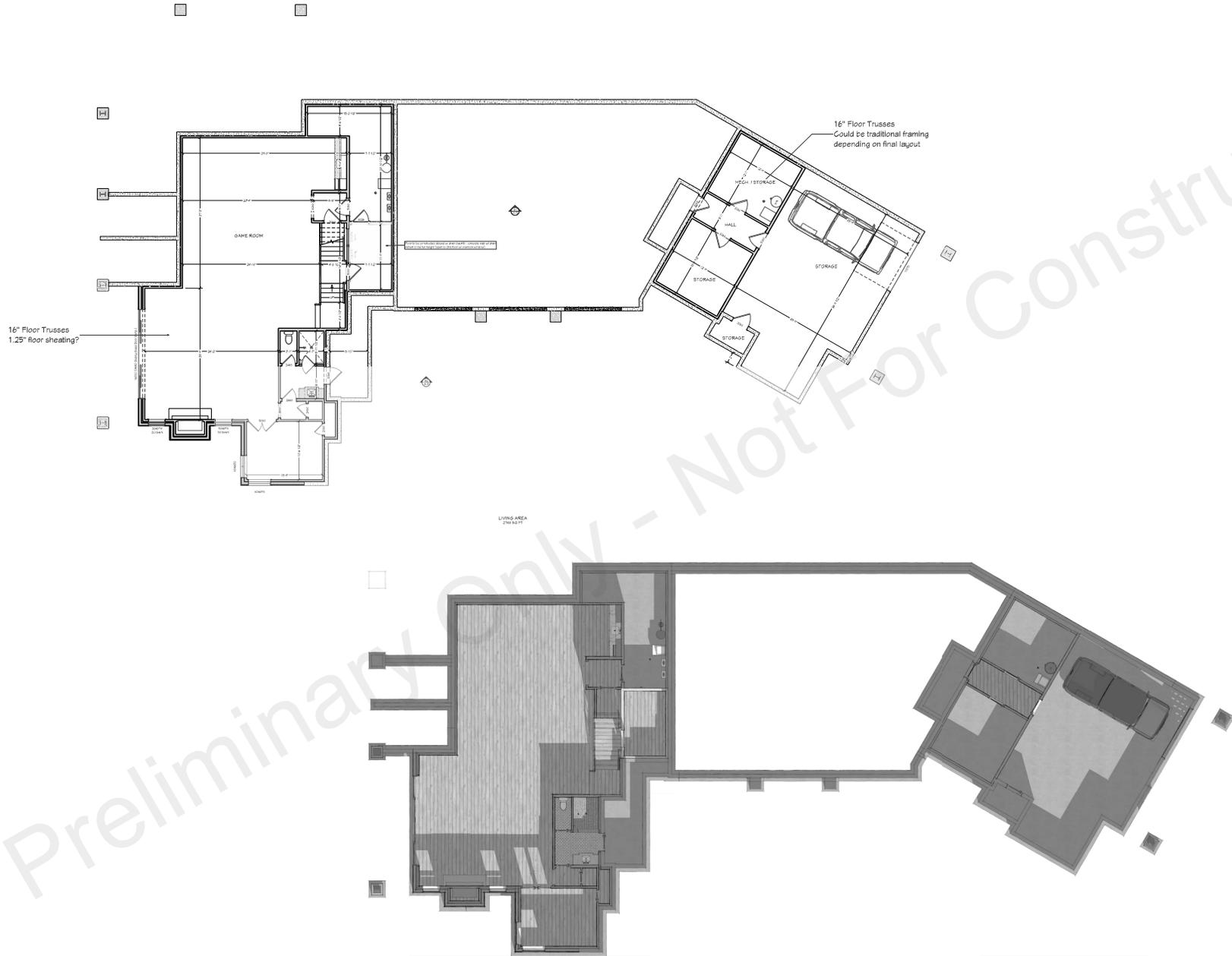
**STONE RIDGE SUBDIVISION**  
**LOT 510**  
**1856 STONE HOLLOW DRIVE**  
**BOUNTIFUL, UTAH**

**DETAILS**

PROJECT NUMBER: 12314  
PROJECT DATE: 2024-02-08

PROJECT MANAGER: [Signature]  
DRAWN BY: [Signature]

**C-300**



Revisions	

All Area, design, arrangements, including the floor plan, shall be subject to the approval and control of the architect and the architect shall be responsible for the accuracy of the drawings. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

This floor plan is based on the information provided by the client and the architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

These drawings are not to be used for construction without the approval of the architect. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client. The architect shall not be responsible for the accuracy of the information provided by the client.

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customhomedesign  
801-242-9716  
www.designloft.net

Client: **Reid & Jessica Anderson**  
 Stone Ridge Subdivision Plat E, Lp 510  
 1365 Stone Hollow Drive Bountiful, Utah  
 Street Title: **Basement Floor Plan**

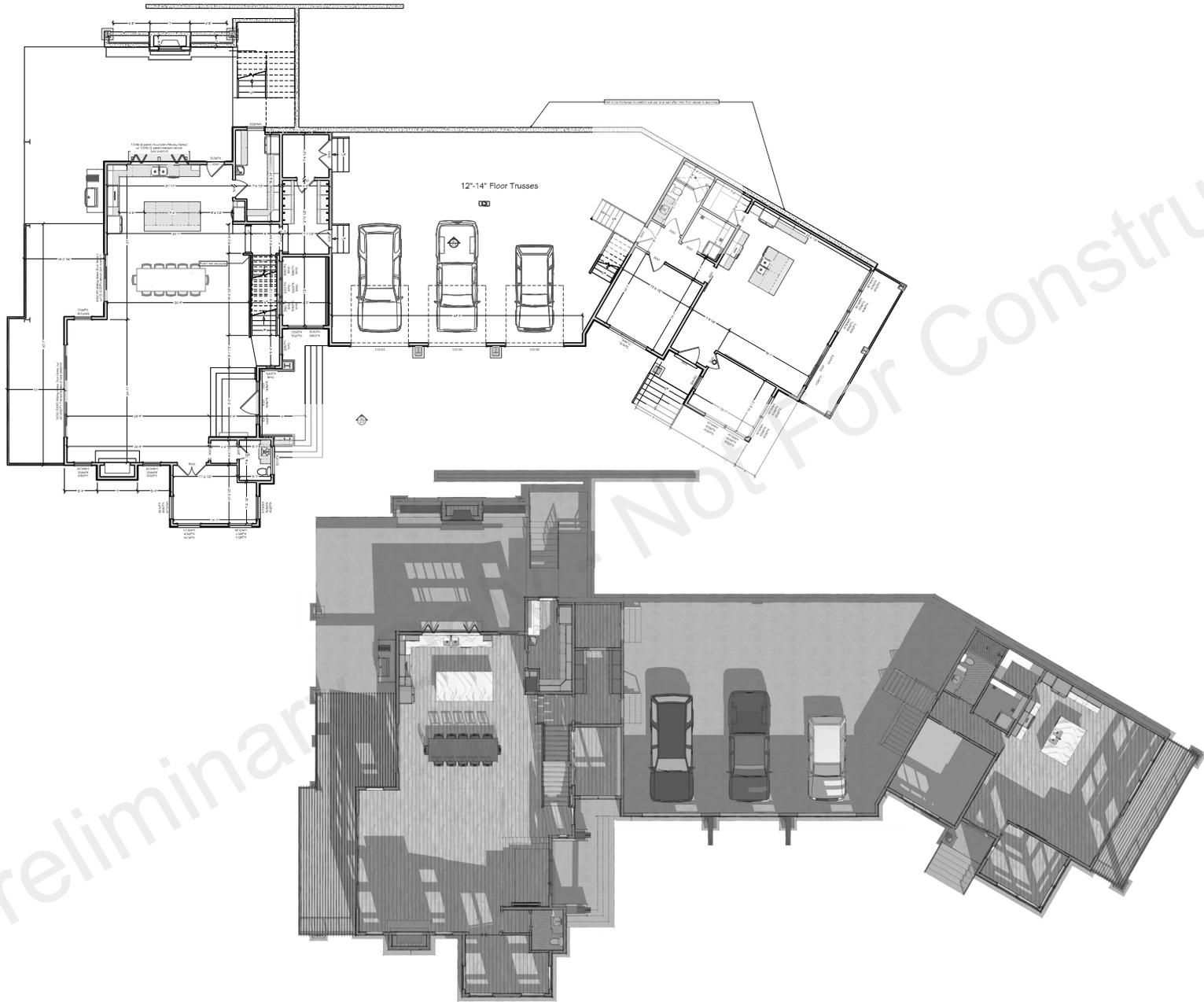
This is one page of a set of floor plans, and may not be used alone. The contents, including, but not limited to, the information contained herein, are the property of Design Loft Inc. and may be reproduced for personal use only.

mailing address:  
 295 N Main St, Ste D 8142  
 Kayville, Utah, 84037

Project Number: **23-004**  
 Plan Number: **0000**  
 Date: **12/26/23**  
 Page Number: **A-1**

**Basement Floor Plan**  
 Scale - 1/8" = 1'-0"

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Revisions

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Client: **Reid & Jessica Anderson**  
 Stone Ridge Subdivision Plat E, Lp 510  
 1366 Stone Hollow Drive Bountiful, Utah

Sheet Title: **Main Floor Plan**

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Kaysville, Utah, 84037

Project Number: **23-004**

Plan Number: **0000**

Date: **12/26/23**

Page Number: **A-2**

**Main Floor Plan**  
Scale - 1/8" = 1'-0"

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Revisions

All lines, design, arrangements, including floor plan, shall be subject to the approval of the City of Bountiful and the Utah State Office of Professional and Technical Regulation. The user of this plan shall be held responsible for any errors or omissions in the design and construction of the project. The user shall be held responsible for any errors or omissions in the design and construction of the project. The user shall be held responsible for any errors or omissions in the design and construction of the project.

Design Loft Inc.



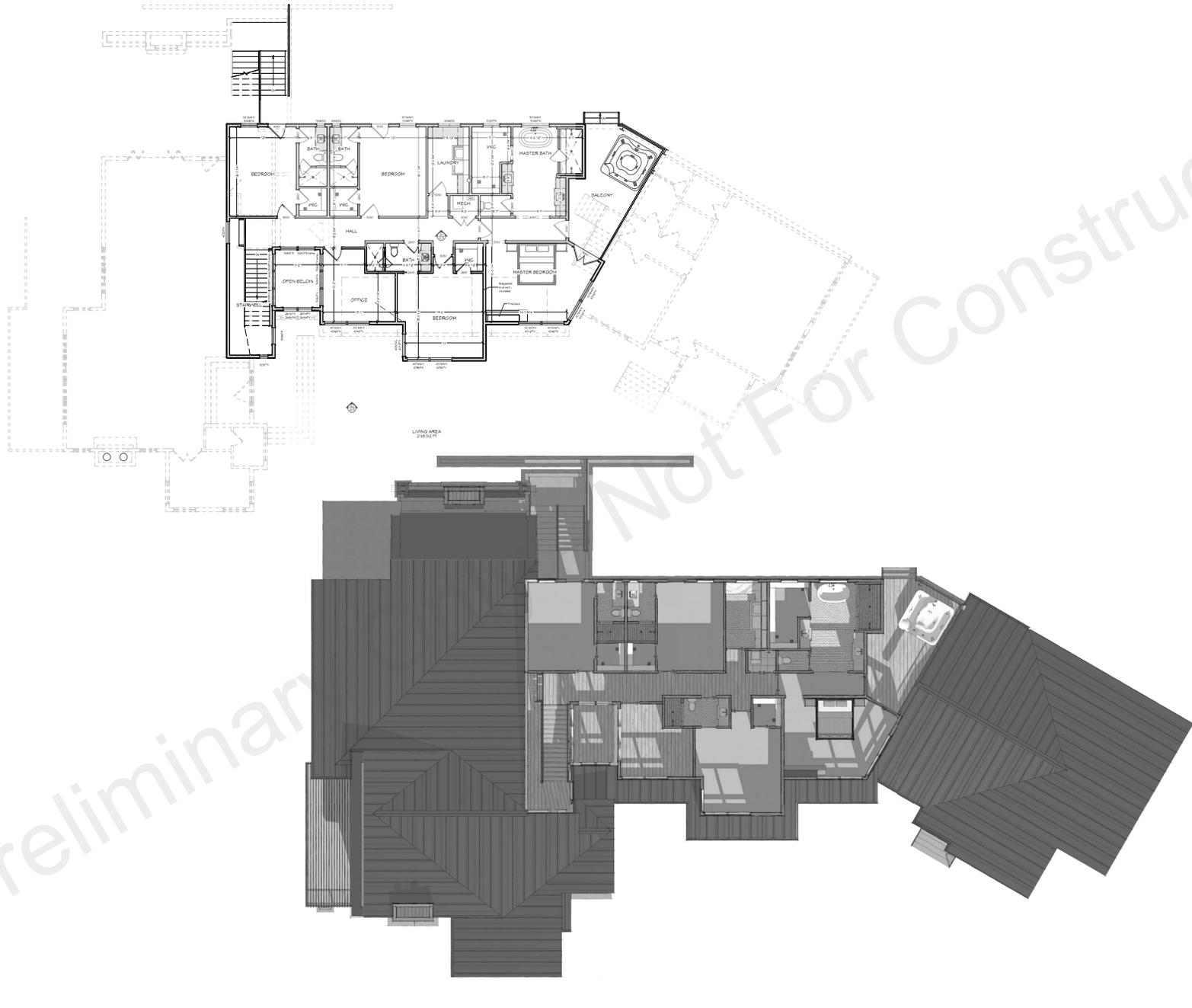
customhomedesign  
801-242-9716  
www.designloft.net

Client: **Reid & Jessica Anderson**  
 1366 Stone Hollow Drive, Bountiful, Utah  
 Street Title: **Second Floor Plan**

Design Loft  
 customhomedesign  
 mailing address:  
 205 N Main St, Ste D 8142  
 Kayville, Utah, 84031

Project Number: **23-004**  
 Plan Number: **0000**  
 Date: **12/26/23**  
 Page Number: **A-3**

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**Second Floor Plan**  
 Scale - 1/4" = 1'-0"

- Architectural Design and Site Orientation:**
- Any building proposed for construction in the Residential Foothill sub zone shall use building materials and colors that blend harmoniously with the natural settings of the site. Materials such as natural woods, brick (earth colors), and stone are considered to be most appropriate.
  - Landscaping shall be designed and installed to maintain the natural character of foliage in the area consistent with the proposed development.
  - Any primary structure and its accompanying site improvements and accessory structures shall be located on the building pad defined and approved for the lot, but may be located outside of the minimum building pad area only if the ground is considered usable.



**Front Elevation**  
Scale - 1/8" = 1'-0"



**Left Elevation**  
Scale - 1/8" = 1'-0"

*All grading information is approximate and based on site plan by others. Contractor shall verify all measurements prior to commencing any work on this project and adjust as required.*

**Exterior Elevations**  
Scale - 1/4" = 1'-0"

Revisions

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These plans are intended for use at the address and location on the map with the parcel number (lot) only and shall not be changed.

When Dimensions on these drawings shall have precedence over verbal directions. Contractors shall verify and be responsible for all measurements and conditions on the job in absence of any variations with the drawings and conditions shown on these drawings.

3D views are not to build and may not reflect actual conditions. For the record, the contractor shall be responsible for ensuring the site meets all the not stated and work as shown.

3D views always approximate 3D views.

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Client:  
**Reid & Jessica Anderson**  
Stone Ridge Subdivision, Plat E, Lp 510  
1365 Stone Hollow Drive, Bountiful, Utah

Sheet Title:  
**Exterior Elevations**

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mailing address:  
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Kaysville, Utah, 84037

Plan Number:  
**0000**

Date:  
**12/26/23**

Page Number:  
**A-5**

Project Number:  
**23-004**



**Rear Elevation**  
Scale - 1/8" = 1'-0"



**Right Elevation**  
Scale - 1/8" = 1'-0"

*All grading information is approximate and based on site plan by others. Contractor shall verify all measurements prior to commencing any work on this project and adjust as required.*

**Revisions**

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When Owners on these drawings shall have received and signed drawings. Contractors shall verify and be responsible for all dimensions and conditions on the job site. No part of this work shall be used in absence of any variations with the drawings and conditions shown on these drawings.

3D views are for informational purposes only and are not to be used for construction. The 3D views are for informational purposes only and are not to be used for construction.

3D views are for informational purposes only and are not to be used for construction.

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Client: **Reid & Jessica Anderson**  
Stone Ridge Subdivision Plat E, Lp 510  
1365 Stone Hollow Drive Bountiful, Utah  
Street Title: **Exterior Elevations**

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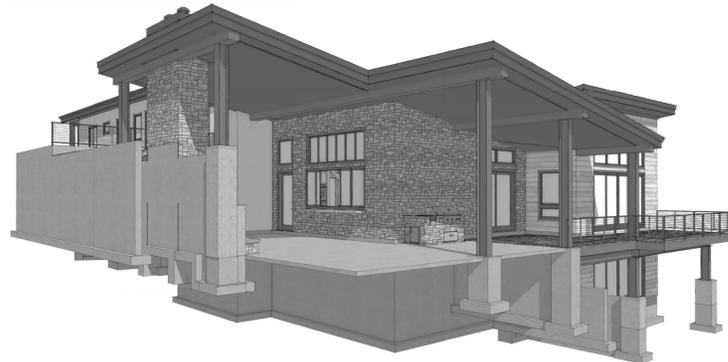
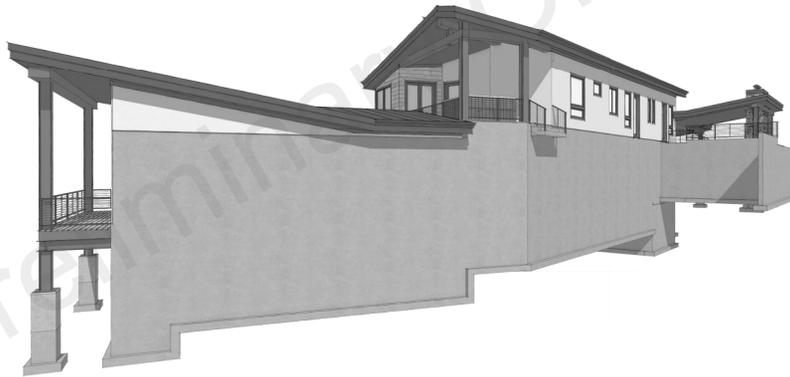
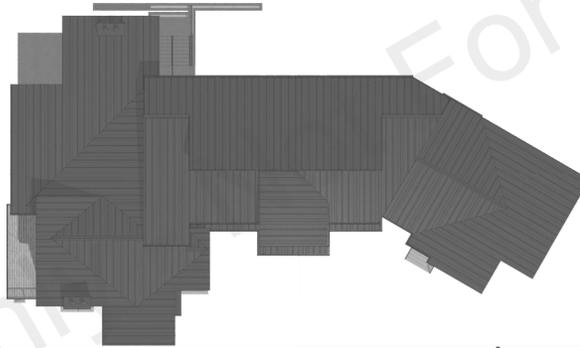
Design Loft  
customhomedesign

mailing address:  
295 N Main St, Ste D 8142  
Kaysville, Utah, 84037

Project Number: **23-004**  
Plan Number: **0000**  
Date: **12/26/23**  
Page Number: **A-6**

**Exterior Elevations**  
Scale - 1/4" = 1'-0"

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When Dimensions on these drawings shall have precedence over verbal directions. Contractors shall verify and be responsible for all dimensions and conditions on the job site. No dimensions shall be given in the absence of any notation, with the exception and variations shown on these drawings.

3D views are for informational purposes only and are not to be used for construction. The 3D views are for informational purposes only and are not to be used for construction. The 3D views are for informational purposes only and are not to be used for construction.

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www.designloft.net

Client: **Reid & Jessica Anderson**  
 Stone Ridge Subdivision Plat E, Lot 510  
 1365 Stone Hollow Drive, Bountiful, Utah  
 Sheet Title: **Exterior Perspective Views**

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 mailing address:  
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 Kayville, Utah, 84037

Project Number: **23-004**  
 Plan Number: **0000**  
 Date: **12/26/23**  
 Page Number: **A-7**

**Exterior Perspective Views**  
 No Scale

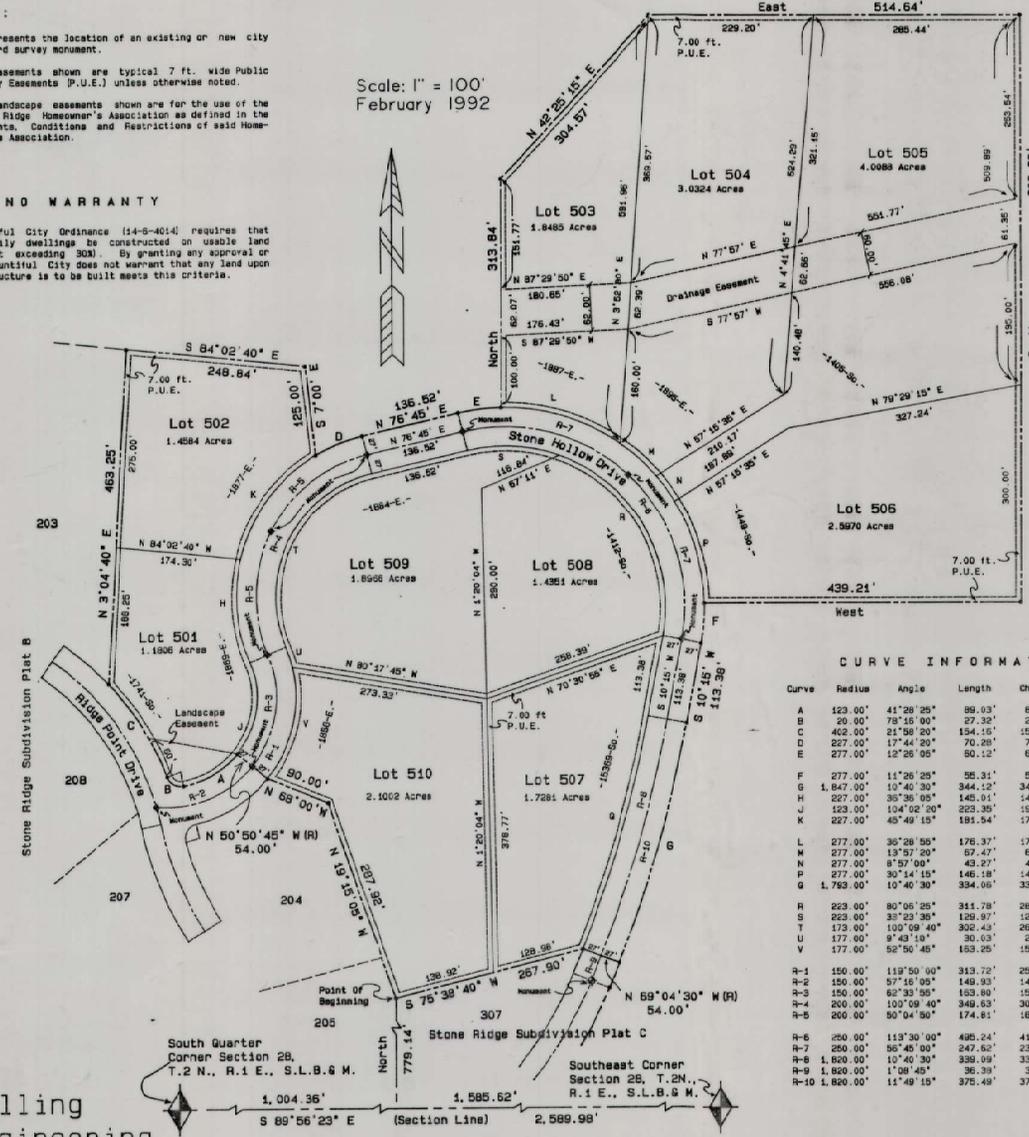
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# Stone Ridge Subdivision Plat E

Being A Part Of The Southeast Quarter Of Section 28, T.2 N., R.1 E., S.L.B.& M.  
Bountiful City, Davis County, Utah.

- NOTES:**
1.  $\blacktriangle$  represents the location of an existing or new city standard survey monument.
  2. All easements shown are typical 7 ft. wide Public Utility Easements (P.U.E.) unless otherwise noted.
  3. All landscape easements shown are for the use of the Stone Ridge Homeowner's Association as defined in the Covenants, Conditions and Restrictions of said Homeowner's Association.

Scale: 1" = 100'  
February 1992



### CURVE INFORMATION

Curve	Radius	Angle	Length	Chord	Tangent
A	123.00'	41°28'25"	89.03'	87.10'	46.57'
B	26.00'	78°16'00"	27.32'	25.25'	16.27'
C	402.00'	21°58'20"	154.15'	153.25'	78.94'
D	227.00'	17°44'20"	70.28'	70.00'	35.42'
E	277.00'	12°26'05"	50.12'	60.00'	30.12'
F	277.00'	11°26'25"	55.31'	55.22'	27.75'
G	1,847.00'	10°40'30"	344.12'	343.62'	172.06'
H	227.00'	30°36'05"	145.01'	142.55'	75.08'
I	123.00'	104°02'00"	223.35'	193.51'	157.95'
J	227.00'	45°49'15"	191.54'	175.74'	95.94'
K	177.00'	36°28'55"	175.37'	173.41'	91.29'
L	277.00'	13°57'20"	67.47'	67.30'	33.90'
M	277.00'	8°57'00"	43.27'	43.23'	21.98'
N	277.00'	30°14'15"	146.18'	144.45'	74.94'
O	1,793.00'	10°40'30"	334.05'	333.58'	167.52'
P	223.00'	80°06'25"	311.78'	287.00'	187.47'
Q	223.00'	33°23'35"	129.97'	128.14'	66.89'
R	173.00'	100°09'40"	302.43'	265.36'	208.76'
S	177.00'	9°43'19"	30.63'	29.59'	15.35'
T	177.00'	52°50'45"	153.25'	157.53'	87.95'
R-1	150.00'	119°50'00"	313.72'	259.59'	258.94'
R-2	150.00'	57°16'05"	149.93'	143.77'	81.90'
R-3	150.00'	62°33'55"	153.80'	150.78'	91.14'
R-4	200.00'	100°09'40"	349.63'	305.78'	238.03'
R-5	200.00'	50°04'30"	174.81'	169.30'	93.43'
R-6	250.00'	113°30'00"	495.24'	419.14'	381.31'
R-7	250.00'	55°48'00"	247.62'	237.62'	130.03'
R-8	1,820.00'	10°40'30"	339.09'	339.60'	170.04'
R-9	1,820.00'	1°09'45"	35.33'	35.25'	18.18'
R-10	1,820.00'	15°49'15"	375.49'	374.62'	188.41'

### SURVEYOR'S CERTIFICATE

I, J. Scott Balling, a Registered Land Surveyor holding Certificate No. 5875 as prescribed under the laws of the State of Utah, do hereby certify that by the authority of the Owner's I have made a survey of the tract of land shown on this plat and described hereinafter and have subdivided said tract of land into lots and streets hereafter to be known as "Stone Ridge Subdivision Plat E" and that same has been correctly surveyed and staked on the ground as shown.

Date: March 6, 1992  
Utah Surveyor No. 5875



### BOUNDARY DESCRIPTION

Beginning at the most Easterly Corner of Lot 206 of Stone Ridge Subdivision Plat "B" in Bountiful City, Davis County, Utah, which point is S 89°56'23"E 1,004.36 ft. along the Section Line and North 779.14 ft. from the South Quarter Corner of Section 28, T.2 N., R.1 E., S.L.B.& M. and running thence along the boundary of said Stone Ridge Subdivision Plat "B" in the following sequence: N 19°15'05" W 287.52 ft.; N 68°00' W 90.00 ft.; N 52°50'40" W 54.00 ft.; Southwesterly 85.03 ft. along the arc of a 123.00 ft. radius curve to the right through a central angle of 41°28'25" (radius point bears N 9°22'20" W from the beginning of the curve), Northwesterly 27.32 ft. along the arc of a 26.00 ft. radius curve to the right through a central angle of 78°16'00" (radius point bears N 9°22'20" W from the beginning of the curve), Northwesterly 154.15 ft. along the arc of a 402.00 ft. radius curve to the left through a central angle of 21°58'20" (radius point bears S 98°53'40" W from the beginning of the curve), N 3°04'00" E 463.25 ft.; thence S 84°02'40" E 248.84 ft.; thence S 7°00' E 128.00 ft.; thence Northwesterly 75.28 ft. along the arc of a 227.00 ft. radius curve to the right through a central angle of 57°44'20" (radius point bears S 30°55'20" E from the beginning of the curve); thence N 75°45'00" E 136.52 ft.; thence Easterly 50.12 ft. along the arc of a 277.00 ft. radius curve to the right through a central angle of 12°26'05" (radius point bears S 30°55'20" E from the beginning of the curve); thence North 315.84 ft.; thence South 609.68 ft.; thence West 439.21 ft.; thence Southerly 55.31 ft. along the arc of a 277.00 ft. radius curve to the right through a central angle of 11°26'25" (radius point bears S 88°48'35" W from the beginning of the curve); thence S 10°15'00" W 153.25 ft.; thence Southwesterly 144.12 ft. along the arc of a 1,847.00 ft. radius curve to the right through a central angle of 10°40'30" (radius point bears N 79°29'15" E from the beginning of the curve); thence along the boundary of Stone Ridge Subdivision Plat "C" in the following two courses to the point of beginning: N 69°04'30" W 54.00 ft.; S 75°38'40" W 257.90 ft. Containing: 23,266.3 acres

### PLANNING COMMISSION APPROVAL

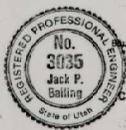
Approved this 6th day of April, 1991 by the Planning Commission of Bountiful City.  
Chairman: Cliff C. Malinski

### CITY ATTORNEY'S APPROVAL

Approved this 27th day of March, 1992  
Bountiful City Attorney: David S. Ricks

### CITY ENGINEER'S APPROVAL

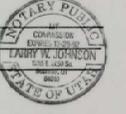
Approved this 11th day of March, 1992.  
Bountiful City Engineer: John S. Balling



### CORPORATE ACKNOWLEDGEMENT

On the 6th day of March, 1992, there personally appeared before me, the undersigned Notary Public, David S. Ricks, who duly acknowledged to me that he is the Vice President of Zion's First National Bank, a National Banking Association, and that he signed it freely and voluntarily for the uses and purposes therein specified and by authority of a Resolution of the Board of Directors.

Notary Public: David S. Ricks  
Residence: Bountiful, UT  
My Commission Expires: 12-28-92



### OWNER'S DEDICATION

I, Know all men by these presents that we the undersigned owners of the above described tract of land having caused the same to be subdivided into lots and streets to hereinafter be known as "Stone Ridge Subdivision Plat E" and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat for public use and do warrant and defend and save the city harmless against any assessment or other encumbrances on the dedicated streets which will interfere with the city's use, maintenance and operation on the streets.

In witness whereof we have hereunto set our hand this 6th day of March, 1992.

David S. Ricks  
Joseph M. Featherstone, President Lorain Enterprises  
David S. Ricks  
David S. Ricks, Secretary Lorain Enterprises

### CONSENT TO DEDICATE

Know all men by these presents that the undersigned trustees and beneficiary under that certain deeds of trust encumbering the tract of land described herein, which deeds of trust: as dated April 13, 1988, and recorded in the official records of Davis County, Utah on April 14, 1988, as Entry Nos. 820181 and 825832, in Book 1225, at Pages 898 and 903, et seq., do hereby consent to the dedication for perpetual use of the public all portions of the tract of land shown on this plat of "Stone Ridge Subdivision Plat E" as being dedicated to the public use, and do hereby subordinate its interest in and to the land included within such public streets and assessments to the public use forever.

In witness whereof, we have hereunto set our hand this 6th day of March, 1992.

ZION'S FIRST NATIONAL BANK  
a national banking association  
By: David S. Ricks  
Its: Vice President

### UTILITY APPROVAL

Power: Cliff C. Malinski Date: 3-11-92  
Water: Cliff C. Malinski Date: 3-11-92  
Telephone: Cliff C. Malinski Date: 3-11-92  
Mtn. Fuel: Cliff C. Malinski Date: 3-11-92  
Cable T.V.: Cliff C. Malinski Date: 3-11-92  
Sewer: Cliff C. Malinski Date: 3-11-92

### BOUNTIFUL CITY COUNCIL

Presented to the City Council of Bountiful, Utah, this 27th day of April, 1991 at which time this subdivision was approved and accepted.  
City Recorder: Robert D. Pennell  
Mayor: Robert D. Pennell



### CORPORATE ACKNOWLEDGEMENT

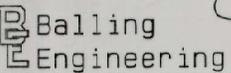
On the 6th day of March, 1992, there personally appeared before me, the undersigned Notary Public, Joseph M. Featherstone and David S. Ricks, who duly acknowledged to me that they are the President and Secretary of Lorain Enterprises, a Utah Corporation, and that they signed it freely and voluntarily for the uses and purposes therein mentioned and by authority of a Resolution of the Board of Directors.

Notary Public: David S. Ricks  
Residence: Bountiful, UT  
My Commission Expires: 12-28-92



### DAVIS COUNTY RECORDER

Entry No. \_\_\_\_\_ Fee Paid \_\_\_\_\_  
Filed for Record and Recorded this \_\_\_\_\_ day of \_\_\_\_\_, 1992 at \_\_\_\_\_ of \_\_\_\_\_ County Recorder \_\_\_\_\_ Deputy \_\_\_\_\_



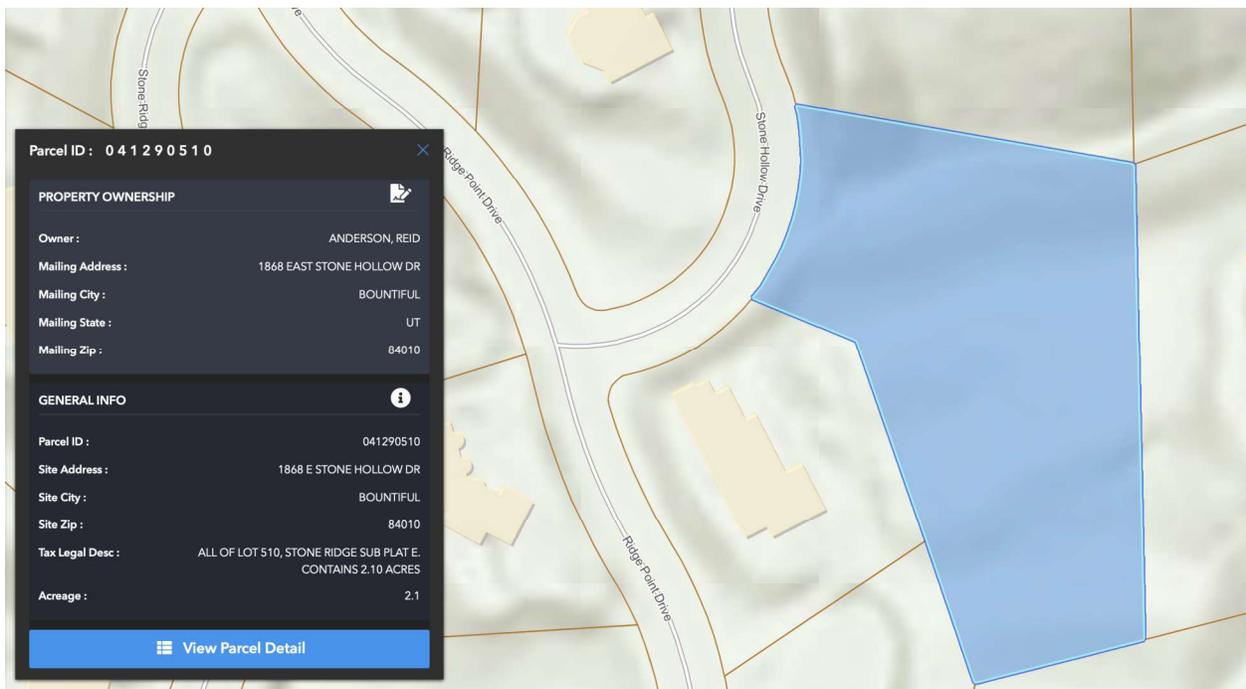
**To:** Bountiful City Planning  
726 S 100 E, Bountiful, UT 84010

**From:** Reid & Jessica Anderson  
1903 E Ridgehollow Dr, Bountiful, UT 84010

**Date:** August 20, 2023

**Re:** **VARIANCE REQUEST**  
**1868 E Stone Hollow Dr – Lot 510 Stone Ridge Sub Plat E.**  
**Parcel ID: 041290510**

**Address Verification:** Conducted within Bountiful City Office  
*(Screenshot from Davis County Parcel Map for reference)*



**Property Owners Affidavit:** Completed and to be notarized in Bountiful City Office

**Architectural Drawings:** Not Available

**Geotechnical Report:** Not Available

Application Fee:

\$1150 Invoice and Receipt – (Paid 8/21/2023)

# INVOICE



**Reid Anderson**  
Anderson Stone Ridge - New Build  
Lot 510 / Stone Ridge / 1868 e Stone Hollow Dr  
PREP23-052

**Bountiful City**  
795 South Main Street  
Bountiful, UT 84010  
Phone: (801) 298-6140

Date : 08/21/23  
Due : 08/21/23  
Bill to : Reid Anderson

Description	Amount
Application Fee	\$ 1150.00
<b>Total</b>	<b>\$ 1,150.00</b>

**From:** BOUNTIFUL CITY ENGINEERING noreply@elavon.com  
**Subject:** Order Confirmation  
**Date:** August 21, 2023 at 2:38 PM  
**To:** Reid@rafikicap.com Reid@RAFIKIcap.com



**\$1,150.00 USD**

08/21/2023 02:38:08 PM

BOUNTIFUL CITY ENGINEERING

**Your payment has been approved**

**Payment** VISA 41\*\*\*\*\*0043  
**Transaction ID** 210823C29-CE5B04C3-2517-49D8-B279-A5F6346C9E8D  
**Approval Code** 98942D  
**ECI**  
**Description** PREP23-052

**Total** **\$1,150.00 USD**

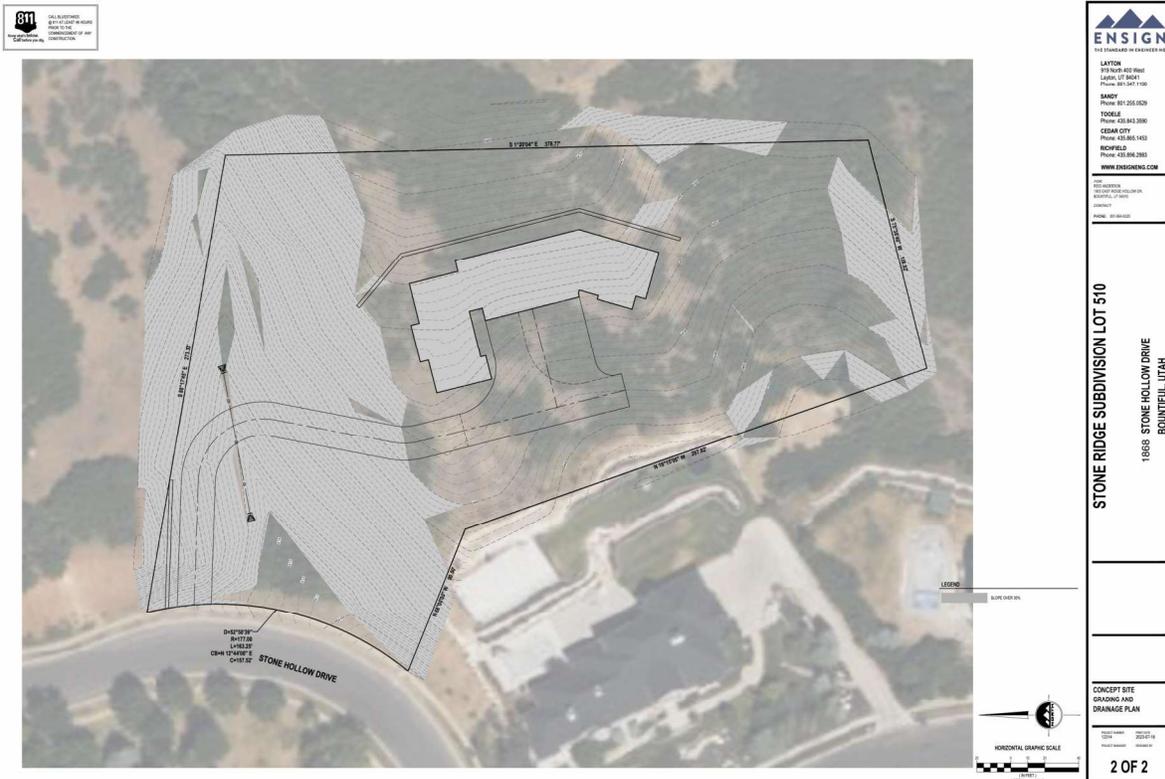
BOUNTIFUL CITY ENGINEERING  
790 SOUTH 100 EAST BOUNTIFUL UT 84010 | 801-298-6110

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How does the proposed variance request meet:

**1) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out land use ordinance purpose?**

The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30%.



**2) Special circumstances attached to the property that do not generally apply to other properties in the same zone?**

The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30%.

**3) Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone?**

The nature of this residential property requires a driveway that would need to navigate through slopes that exceed 30%. For reference, the attached site plan, as engineered by Ensign Engineering, shows the areas with slope over 30%.

**4) Not substantially affect the general plan and will not be contrary to the public interest?**

If approved, the review, and subsequent variance, would not affect the general plan or public interest as the lot has already been developed, marketed, and sold as a buildable lot within Stone Ridge. Upon purchasing of the property and in my discussion of the project with the HOA there seems to be a level of excitement to see a home built and maintained on this, one of the few remaining lots. I know that building in the R-F zone can be challenging and it may be assumed that many homes in the subdivision likewise required special review and attention during the building process.

**5) The spirit of the land use ordinance is observed and substantial justice done?  
What City Ordinance(s) do you want a variance from?**

There are many references to restriction around building or disturbing any parcel with >30% slope in the residential foothill Zone. I'm not sure which one, in particular, I should list here but the only way to build on lot 510 is to have a driveway approach that crosses/navigates a portion of the lot that is or exceeds 30% slope.

**Site Plan:** Full Scalable Attached

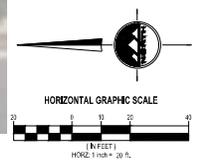
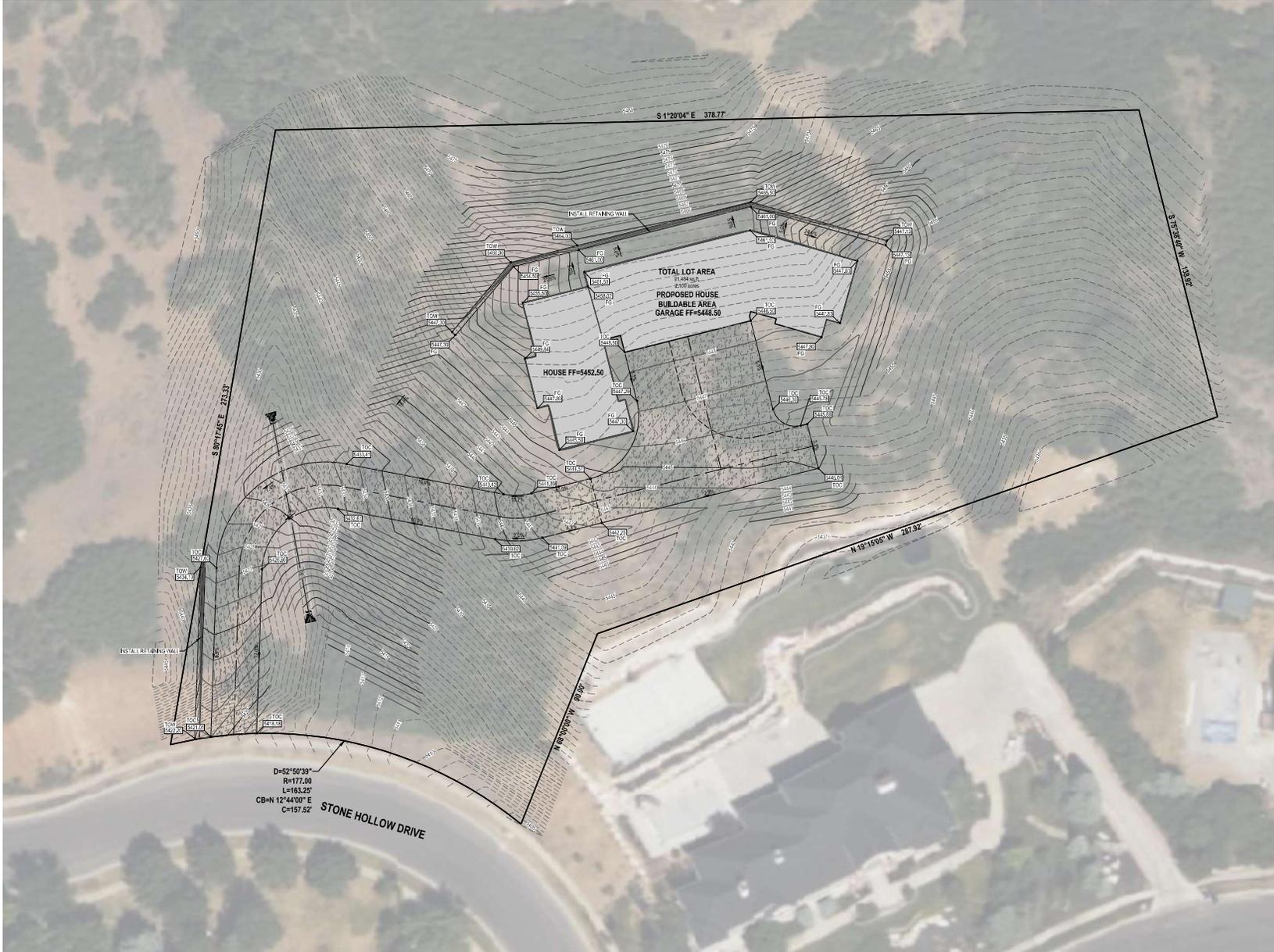
**Statement of Intent:**

Our desire is to build a single-family residential unit on lot 510 of Stone Ridge Subdivision that compliments the neighborhood/city.

In our effort to maintain the natural beauty of the residential foothills zone and said subdivision, the goal is to minimize ground disturbance and grade only as needed to complete the property. We desire a mountain home with primarily natural and preexisting vegetation.

Ensign Engineering has been retained as our engineering firm to help ensure that every precaution and criteria be met.

The attached site plan, as provided by Ensign Engineering, shows the potential (and likely) footprint of the home as well as the access which requires city review and blessing before the project can move forward.



**ENSIGN**  
THE STANDARD IN ENGINEERING

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FOR: RAY ANDERSON  
180 EAST WEDGE HOLLOW DR.  
BOUNTIFUL, UT 84002

CONTACT: PHONE: 801.466.4333

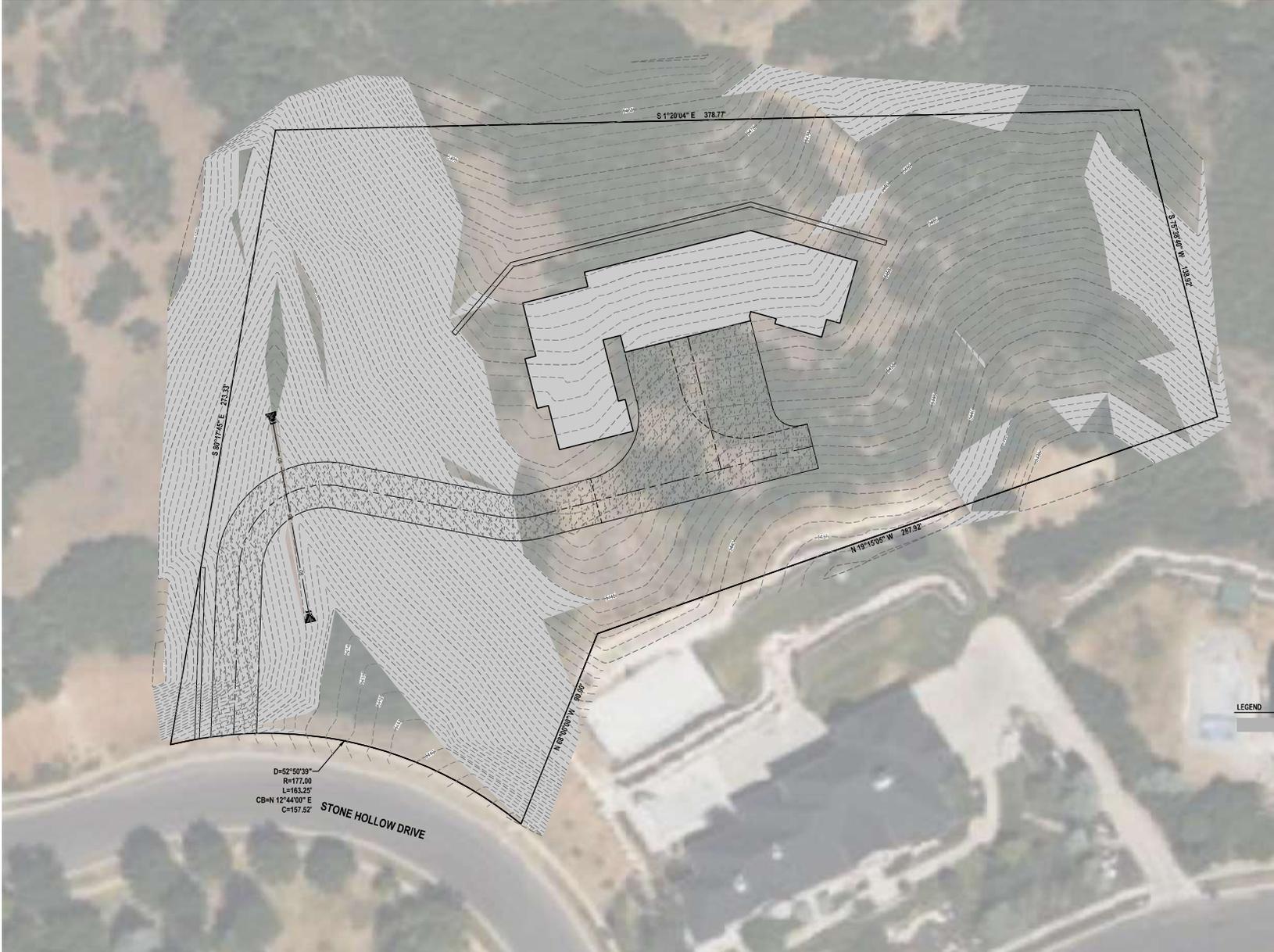
**STONE RIDGE SUBDIVISION LOT 510**

**1868 STONE HOLLOW DRIVE**  
**BOUNTIFUL, UTAH**

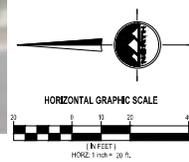
**CONCEPT SITE GRADING AND DRAINAGE PLAN**

PROJECT NUMBER: 12314      PLOTTED DATE: 2023-07-18  
PROJECT MANAGER:      DRAWN BY:

**1 OF 2**



LEGEND  
 [Symbol] SLOPE OVER 30%



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 THE STANDARD IN ENGINEERING

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FOR:  
 PETER ANDERSON  
 180 EAST WEDGE HOLLOW DR.  
 BOUNTIFUL, UT 84002

CONTRACT:  
 PHONE: 801.566.6333

**STONE RIDGE SUBDIVISION LOT 510**

**1868 STONE HOLLOW DRIVE  
 BOUNTIFUL, UTAH**

**CONCEPT SITE  
 GRADING AND  
 DRAINAGE PLAN**

PROJECT NUMBER: 12314  
 PROJECT DATE: 2023-07-18

PROJECT MANAGER: [Name]  
 DRAWN BY: [Name]

**2 OF 2**