



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, October 3, 2023
6:30 p.m.**

NOTICE IS HEREBY GIVEN that the 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. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Neighborhood Commercial (C-N) Subzone – Land Use Code Text Amendment
Senior Planner Amber Corbridge
 - Review
 - Public Hearing
 - Recommendation to City Council
3. 515 E. / 551 E. 3550 South - Lot Line Adjustment
(Lot 18 and 19 of Oak Hollow Subdivision)
City Engineer Lloyd Cheney
 - Review
 - Recommendation to City Council
4. Planning Commission Training: Open Public Meeting Act (OPMA)
City Attorney Clint Drake
5. Planning Director's report, update, and miscellaneous business
6. Adjourn

Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
September 5, 2023 – 6:30 p.m.

Location:	Council Chambers	City Hall, 795 South Main Street, Bountiful UT 84010
Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark, Krissy Gilmore, Sean Monson, and Beverly Ward
	City Engineer	Lloyd Cheney
	Senior Planner	Amber Corbridge
	Assistant Planner	Jonah David Hadlock
	Building Official	Don Simons
	Recording Secretary	Darlene Baetz
Excused:	Commission Member	Cecille Price-Huish
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga

1. 6:30 - Welcome.

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed those in attendance.

Planning Director Astorga recognized Darlene Baetz for her years of service with the City in the Planning Department and indicated that this was Darlene’s last Planning Commission meeting as she accepted another position with the Bountiful City Power Department. Darlene’s last day with the Planning Department is September 14. Director Astorga excused himself from the meeting as he indicated that he had a personal affair to take care of that evening. Director Astorga left the Council Chambers at 6:40 pm.

2. Approval of the minutes for August 15, 2023.

MOTION: Commissioner Bott made a motion to approve the minutes with one minor change in Commissioner name. Commissioner Monson seconded the motion.

VOTE: 6-0 in approval.

3. 220 North Main Street – Preliminary and Final Subdivision Approval for the Brooks

City Engineer Cheney presented the item.

The applicant is requesting preliminary and final approval of a Planned Unit Development (PUD) plat for the Brooks project. The proposed project includes two buildings fronting Main Street with main floor commercial spaces and apartments on two upper floors. An additional 3-unit apartment building will be built on the north property line. A total of six town homes fronts on to 200 North. This project was granted Final Architectural and Site Plan Approval by the City Council on December 8, 2020 with an additional six month extension granted by City Council on June 8, 2022 in order to obtain building permits. The applicant has been issued one building permit for the mixed-use building located at the southwest corner of the site, but no construction has occurred. The applicant stated that project funding is conditioned upon approval of the PUD plat and is necessary for the project to move forward.

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2 MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City
3 Council with the two conditions outlined by staff. Commissioner Clark seconded the motion.

4
5 VOTE: 6-0 in approval

6
7 CONDITIONS:

- 8
9 1. Post the bond for public improvements and pay the fee amounts outlined in the Bond and Fee
10 letter prepared by the City Engineer, dated March 15, 2021.
11 2. Establish a property owners' association and record all necessary documents with the Davis
12 County Recorder's Office at the time the plat is recorded.

13
14 **4. 1480 South Orchard Dr – Rezone for Bountiful Professional Plaza**

15
16 Dave Larsen, applicant, was present. Senior Planner Corbridge presented the item.

17
18 Dave Larsen is the property owner of the Bountiful Professional Plaza at 1480 South Orchard Drive
19 and requested a Zone Map Amendment of the property from Single-Family Residential (R-4) to
20 Neighborhood Commercial (C-N). Mr. Larsen stated that the purpose of the rezone is to “keep
21 services in the area to benefit the community, like it has been for the past 59 years”. He noted that
22 the property has existing characteristics of neighborhood commercial structures and uses, where the
23 existing commercial tenants bring in low traffic and impacts to the neighborhood. There are no
24 proposed changes to the existing building or site.

25
26 Senior Planner Corbridge discussed approved changes to the zoning map in the 1960s which
27 allowed for professional office uses. Since that time, the property was rezoned to Single-Family
28 Residential (R-4) which prohibits professional office uses. Staff recommended the approval of the
29 rezone.

30
31 Commissioners discussed the non-conformity of existing businesses and the possible filling of
32 business on the Orchard corridor.

33
34 Mr. Larsen stated that he was notified of the issue when business license approvals were rejected.
35 He discussed the types of businesses that are currently in this building.

36
37 Chair Jacobs opened the Public Hearing at 6:52 p.m.

38
39 Tom Woodland, a current business owner at this location, feels that Mr. Larsen takes good care of
40 the property and is in favor of the rezone.

41
42 Gary Wall resides at 210 East 1400 South. He feels that these types of businesses are a good blend
43 and that they have no traffic on weekends. He stated the property is maintained and was surprised to
44 hear that the property had been rezoned to R-4. He does not remember that there was any public
45 hearing from the 1980s for the rezone from C-N to R-4.

46
47 Rachel Coleman resides at 202 East 1400 South and spoke about the lack of a park-strip next to the

1 medical plaza. She provided a handout with her comments to the Commissioners and staff.

2
3 Dawn Morgan resides at 190 East 1500 South. She feels that there is a traffic problem on 1500
4 South and would like to see a limit of the traffic on 1500 South.

5
6 Sharlynn Thompson feels that new medical businesses are moving closer to the hospitals/medical
7 centers. She would like to see Mr. Larsen’s property rezoned, keeping the current businesses onsite.

8
9 Marimum Harman has a business at the property. She feels that the building is close for children
10 and families to their homes and that the building is affordable and serves a need for her.

11
12 Justin Neigel has a dentist office at the property. He really likes the location and would like to
13 continue to practice at this location.

14
15 There was a comment emailed to staff and was read to the Commissioners. The letter stated that she
16 doesn’t want to see an increase of traffic in the area.

17
18 Chair Jacobs closed the Public Hearing at 7:09 p.m.

19
20 Commissioners discussed:

- 21 1. The objective and purpose of this rezone and ordinance amendments.
- 22 2. Analysis of the proposed text ordinance changes.
- 23 3. Some Commissioners believe Staff’s recommended ordinance changes are appropriate, except
24 for amending the restaurant use from conditional to permitted.
- 25 4. Consideration of the future of Orchard Drive.
- 26 5. This area would potentially be a Commercial Neighborhood in the General Plan.
- 27 6. Should restaurants and dental labs as permitted uses in Neighborhood Commercial.
- 28 7. Commissioners felt that there needs to be more of an analysis done regarding the text ordinance
29 amendment. The Commission wanted to see other permitted neighborhood commercial uses in
30 surrounding cities.
- 31 8. Commissioners wanted to see the uses table broken up in the appropriate categories, such as
32 Neighborhood Commercial Permitted, Conditional, and Prohibited uses.

33
34 MOTION:

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36 Commissioner Monson made a motion to send a positive recommendation to the City Council for
37 the approval of the rezone at 1480 South Orchard Dr. .Commissioner Bott seconded the motion.

38
39 VOTE: 6-0 in approval

40
41 **5. Land Use Code Text Amendment to the C-N (Neighborhood Commercial) Zone**

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43 Chair Jacobs opened the Public Hearing at 7:28 p.m.

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45 Chair Jacobs closed the Public Hearing at 7:29 p.m.

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47 MOTION:

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Commissioner Monson made a motion to continue the item to a date uncertain. The Commission requested to give Staff the opportunity to research surrounding cities' ordinances regarding their neighborhood commercial permitted, conditional, and prohibited uses for comparison with Bountiful's existing ordinances. Commissioner Clark seconded the motion.

VOTE: 6-0 in approval.

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

7. Training – postponed

9. Adjourn

Chair Jacobs adjourned the meeting at 7:42 p.m.

Planning Commission Staff Report



Subject: Land Use Code Text Amendment to the C-N
(Neighborhood Commercial) Zone
Author: Amber Corbridge, Senior Planner
Department: Planning
Date: October 3, 2023

Background

The Planning Commission reviewed this Land Use Code Text Amendment on September 5, 2023, see staff report [here](#) and meeting minutes (as drafted in part of this published Planning Commission packet). Staff recommends amending the land use table, specifically for the C-N (Neighborhood Commercial) Subzone. This table includes permitted, conditional, and prohibited uses for the C-N Subzone. The goal is to include more permitted low impact commercial use for the C-N Subzone (see Exhibit A). These uses include permitting the following low-impact uses in the C-N Subzone:

(currently prohibited)

1. Banks and institutions
2. Medical/dental laboratory

(Currently conditional)

3. General Retail w/o Outside Storage
4. Medical/dental office
5. Personal services
6. Professional services
7. Tailor, seamstress, shoe repair
8. Tutoring, dance, preschool, daycare

Analysis

The Planning Commission will need to consider how the Land Use Code Text Amendment is necessary, is in the interest of the public, and is in harmony with the objectives and purposes of the Bountiful General Plan and Land Use Code. The purpose and object of the C-N Zone is to allow for uses which involve light vehicle traffic and/or local in nature. Areas in the City zoned for C-N should be near or immediately adjacent to collector roads (14-6-101(C)). Currently, there are no areas in the city zoned C-N. During the September 5, 2023, Planning Commission meeting, the Commission reviewed a Zoning Map Amendment

application for 1480 South Orchard Drive currently in the Single-Family (R-4) Residential Zone and forwarded a positive recommendation to the City Council. It is anticipated that the Council will review this Zoning Map Amendment during their upcoming meeting on October 10, 2023.

All uses listed in Table 14-6-103 of the C-N Subzone are as follows:

Permitted Uses:

- Municipal Facility
- Telecommunication Facility on City property

Conditional Uses:

- Convenience Store
- Dry Cleaner
- Food Preparation/Bakery
- Gas Station
- General Retail w/o Outside Storage
- Grocery Store
- Laundromat
- Medical/Dental Clinic
- Millwork, Cabinetry
- Non-motorized Recreation, Pool
- Personal Services
- Professional Services
- Public/Private Assembly
- Restaurant
- Tailor, Seamstress, Shoe Repair
- Telecommunication Facility not on City property
- Thrift Store
- Tutoring, Dance, Preschool, Daycare
- Vehicle Storage, Indoor

Prohibited Uses:

- Assisted Living Center
- ATV/Snowmobile Sales w/or w/o Outside Storage
- Bail Bonds
- Banks, Credit Unions
- Bottling, Caning, Food Production
- Bar, Tavern, Drinking Establishment
- Building/Construction Materials and Supplies w/ or w/o Outside Storage

Check Cashing, Title Loans
Construction Services w/ or w/o Outside Storage
Fast Food Restaurant w/ or w/o Drive-up
Feed Lots, Animal Rendering, Animal Raising
Firearm/Shooting Range – Indoor/Outdoor
Funeral Parlor, Cemeteries, and Crematory Services
General Retail w/ Outside Storage
Hotels (Interior room access)
Industrial Manufacturing
Kennels, Animal Boarding
Mail Order/Online Distribution Office w/ Onsite
Mail Order/Online Distribution Office w/Onsite Outdoor Storage
Medical/Dental Laboratory
Motels (Drive-up/exterior room access)
Motorized Recreation
Pawnshop, Secondhand Merchandise
Residential
Security Services
Self-Storage Units or Warehouse w/o Office
Sexually Oriented Business, Escort Service
Tattoo Parlor
Vehicle Part Sales
Vehicle Repair
Vehicle Sales
Vehicle Salvage/Wrecking
Vehicle Storage – Outdoor
Warehouse w/ Office
Welding, Autobody, Machine Shop, Fiberglass, Painting – Indoor/Outdoor

It is in the best interest of the public to provide a Commercial Zone which allows for more local, low impact uses, hence the subzone title of neighborhood commercial. The proposed code text amendment would positively impact the rezone petition for the property at 1480 South Orchard Drive. The City should support C-N areas and uses which benefit the neighborhood community.

Similarly, surrounding cities with low-impact commercial zones permit the following uses:

West Bountiful

Appliance Repair, Shoe Repair, Drug Store, Small Retail, Offices, Personal Services, Parks, Convenience Stores, Learning Studios, Real Estate Offices, Computer Sales/Services, Office Machine Sales, Ceramic Business, Carpet Cleaning, and Cannabis Pharmacy

Woods Cross

Fitness Centers, Small Retail, Banking/Credit Union, Drug Store, Eateries, Hardware Stores, Offices, Professional Services, Medical Clinics, Movie Theaters, Esthetician Services, Parks, and Storage

Centerville

Club or Service Organization, Government Services, Post Office, Protective Service, Reception Center, Childcare Center, Convalescent Care Facility, Laundry or Dry Cleaning-Limited, Media Service, Medical/Dental Lab, Medical Service, Office – General, Personal Care Service, Personal Instruction Service, Printing/Copying – Limited, Retail – General, and Retail-Limited

Farmington

Residential Facility for Disabled, Single-Family Dwelling, and Two-Family Dwelling

Ogden

Accessory Apartment – one unit, Accessory Buildings – Incidental, Adult Daycare, Altering/Pressing/Repair of Apparel, Auto Service Station – Small, Baby Formula Service, Bakery Manufacture/Retail, Financial Institution, Barbershop, Beauty Shop, Business or Professional Office, Café or Cafeteria, Christmas Tree Sales, Convenience Store, Delicatessen, Detective Agency, Dry Cleaning Pick Up Station, Frozen Food Lockers, Fruit Store or Stand, Garden Supplies and Plant Material Sales, Government Buildings or uses – Non-Industrial, Household Pets – Dwellings Only, Ice Cream Parlor, Ice Store and Vending Station, Launderette or Laundromat, Library, Locksmith, Lodge, Medical Cannabis Pharmacy, Newsstand, Nursery School, Park, Photo Studio, Photocopying/Printing, Post Office, Precious Metal Purchasing, Restaurant – drive in, Retail Sales – small, Roller-skating Rink, Seasonal Sales of Produce/Beverage, Service Station Auto – Minor, Shoe Repair or Shoeshine Shop, Studio for Professional Work/Teaching/Performance/Fine Arts, Taxicab Stand, Telegraph Office, Temporary Building for Uses of Construction Work, Travel Agency, and Upholstery Shop

Salt Lake City

Art Gallery, Artisan Food Production, B&B, Medical Clinic, Commercial Food Preparation, Community Garden, Daycare Center, Home Daycare, Group Home, Financial Institution, Government Facility, Home Occupation, Library, Mixed-Use Development, Mobile Food Business, Museum, Office, Open Space, Park, Place of Worship, Recreation (Indoor),

Recycling Collection Station, Restaurant, Retail Goods Establishment, Reverse Vending Machines, Sales and Display (Outdoor), Seasonal Farm Stand, Art Studio, Urban Farm, and Utility Building

Department Review

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

Significant Impacts

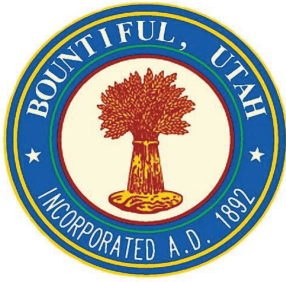
There aren't any impacts to amending the use table for the C-N (Neighborhood Commercial) Subzone, as there are no areas in the City currently zoned for C-N (see attached Zoning Map), and any future areas to be zoned C-N would benefit from including more low impact commercial use options.

Recommendation

Staff recommends the Planning Commission review the proposed Land Use Code Text Amendment, hold a Public Hearing, and forward a positive recommendation to City Council to approve the modifications made to the Commercial Use Table (See Exhibit A).

Attachments

1. Exhibit A
2. City Zoning Map



BOUNTIFUL

MAYOR
Kendalyn Harris

CITY COUNCIL
Millie Segura Bahr
Jesse Bell
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish

CITY MANAGER
Gary R. Hill

Bountiful City
DRAFT Ordinance No. 2023-15

**An Ordinance Amending the Land Use Code of Bountiful City
Section 14-6-103 related to Permitted, Conditional, and Prohibited Uses in the Neighborhood
Commercial (C-N) Subzone.**

It is the finding of the Bountiful City Council that:

1. The City Council of Bountiful City is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. After review and a public hearing of the proposed Land Use Code Text Amendment on September 5, 2023, and September 26, 2023, the Bountiful City Planning Commission forwarded a positive recommendation to the City Council; and
3. The City Council of Bountiful City finds that these amendments are necessary and are in harmony with the objectives and purposes of the Bountiful City Land Use Code and the General Plan; and
4. The City Council of Bountiful City reviewed the proposed Land Use Code Text Amendment on October 10, 2023, and finds that the proposed amendments are in the best interest of the health, safety, and welfare of the City and the public.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Section 14-6-103 Permitted, Conditional, and Prohibited Uses, Chapter 6 of the Land Use Code of Bountiful City, Title 14 of the Bountiful City Code, related to permitted, conditional, and prohibited uses of the Neighborhood Commercial subzone is hereby adopted and enacted as shown on Exhibit A, which is attached hereto and incorporated by this reference.

SECTION 2. This ordinance shall take effect immediately upon approval.

Adopted by the City Council of Bountiful, Utah, this 10th day of October 2023.

Kendalyn Harris, Mayor

ATTEST:

Shawna Andrus, City Recorder

Exhibit A

14-6-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

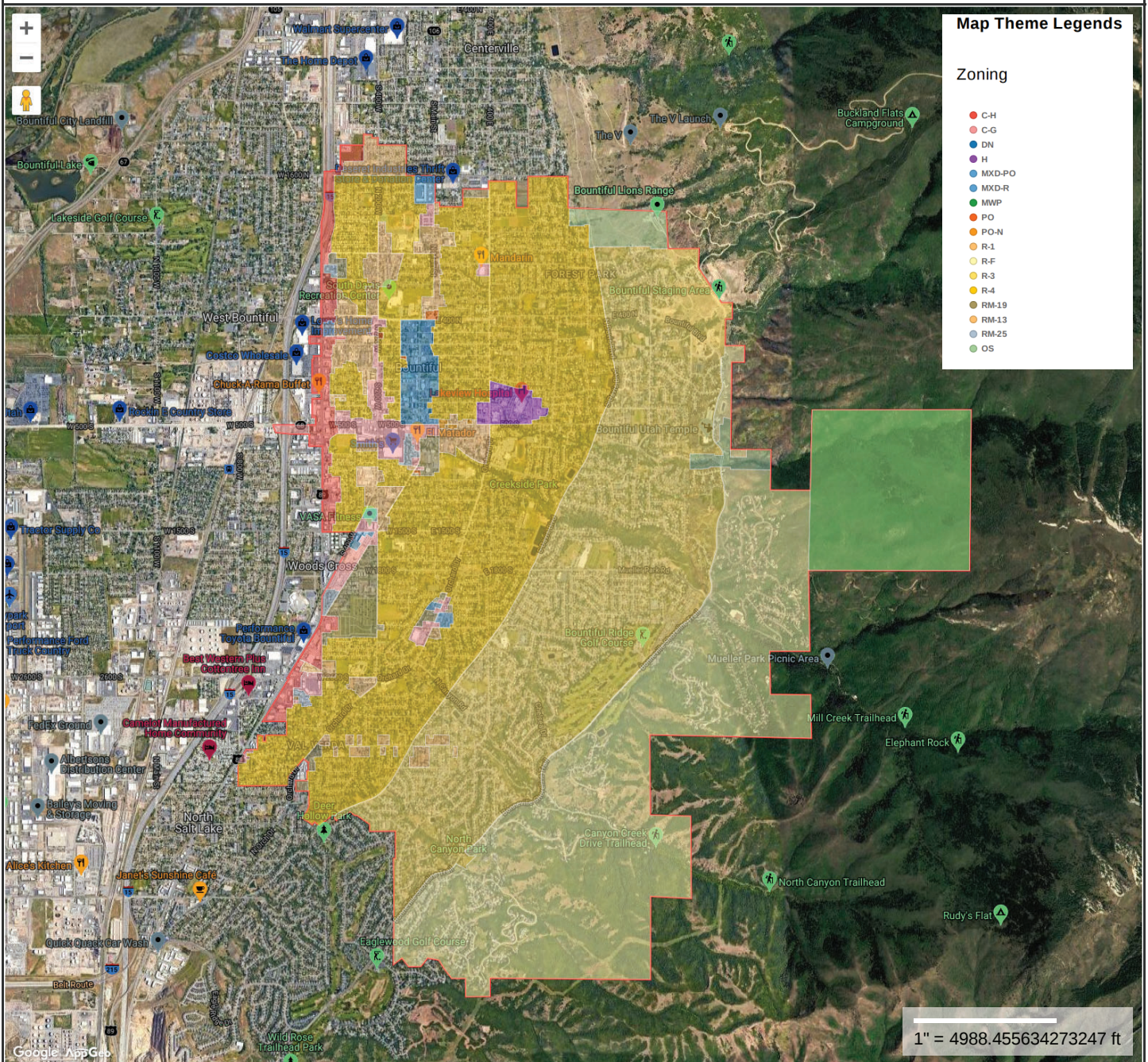
Subject to the provisions and restrictions of this Title, the following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Commercial zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited.

Table 14-6-103

Use	C-H	C-G	C-N
Assisted Living Center	N	N	N
ATV and Snowmobile Sales w/o Outside Storage and/or Display	P	C	N
ATV and Snowmobile Sales with Outside Display	P	N	N
Bail Bonds	C	N	N
Banks, Credit Unions	P	P	NC
Bar, Tavern, Drinking Establishment	C	N	N
Bottling, Canning, Food Production	P	C	N
Building/Construction Materials and Supplies w/ Outside Storage	C	C	N
Building/Construction Materials and Supplies w/o Outside Storage	P	C	N
Check Cashing, Title Loans	P	C	N
Construction Services w/ Outside Storage	C	N	N
Construction Services w/o Outside Storage	P	C	N
Convenience Stores	P	C	C
Dry Cleaner, Laundry Service	P	C	C
Fast Food Restaurant w/ or w/o Drive-up	P	C	N
Feed Lots, Animal Rendering, Animal Raising	N	N	N
Fire Arm/Shooting Range – Indoor	C	C	N
Fire Arm/Shooting Range – Outdoor	N	N	N
Food Preparation, Bakery	P	P	C
Funeral Parlor, Cemeteries, and Crematory Services	P	C	N
Gasoline Sales	P	P	C
General Retail w/ Outside Storage	C	C	N
General Retail w/o Outside Storage	P	P	CP
Grocery Store	P	P	C
Hotels (Interior room access)	P	C	N
Industrial Manufacturing	N	N	N
Kennels, Animal Boarding	N	N	N
Laundromat (Self-operated)	P	P	C
Mail Order/Online Distribution Office w/ Onsite Indoor Storage	P	C	N
Mail Order/Online Distribution Office w/ Onsite Outdoor Storage	C	N	N
Medical/Dental Laboratory	P	C	NP
Medical/Dental Office	P	P	CP
Millwork, Cabinetry	P	C	C

Use	C-H	C-G	C-N
Motels (Drive-up/exterior room access)	N	N	N
Motorized Recreation	C	N	N
Municipal Facility	P	P	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P	P	C
Pawnshop, Secondhand Merchandise,	C	N	N
Personal Services	P	P	GP
Professional Services	P	P	GP
Public/Private Assembly	P	P	C
Residential	N	N	N
Restaurant	P	P	C
Security Services	P	N	N
Self Storage Units or Warehouse w/o Office	N	N	N
Sexually Oriented Business, Escort Service	C	N	N
Small Engine/Appliance Repair	P	P	N
Tailor, Seamstress, Shoe Repair	P	P	GP
Tattoo Parlor	C	N	N
Telecommunication Facility not on City Property	C	C	C
Telecommunication Facility on City property	P	P	P
Thrift Store	P	C	C
Tutoring, Dance, Preschool, Daycare	P	P	GP
Vehicle Part Sales	P	P	N
Vehicle Repair	P	N	N
Vehicle Sales	P	N	N
Vehicle Salvage/Wrecking	N	N	N
Vehicle Service and Wash	P	C	N
Vehicle Storage – Indoor	P	P	C
Vehicle Storage – Outdoor	C	N	N
Warehouse w/ Office	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting – indoor	P	N	N
Welding, Autobody, Machine Shop, Fiberglass, Painting - Outdoor	C	N	N

Bountiful Zone Map



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Map Theme Legends

Zoning

- C-H
- C-G
- DN
- H
- MXD-PO
- MXD-R
- MWP
- PO
- PO-N
- R-1
- R-F
- R-3
- R-4
- RM-19
- RM-13
- RM-25
- OS

Commission Staff Report



Subject: Lot Line Adjustment for Lots 18 and 19 of Oak Hollow Subdivision
Author: Lloyd Cheney, City Engineer
Department: Engineering, Planning
Date: October 3, 2023

Background

David Ercanbrack, owner of Lot 18 and Chananat Seanguwan, owner of Lot 19, applicants, are requesting approval of a lot line adjustment to the properties located at 515 E (Lot 18) and 551 E (Lot 19) 3550 S Street. The proposed adjustment would affect the side lot line which is common to the two lots. These lots are located in the R-3 subzone which have the following minimum requirements:

- Lot Size = 11,000 sqft
- Buildable Area = 3,000 sqft
- Lot Width = 80 ft (measured at the front setback)

Analysis

The situation necessitating the request for the lot line approval is unique. It is believed that a surveying error resulted in the property corners of Lot 19 being improperly located, which resulted in the actual side yard between the home on Lot 19 and the property line to be 4 feet, which is significantly less than the minimum side yard requirement of 8 feet. Fortunately, the owners of Lot 18 have a larger side yard setback to their home and are willing to adjust the line by 3 feet to reduce the level of non-compliance on Lot 19.

General: Lot 18 was originally platted as a 13,248 sqft lot and was subsequently modified by a prior property transaction with the owners of Lot 15 (immediately to the North of Lot 18). With the proposed 3 ft modification of the property line common to Lots 18 and 19, the resulting lot will be 12,885 sqft in size. The resulting Lot 18A will still exceed the minimum size and width requirements for the R-3 subzone. Lot 19 was originally platted as a 13,017 sqft. Lot 19A increases the lot size to 13,378 sqft and increases the lot width by 3.0 ft at the 3550 S right of way line.

Utilities: No additional utilities are required. Each home is currently serviced with all necessary utilities.

Easements: The original subdivision plat included a 7.5 ft wide side yard utility easement on side yards of each lot. The adjustment of the property line necessitates a release of a portion of the original easement on the west line of Lot 19. The area of the easement to be released is noted on the plat.

Proposed Right of Way Improvements and Access: No improvements are required.

Department Review

This memo has been reviewed by the City Attorney, Planning Director and the Senior Planner.

Significant Impacts

None

Recommendation

Staff recommends the Planning Commission forward a recommendation of approval the lot line adjustment to Lots 18 and 19 of the Oak Hollow Subdivision to the City Council with the following conditions:

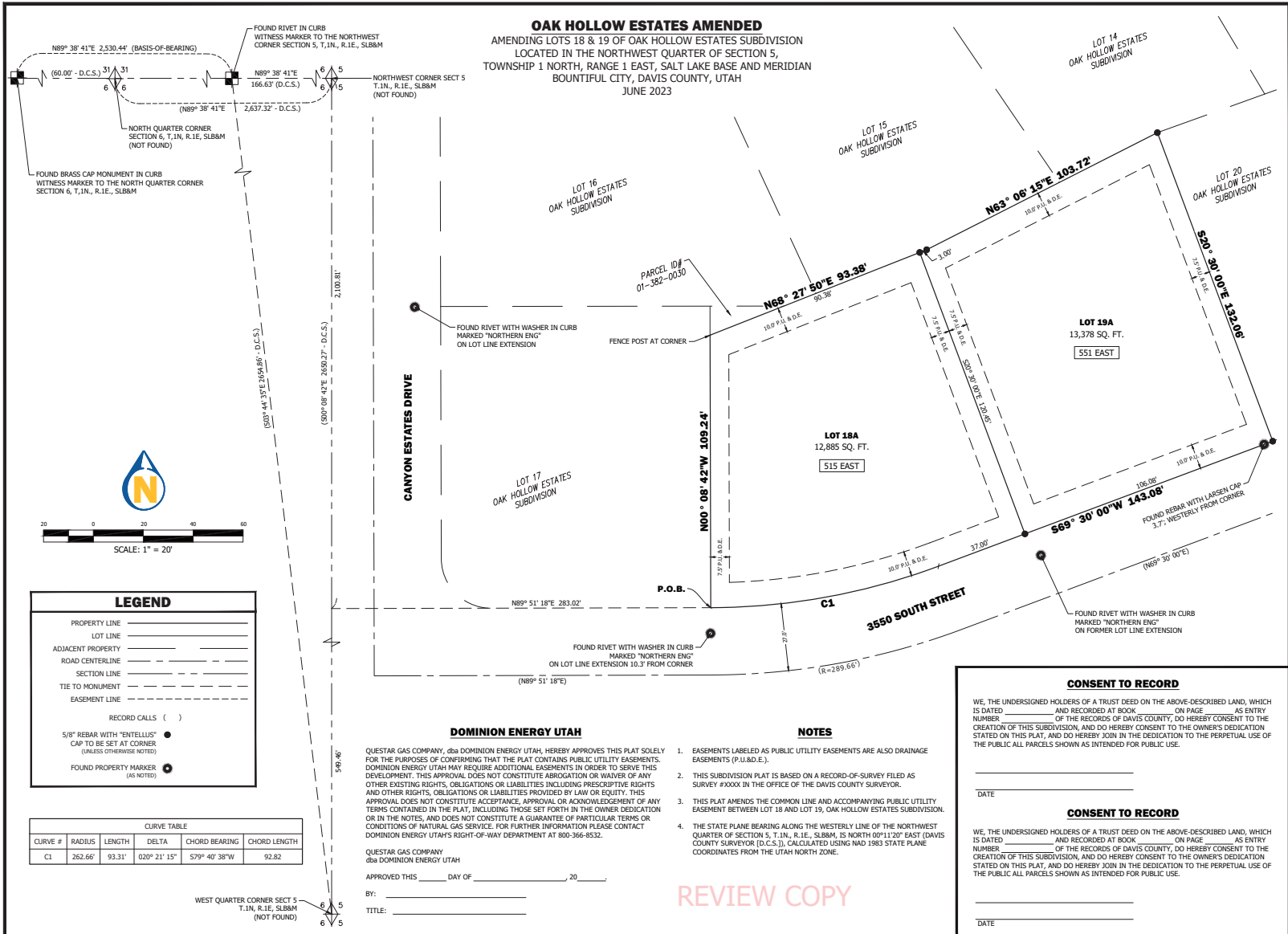
1. Prepare a final plat after making any minor corrections identified during the review process.
2. Provide a current title report for the 2 properties.

Attachments

1. Lovely aerial photo.
2. A copy of the preliminary plat.
3. Exhibit Drawing



Figure 1 Proposed Amended Lot Line Configuration



OAK HOLLOW ESTATES AMENDED
 AMENDING LOTS 18 & 19 OF OAK HOLLOW ESTATES SUBDIVISION
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 5,
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH
 JUNE 2023

SURVEYOR'S CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9897117 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS OAK HOLLOW ESTATES AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

REVIEW COPY

AARON L. INABNIT, P.L.S. UT #9897117

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTHERLY LINE OF 3550 SOUTH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18, OAK HOLLOW ESTATES SUBDIVISION (ENTRY #219922, DAVIS COUNTY RECORDS), SAID SOUTHWEST CORNER IS NORTH 00°08'42" WEST 949.46 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 AND NORTH 89°51'18" EAST 283.02 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, SAID WEST QUARTER CORNER BEARS SOUTH 03°44'35" EAST 2654.86 FEET FROM A WEST WITNESS MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 00°08'42" WEST 109.24 FEET ALONG THE WEST LINE OF SAID LOT 18; THENCE NORTH 68°27'50" EAST 93.38 FEET TO THE NORTHERLY CORNER OF SAID LOT 19 OF SAID SUBDIVISION; THENCE NORTH 63°06'15" EAST 102.72 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 20°30'00" EAST 132.06 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHERLY LINE OF SAID STREET; THENCE SOUTH 69°30'00" WEST 143.08 ALONG SAID NORTHERLY LINE TO A 262.66-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 93.31 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 20°21'15", CHORD BEARS SOUTH 79°40'38" WEST 92.82 FEET TO THE POINT OF BEGINNING.
 CONTAINS 0.603 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS TO BE KNOWN AS OAK HOLLOW ESTATES AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREIN SET OUR HANDS THIS _____ DAY OF _____ 20____

DAVID R. ERKANBRACK
 KATHI ERKANBRACK
 CHANANAT O. SEANGSUWAN

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID R. ERKANBRACK AND KATHI ERKANBRACK, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____ 20____ THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CHANANAT O. SEANGSUWAN, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____
 RESIDENCE: _____
 MY COMMISSION EXPIRES: _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

DATE _____

CONSENT TO RECORD

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED _____ ON PAGE _____ AS ENTRY NUMBER _____ OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION, AND DO HEREBY CONSENT TO THE OWNER'S DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PERPETUAL USE OF THE PUBLIC ALL PARCELS SHOWN AS INTENDED FOR PUBLIC USE.

DATE _____

NOTES

- EASEMENTS LABELED AS PUBLIC UTILITY EASEMENTS ARE ALSO DRAINAGE EASEMENTS (P.U.&D.E.).
- THIS SUBDIVISION PLAT IS BASED ON A RECORD-OF-SURVEY FILED AS SURVEY #XXXX IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR.
- THIS PLAT AMENDS THE COMMON LINE AND ACCOMPANYING PUBLIC UTILITY EASEMENT BETWEEN LOT 18 AND LOT 19, OAK HOLLOW ESTATES SUBDIVISION.
- THE STATE PLANE BEARING ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 5, T.1N., R.1E., S188M, IS NORTH 00°11'20" EAST (DAVIS COUNTY SURVEYOR (D.C.S.)), CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8832.

QUESTAR GAS COMPANY
 dba DOMINION ENERGY UTAH
 APPROVED THIS _____ DAY OF _____ 20____
 BY: _____
 TITLE: _____

REVIEW COPY

LEGEND

- PROPERTY LINE _____
 - LOT LINE _____
 - ADJACENT PROPERTY _____
 - ROAD CENTERLINE _____
 - SECTION LINE _____
 - TIE TO MONUMENT _____
 - EASEMENT LINE _____
- RECORD CALLS ()
- 5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED) ●
 - FOUND PROPERTY MARKER (AS NOTED) ○

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	262.66'	93.31'	020° 21' 15"	S79° 40' 38"W	92.82'

WEST QUARTER CORNER SEC 5
 T.1N., R.1E., S188M
 (NOT FOUND)

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____ 20____
 CITY RECORDER ATTEST: _____
 MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____ 20____
 BOUNTIFUL CITY ENGINEER _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____ 20____
 PLANNING DIRECTOR _____

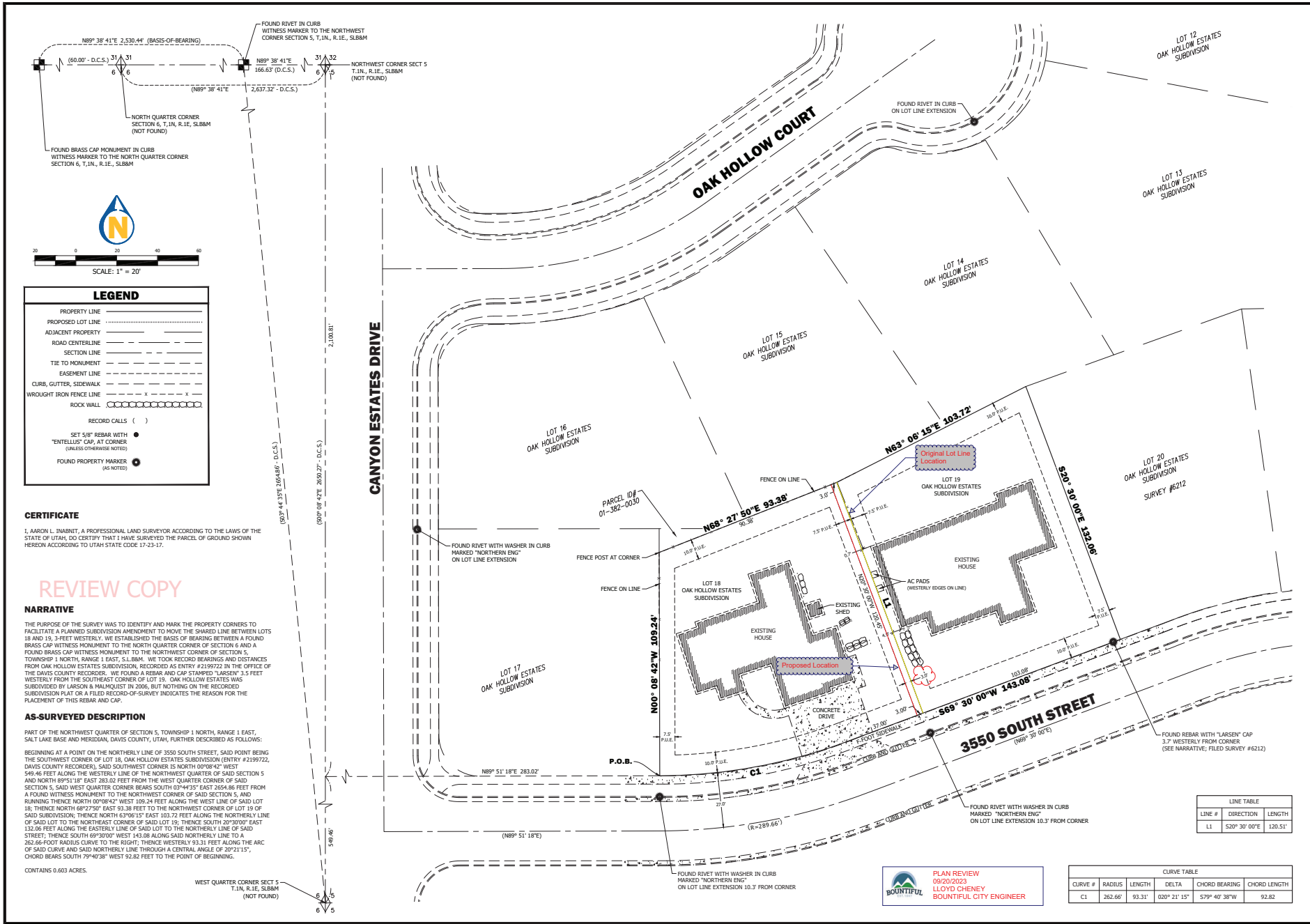
CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____ 20____
 BOUNTIFUL CITY ATTORNEY _____

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 20____
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER: _____
 BY: _____ DEPUTY

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2236
 www.Entellus.com
 PROJECT #2120901 06/10/2023, A.L.I



FOUND RIVET IN CURB WITNESS MARKER TO THE NORTHWEST CORNER SECTION 5, T.1N., R.1E., S.188M

N89° 38' 41"E 2,530.44' (BASIS-OF-BEARING)

(60.00' - D.C.S.) 31' 31'

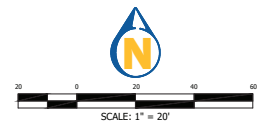
N89° 38' 41"E 166.63' (D.C.S.)

NORTHWEST CORNER SECT 5 T.1N., R.1E., S.188M (NOT FOUND)

(N89° 38' 41"E 2,637.32' - D.C.S.)

NORTH QUARTER CORNER SECTION 6, T.1N., R.1E., S.188M (NOT FOUND)

FOUND BRASS CAP MONUMENT IN CURB WITNESS MARKER TO THE NORTH QUARTER CORNER SECTION 6, T.1N., R.1E., S.188M



LEGEND

PROPERTY LINE

PROPOSED LOT LINE

ADJACENT PROPERTY

ROAD CENTERLINE

SECTION LINE

TIE TO MONUMENT

EASEMENT LINE

CLRB, GUTTER, SIDEWALK

WROUGHT IRON FENCE LINE

ROCK WALL

RECORD CALLS ()

SET 5/8" REBAR WITH "ENTELLUS" CAP AT CORNER (UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER (AS NOTED)

CERTIFICATE

I, AARON L. IMBIBIT, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-2-17.

REVIEW COPY

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO IDENTIFY AND MARK THE PROPERTY CORNERS TO FACILITATE A PLANNED SUBDIVISION AMENDMENT TO MOVE THE SHARED LINE BETWEEN LOTS 18 AND 19, 3-FEET WESTERLY. WE ESTABLISHED THE BASIS OF BEARING BETWEEN A FOUND BRASS CAP WITNESS MONUMENT TO THE NORTH QUARTER CORNER OF SECTION 6 AND A FOUND BRASS CAP WITNESS MONUMENT TO THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, S.188M. WE TOOK RECORD BEARINGS AND DISTANCES FROM OAK HOLLOW ESTATES SUBDIVISION, RECORDED AS ENTRY #2199722 IN THE OFFICE OF THE DAVIS COUNTY RECORDER. WE FOUND A REBAR AND CAP STAMPED "LARSE" 3.5 FEET WESTERLY FROM THE SOUTHWEST CORNER OF LOT 19. OAK HOLLOW ESTATES WAS SUBDIVIDED BY LARSON & MALMQUIST IN 2006, BUT NOTHING ON THE RECORDED SUBDIVISION PLAT OR A FILED RECORD-OF-SURVEY INDICATES THE REASON FOR THE PLACEMENT OF THIS REBAR AND CAP.

AS-SURVEYED DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF 3550 SOUTH STREET, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 18, OAK HOLLOW ESTATES SUBDIVISION (ENTRY #2199722, DAVIS COUNTY RECORDER), SAID SOUTHWEST CORNER IS NORTH 00°08'42" WEST 549.46 FEET ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5 AND NORTH 89°51'18" EAST 283.02 FEET FROM THE WEST QUARTER CORNER OF SAID SECTION 5, SAID WEST QUARTER CORNER BEARS SOUTH 02°40'35" EAST 2654.86 FEET FROM A FOUND WITNESS MONUMENT TO THE NORTHWEST CORNER OF SAID SECTION 5, AND RUNNING THENCE NORTH 00°08'42" WEST 109.24 FEET ALONG THE WEST LINE OF SAID LOT 18; THENCE NORTH 69°27'50" EAST 93.38 FEET TO THE NORTHWEST CORNER OF LOT 19 OF SAID SUBDIVISION; THENCE NORTH 63°06'15" EAST 103.72 FEET ALONG THE NORTHERLY LINE OF SAID LOT TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 20°20'00" EAST 132.06 FEET ALONG THE EASTERLY LINE OF SAID LOT TO THE NORTHERLY LINE OF SAID STREET; THENCE SOUTH 69°30'00" WEST 143.08 ALONG SAID NORTHERLY LINE TO A 262.66-FOOT RADIUS CURVE TO THE RIGHT; THENCE WESTERLY 93.33 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE THROUGH A CENTRAL ANGLE OF 20°21'15", CHORD BEARS SOUTH 79°40'38" WEST 92.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 0.603 ACRES.

WEST QUARTER CORNER SECT 5 T.1N., R.1E., S.188M (NOT FOUND)

PLAN REVIEW
09/20/2023
LLOYD CHENEY
BOUNTIFUL CITY ENGINEER

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	262.66'	93.31'	020° 21' 15"	S79° 40' 38"W	92.82'

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	S20° 30' 00"E	120.51'

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

Entellus

PRELIMINARY
NOT FOR
CONSTRUCTION

DAVE ERCANBRACK

513 EAST 3530 SOUTH STREET
LOT 19, OAK HOLLOW ESTATES SUBDIVISION
LOCATED IN THE NORTHWEST 1/4 OF SECTION 5, T.1N., R.1E., S.188M
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN: JTB 2023/09/08
APPROV: ALI 2023/06/12
PROJECT #: 2129001
2129001 SURVEY.dwg

V201
BOUNDARY SURVEY