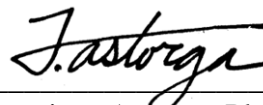


**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, August 20, 2019**  
**6:30 p.m.**

**NOTICE IS HEREBY GIVEN** that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, **South Davis Metro Fire Station, 255 South 100 West, Bountiful, Utah**, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for July 16, 2019.
3. Continuations:
  - a. **PUBLIC HEARING** – Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865 Highland Court. Continuation to a date uncertain.
  - b. **PUBLIC HEARING** – Conditional Use Permit for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West. Continuation to September 3, 2019 meeting.
  - c. Final Site Plan Review Approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West. Continuation to September 3, 2019 meeting.
4. **PUBLIC HEARING** – Consider approval of a Variance Request for development standards to the Val Verda Well for South Davis Water District located at 33 E 3300 South.
5. Consider Final Site Plan Review approval for Double Take, a multi-family dwelling located at 33 W 400 South.
6. Consider Final Site Plan Review approval for an addition at St. Olaf Church and School located at 1793 South Orchard Dr.
7. Consider Preliminary Architectural and Site Plan Review approval for a new building for AlphaGraphics located at 265 South Main Street.
8. Planning Director’s report, review of pending applications and miscellaneous business.



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Francisco Astorga, Planning Director



**Bountiful City**  
**Planning Commission Minutes**  
**July 16, 2019**  
**6:30 P.M.**

Present: Chair – Sean Monson and Vice Chair – Von Hill; Planning Commission Members – Jesse Bell, Jim Clark, and Sharon Spratley; City Council Representation – Richard Higginson; City Attorney – Clint Drake; City Planner – Francisco Astorga; Asst City Planner – Curtis Poole; City Engineer – Lloyd Cheney; and Recording Secretary – Darlene Baetz

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for July 2, 2019.**

Richard Higginson made a motion to approve the minutes for July 2 with the following changes:

Page 2, Paragraph 7 Mr. Poole stated that buildings *on Main St would need to have ground floor commercial businesses but the building on 200 North does not need to have commercial business on the ground floor but needs to be framed for commercial use even if the use is residential.*

Page 3, Paragraph 3 Before the next meeting, *Commission members ask that the applicant resolve several issues including major commercial looking entrances, articulations, enough parking and no parking in sideyard setbacks. Possible variance for the waterway, redrawn plans and new ideas were also discussed.*

Jesse Bell seconded the motion. Voting passed 4-0-2 with Commission members Bell, Clark, Higginson, and Spratley voting aye and Commission members Hill and Monson abstained.

**3. CONTINUED FROM JUNE 4 – Consider preliminary site plan review approval for a triplex located at 170 North 100 West, Jonathon Blosch, applicant.**

Jonathon Blosch was present. Curtis Poole presented the staff report.

The applicant previously appeared before the Planning Commission on June 4, and after a discussion with the Commission a motion was made to table the request until additional information from the applicant could be provided. The property is on the western edge of the DN zone which borders single family residential to the west. The property has a commercial use to the north and south of the property, and a DCFS facility to the east. The property is .25 acres (approximately 10,933 square feet) and currently has a single family home on the lot.

The applicant has submitted elevation plans showing a mix of brick and stucco, with articulations providing relief from large expanses of flat walls. The proposal is for a two-story building which will not exceed the 35 feet maximum standard for the DN zone. Each unit will have a patio or balcony as required by code. The applicant is proposing a single sidewalk along with landscaping and other architectural features which will connect the front entrances to 100 West. The Code specifies that entrances facing a public street should demonstrate a level of prominence consistent with the standards of the DN zone.

The current proposal demonstrates the building meets the setback requirements. The applicant has submitted a preliminary landscaping plan showing the development will meet the minimum landscaping standards for the DN zone. The applicant will need to submit a detailed landscaping plan before final site review.

After the discussion with the Planning Commission the applicant has modified the floorplans to show three 2-bedroom units with a shared storage space on the ground floor to the rear of the building. The revision to the floorplan reduced the number of parking stalls needed from 8 to 7, and the proposal shows a total of 7 parking stalls which will be located behind the building.

Before the issuance of building permit the existing drive approach will need to be removed and replaced. Prior to the issuance of a Certificate of Occupancy the applicant will need to repair any damage to the curb, gutter and sidewalk along 100 West. Bountiful Power will require a 7 foot utility easement along the south side of the property; in addition the applicant will need to work with the power department on placement of meters.

The applicant has submitted his application for a conditional use permit; however, based upon the discussion between the applicant and Planning Commission in the prior meeting, staff finds it would be beneficial to bring the conditional use permit to the Commission for approval when the applicant applies for final site plan approval. While multifamily residential units are allowed as a conditional use in the Downtown zone, the number of units which can be constructed will always be dependent upon lot size, and setback, height and landscaping standards of the Code. The responsibility lies upon the applicant to find alternative solutions to meet code.

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for preliminary site plan review for the proposed 3-unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Modify the entrances facing 100 West to show prominence consistent with 14-7-112 section C-4.
3. Submit a final landscaping plan meeting the minimum requirements of Sections 14-16- 104 and 14-7-109.
4. All damaged curb, gutter and sidewalk along 100 West shall be replaced.

Mr. Cheney stated that the proposed plan will use the storm drains instead of using a detention basin for storm water.

Mr. Blosch stated the proposed walkway will be the width of three sidewalks and will run from the City sidewalk to the building. The front entry ways will be recessed with a porch and lighting.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the preliminary site plan review approval for a triplex located at 170 North 100 West with 4 conditions outlined by staff. Jim Clark seconded the motion. Voting passed 6-0 with Commission members Bell, Clark, Higginson, Hill, Monson and Spratley voting aye.

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

1. Trails Committee will meet July 23 at 6:00 p.m. with City Council for a working meeting to discuss the Trails Master Plan.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:50 p.m.

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Francisco Astorga, Bountiful City Planner

DRAFT



# Commission Staff Report

Item # 3

**Subject:** Continuations of Noticed Items  
**Author:** Francisco Astorga, AICP, City Planner  
**Address:** Various  
**Date:** August 20, 2019



## Description of Request

Staff recommends that the Planning Commission continue the following items, separate motions are required:

- a. **PUBLIC HEARING** – Variance to the standards of the Bountiful City Land Use Ordinance to allow for encroachments on slopes greater than 30% located at 3865 Highland Court, Justin Merkley, applicant. ***Continuation to a date uncertain.***

The applicant requested to continue this item to a future date to work out site layout options.

- b. **PUBLIC HEARING** – Conditional Use Permit for Tri-line Apartments, a multifamily dwelling located at 170 North 100 West, Jon Blosch, applicant. ***Continuation to September 3, 2019.***
- c. Final Site Plan Review Approval for Tri-line Apartments, a multi-family dwelling located at 170 North 100 West, Jon Blosch, applicant. ***Continuation to September 3, 2019 meeting.***

There was a discrepancy with the notice letters that were sent out to adjacent property owners required by the Land Use Code for the Conditional Use Permit, item b above associated with item c. Staff discovered the discrepancy August 13, 2019 and contacted the applicant.





# Commission Staff Report

Item # 4

**Item:** PUBLIC HEARING – Variance request from lot standards, setback requirements and permissible lot coverage.  
**Address:** 33 East 3300 South  
**Author:** Curtis Poole, Assistant City Planner  
**Date:** August 13, 2019



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## Description of Request

The applicant, South Davis Water District, has requested a Variance request from lot standards, setback requirements and permissible lot coverage standards found in the R-3 Single-Family Residential Zone. The proposed Variance would allow for construction of a new well house at this location.

## Authority

Section 14-2-111 authorizes the Planning Commission to be the review body for Variance Requests within the R-3 Zone related to building setback requirements.

## Background and Analysis:

The existing well was drilled in 1955; however, it has not been in operation for the last 10 years due to performance issues. South Davis Water District has decided to perform rehabilitation on the well which will require a structure to be built on the property to house chlorine and fluoride, which are incidental to the well rehabilitation. The property is approximately 40 feet deep and 16 feet wide (640 square feet) and currently is nonconforming due to the size. Currently the parcel does not comply with the following R-# Zone lot standards:

- Minimum lot size – 11,000 square feet
- Minimum buildable area – 3,000 square feet
- Minimum lot frontage width – 80 feet
- Minimum distance abutting a public street – 50 feet

The proposed structure will be approximately 50 square feet with two doors facing 3300 South. It will be 17.5 feet from the front property line, just over 2.5 feet from the side property lines and a little over 15 feet from the rear property line. The applicant has placed and will continue to maintain a fence surrounding the lot. Other structures such as electrical boxes and well vault will not be increased or moved. The Land Use Code requires buildings in the R-3 Residential Zone to have the following minimum setback requirements:

- Front Yard – 25 feet

- Side Yard – 8 feet
- Rear Yard – 20 feet

Based upon the width and depth of the property it severely limits anything which could be constructed. Furthermore the Land Use Code regulates permissible lot coverage of at least fifty percent of all required front, side and rear yard areas to be landscaped.

### **Variance Findings**

Utah Code 10-9a-702 establishes the criteria for review of a Variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a Variance have been met.” In order to grant a Variance **each** of the following criteria must be met:

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

**Staff Response:** State law defines a hardship as “associated with and peculiar to the property itself.” The size of the property would require the applicant an unnecessary and unreasonable hardship to comply with building lot standards, setback and permissible lot coverage standards of the code. The proposed plans are reasonable for the use of the property.

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

**Staff Response:** There are few if any other properties in the R-3 Zone with the same property size as the applicant’s property, which is unlike most properties within the zone as this property is maintained for the purpose of providing a public benefit. Staff would consider these constraints to be special and unique circumstances.

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

**Staff Response:** Granting the Variance will allow the applicant the ability to update and provide ongoing maintenance for a public use.

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

**Staff Response:** Since the property is relatively small and has been in existence for decades there will not be a substantial affect to the General Plan. Granting the Variance will allow the applicant to rehabilitate the well, and provide a benefit to the neighboring properties, the properties within the same zone and the public in general.

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

**Staff Response:** Allowing the applicant to build the proposed structure will maintain the spirit of the land use ordinance within the constraints of the property.

### **Department Review**

The request has been reviewed by the City Planner, City Engineer, and City Attorney

### **Recommended Action**

Staff recommends approval of the requested Variance, based on the analysis of the required review criteria from State law included in the above findings and the materials submitted by the applicant with the following condition:

1. Applicant shall install solid fencing and landscaping to buffer the use of the property from neighboring properties.

### **Attachments**

1. Aerial Photo
2. Applicant's Narrative
3. Proposed Plan

**Aerial Photo**





July 30, 2019

Francisco Astorga  
Bountiful City  
790 South 100 East  
Bountiful, Utah 84010  
[fastorga@bountifulutah.gov](mailto:fastorga@bountifulutah.gov)

Re: Variance Request

Dear Fransico,

### **Background**

The Val Verda Well is a culinary well owned and operated by South Davis Water District. The well was originally drilled in 1955 but has not been in operation for the last 10 years due to poor performance. The well pump, equipment, and piping are in an underground vault located at 3300 South and approximately 30 East (Parcel #010280063, Zone R-3).

### **Reason for Variance**

South Davis Water District recently decided to perform mechanical and chemical rehabilitation on the well to restore performance. This well rehabilitation includes updating the water treatment process which will now require an above ground, non-occupiable, structure to house the chemicals (chlorine and fluoride). Due to the narrow parcel (16 feet wide and 40 feet long), there is not sufficient room for this structure with current zoning requirements. For this reason, we are requesting a variance from the following ordinances.

- 14-4-104 A - Min. Lot Size (11,000 Sq Ft), Min. Buildable Area (3,000 Sq Ft), Min. Lot Width (80 Ln. Ft)
- 14-4-104 B - Min. Yard Width (50 Ft)
- 14-4-105 A - Front Yard Setback (25 Ft)
- 14-4-105 B – Side Yard Setback (8 Ft)
- 14-4-105 C – Rear Yard Setback (20 Ft)
- 14-4-109 – Permissible Lot Coverage

### **Justification for Variance**

The new well house structure will have a smaller footprint than the existing vault on this property. South Davis Water District has been in communication with surrounding property owners and is willing to address their needs and concerns.

See answers to questions found in Ordinance 10-9A-702 below:

(2)(A) The appeal Authority may grant a variance only if:

- (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; - *Yes, there would be no room for new well house structure to be built with current zoning requirements.*

(ii) there are special circumstances attached to the property that do not generally apply to other properties in the same zone; - *Yes, other properties in this zone are much larger. If this parcel was the same size as others in the zone, the well house could be constructed on the lot and satisfy zoning requirements.*

(iii) granting the variance is essential to the enjoyment of a substantial property right possessed by other property in the same zone; - *The well house footprint will not change, and other properties will not be affected.*

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

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

Sincerely,

Dimond

**Dimond Zollinger, PE** | Engineering Services

**CRS ENGINEERS** | 4246 S Riverboat Rd. Ste. 200 | SLC, UT 84123

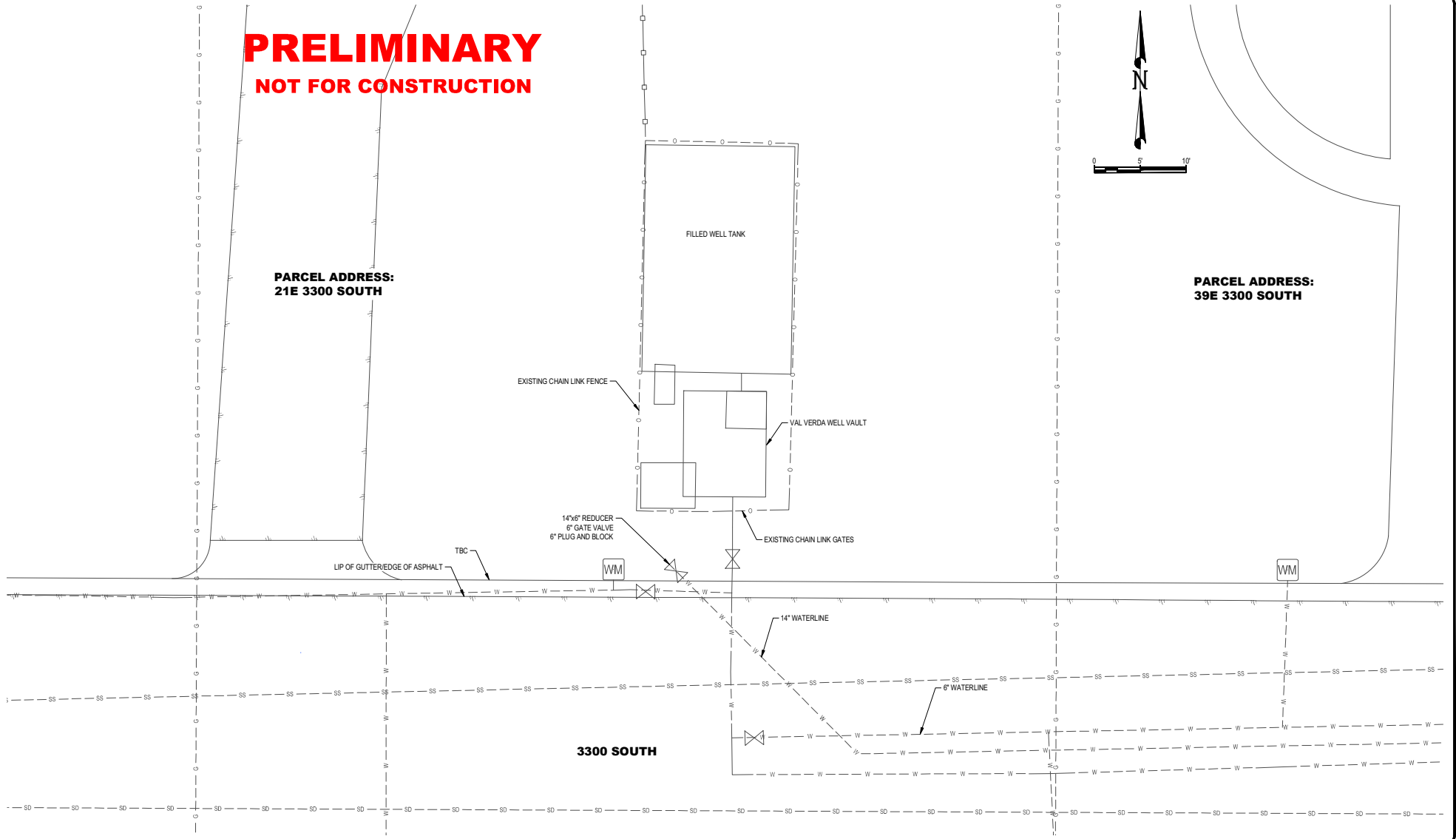
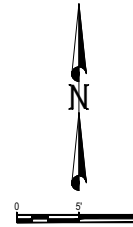
Main: (801) 359-5565 | Direct: (801) 702-4705

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**PRELIMINARY  
NOT FOR CONSTRUCTION**

**PARCEL ADDRESS:  
21E 3300 SOUTH**

**PARCEL ADDRESS:  
39E 3300 SOUTH**



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IF THE ABOVE SCALE BAR DOES NOT MEASURE 1 INCH IN LENGTH, DO NOT USE THIS DRAWING FOR SCALING PURPOSES. DIMENSIONS AND MEASUREMENTS SPECIFIED IN THE DRAWING TAKE PRECEDENCE TO SCALE MEASUREMENTS.

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DESIGNED BY: **D. ANDERSON, PE**

CHECKED BY: **M. CHANDLER, PE**

DATE: **M. CHANDLER, PE**

DATE: **S. WOODRUFF**

DATE: **AS SHOWN**

DATE: **JULY 30, 2019**

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**VAL VERDA WELLHOUSE**  
EXISTING CONDITIONS

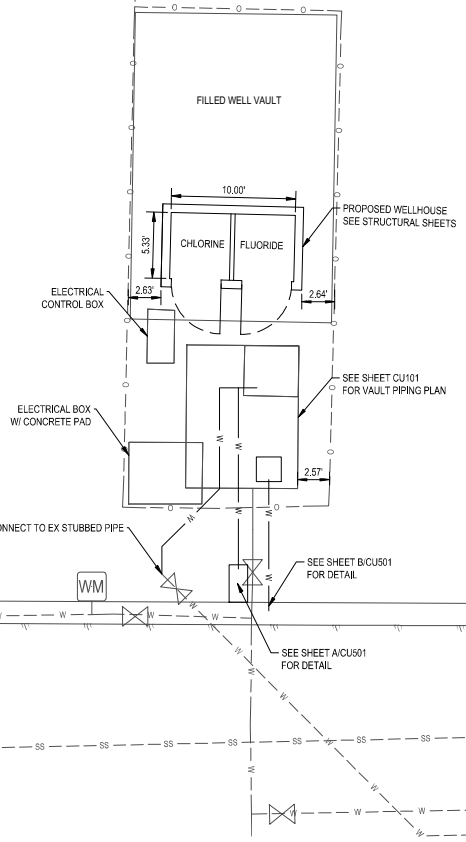
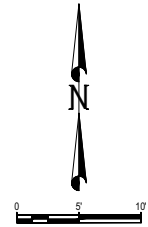
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BOUNTIFUL, UT

PROJECT NUMBER	2019-0136
SHEET	3 OF 8
DATE	

**CS101**

**PRELIMINARY  
NOT FOR CONSTRUCTION**



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NO.	REVISION	DATE

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 CHECKED BY: M. CHANDLER, PE  
 DRAWN BY: M. CHANDLER, PE  
 DATE: 7/30/19  
 APPROVED BY: S. WOODRUFF, PE  
 DATE: 7/30/19  
 AS SHOWN

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SOUTH DAVIS WATER DISTRICT  
 VAL VERDA WELLHOUSE  
 SITE PLAN

3300 SOUTH

PROJECT NUMBER: 2019-0136

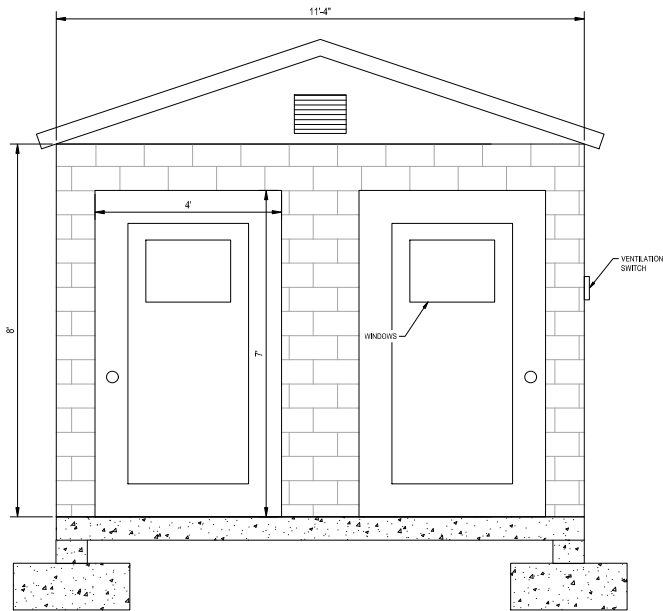
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DATE: 7/30/19

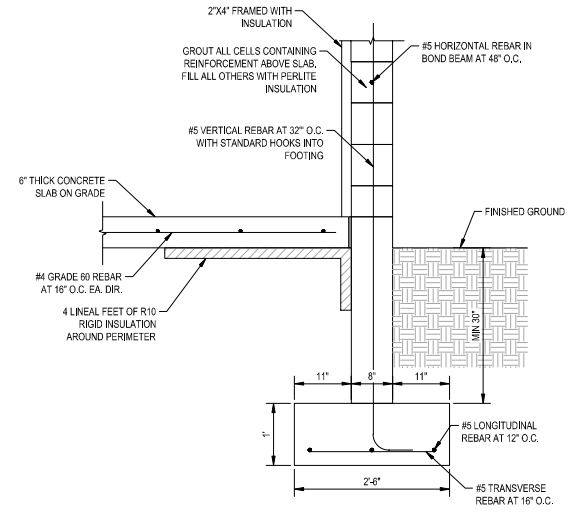
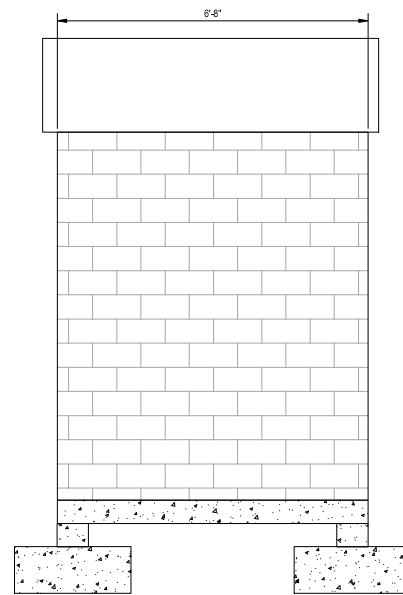
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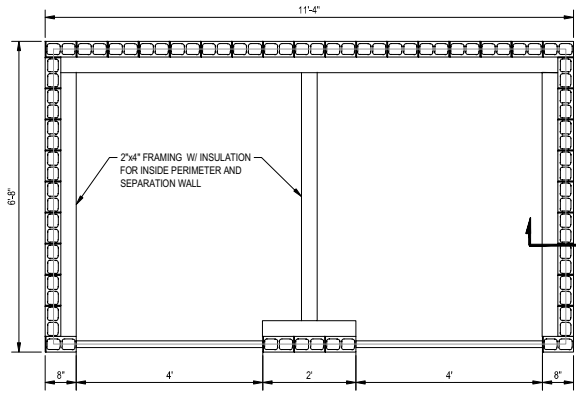
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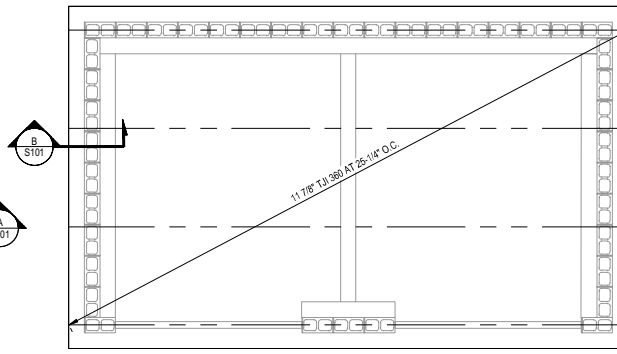
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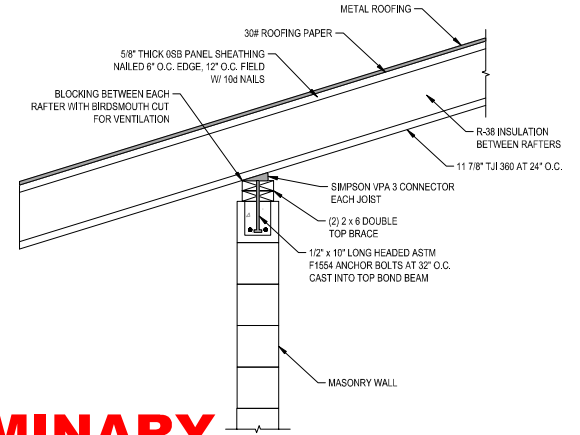
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S101 SCALE: NOT TO SCALE



**2 WELLHOUSE PLAN VIEW**  
S101 SCALE: 3/4" = 1'



**2 WELLHOUSE ROOFING PLAN VIEW**  
S101 SCALE: 3/4" = 1'



**B ROOF CONNECTION**  
S101 SCALE: NOT TO SCALE

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NO.	REVISION

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CHECKED BY: M. CHANDLER, PE  
DATE: 07/30/19

DRAWN BY: S. WOODRUFF  
CHECKED BY: AS SHOWN  
DATE: JULY 30, 2019

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VAL VERDA WELLHOUSE  
STRUCTURAL DETAILS

3300 SOUTH BOUNTIFUL, UT

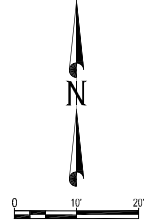
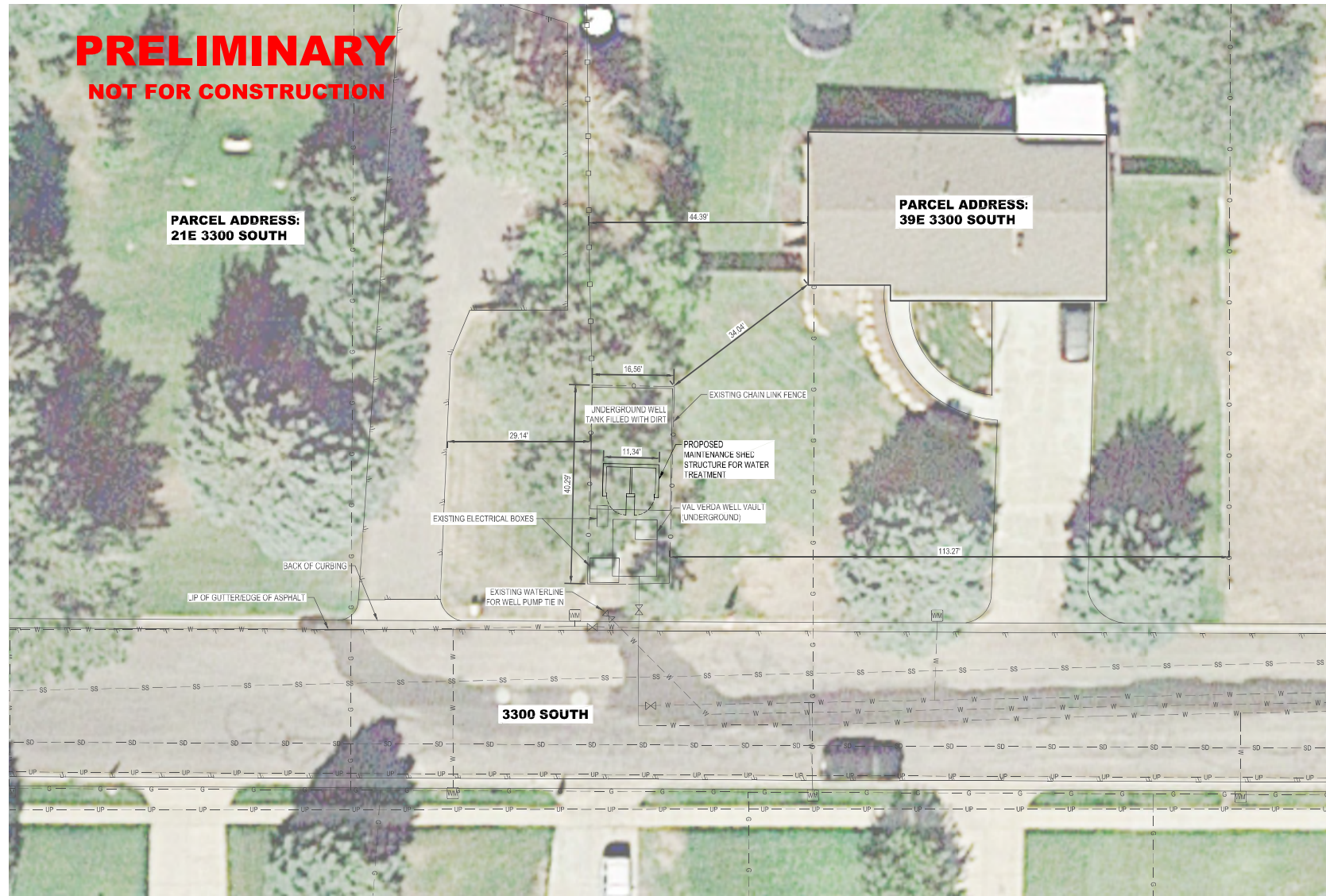
PROJECT NUMBER	2019-0136
SHEET	6 OF 8

S101

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PARCEL ADDRESS:  
21E 3300 SOUTH

PARCEL ADDRESS:  
39E 3300 SOUTH



**LEGEND**

- SS --- EX SANITARY SEWER LINE
- SD --- EX STORM DRAIN LINE
- W --- EX CULINARY WATER LINE
- O --- EX CHAIN LINK FENCE
- □ --- EX VINYL FENCE
- G --- EX GAS LINE
- UP --- EX UNDERGROUND POWER LINE

3300 SOUTH

DATE	DESCRIPTION

1" = 10' SCALE  
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 PROJECT: VAL VERDA WELLHOUSE  
 DRAWN BY: S. WOODRUFF  
 CHECKED BY: M. CHANDLER, P.E.  
 DATE: JULY 30, 2019

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SOUTH DAVIS WATER DISTRICT  
**VAL VERDA WELLHOUSE**  
 SITE PLAN 1:10 SCALE  
 3300 SOUTH

Project Name		2019-0136	
Sheet	1	of	1
Date Plotted			

**CS101**  
 BOUNTIFUL, UT

# Commission Staff Report

Item # 5

**Subject:** Final Site Plan Approval for a 14-Unit Multifamily Development  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 33 and 55 West 400 South  
**Date:** August 13, 2019



## Description of Request:

The applicant, Knowlton General, requests final site plan approval for a 14-unit multifamily development located at 33 and 55 West 400 South. The property is located within the Downtown (DN) Mixed Use zone.

## Background and Analysis:

The Planning Commission reviewed and approved a Conditional Use Permit and forwarded a positive recommendation of approval to the City Council for a Preliminary Site Plan at its May 7, 2019 meeting. The Council reviewed the Commission's recommendation and approved the Preliminary Site Plan at its May 14, 2019 meeting. The site is surrounded by single family residential use on the west, mixed use and commercial to the north, and commercial property to the south and east.

The two properties which make up the development are approximately 0.25 acres (10,933 square feet) each, although 33 West will need to have an additional 0.05 acres (2,178 square feet) conveyed to it from the former Marie Calendar's/Sea Bears property immediately to the east. The two properties will need to be combined into a single parcel of record prior to the issuance of a building permit.

The proposed buildings meet the required setback and height standards for the DN Zone. Because the buildings are located more than 200 feet from 100 West the maximum building height is 55 feet. The proposed buildings are four stories and approximately 46 feet in height. The applicant proposes building materials consisting of a mix of EIFS cladding (synthetic stucco) and brick. Color renderings of the buildings are attached to this report. The proposed structures meet the required articulation standards of the Code and comply with the maximum 2:1 height to width ratio requirements. Ground floor units have entrances facing 400 South and balconies or patios are shown for each unit.

The plan shows the minimum 10 percent of landscape area and the additional 50 square feet per unit of landscaping required by Code for a multifamily development; however, a detailed landscape plan will need to be submitted demonstrating compliance with the minimum requirements of the landscape code prior to the issuance of a building permit.

Access to the site will be via a single driveway on 400 South. Submitted plans show the development meets the parking standards in code. There are 29 off-street parking stalls; of which, 17 stalls are covered. The development will have a total of 8, one-bedroom units, and 6, two-bedroom units. Based upon the parking standards in the Code the development

is required to have 28 off-street parking stalls with at least 14 covered stalls. The development will also have two handicap parking stalls.

Water and sewer will be provided via connections to existing lines in 400 South. Storm water drainage may require a connection to 100 West as the proposed retention system may not adequately dispose of storm water and additional information is required to determine adequate permeability of soils to allow for retention on site. Garbage collection will occur at the rear of the property.

### **Department Review**

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

### **Significant Impacts**

The applicant will need to demonstrate how storm water impacts to the site will be handled. Sidewalks will have to be repaired as part of the project. Other infrastructure in the area is adequate for the impacts anticipated by the development.

### **Recommended Action**

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for final site plan review for the proposed 14-unit multifamily building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to the issuance of a building permit the lots shall be combined and recorded with Davis County.
3. Submit a landscape plan meeting the minimum requirements of Sections 14-16-104 and 14-16-109.
4. Resolve any issues or concerns regarding storm water retention to the satisfaction of the City Engineer.
5. All damaged curb, gutter and sidewalks along 400 South shall be replaced.
6. Sign a Development Agreement.
7. Pay fees and post an acceptable bond in the amount determined by the City Engineer.



## Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

### Aerial Photo

















# Commission Staff Report

Item # 6

**Subject:** Final Site Plan approval for an expansion of the Denominational and Private School  
**Author:** Curtis Poole, Assistant City Planner  
**Address:** 1793 South Orchard Drive  
**Date:** August 14, 2019



## Description of Request:

The applicant, St. Olaf Catholic Church and School, requests Final Site Plan approval for an expansion of their private school, located at 1793 South Orchard Drive. The property is located in the R-4 Single-Family Residential Zone.

## Background and Analysis:

The Planning Commission reviewed and forwarded a positive recommendation of approval to the City Council for the Preliminary Site Plan at its July 2, 2019 meeting. The Council reviewed and approved the Preliminary Site Plan at its July 9, 2019 meeting. The property is zoned R-4 and is surrounded primarily by single-family uses. St. Olaf Catholic School and Church are located on 7.207 acres (313,936 square feet) at the intersection of Orchard Drive and 1800 South. Construction on the existing school began in 1959 with the first classes starting in 1960. The school provides Kindergarten through 8<sup>th</sup> grade classes.

The proposed expansion will allow for construction of a multipurpose room, kitchen, additional classrooms and new entry to the school. The school currently does not have a cafeteria or kitchen and students eat lunch at their desks. The proposed expansion will be to the east of the existing school on what is now a hard surface playground and parking area. In addition to the building expansion the applicant is proposing revisions to the entrances, parking and landscaping plans.

The expansion will move the main school entry further to the east giving it more prominence. In addition to revising the entrances to the school the applicant will create a smoother traffic flow for student pick-up/drop-off. The parking lot to the west of the existing school will be modified to create a landscape buffer between the sidewalks on corner of Orchard Drive and 1800 South, and the parking lot. The sidewalk along 1800 South will be extended to bridge an existing gap. A new parking lot is being proposed to the south of the expansion with additional parking being added to the west of the expansion. Parking for this property is shared between school and Church uses.

A new storm water retention system will also be added as part of the expansion to resolve drainage issues. Modification to the drain line from the proposed upper parking lot will need to be made to better align it with the lower parking lot drain line. Bountiful Power will provide one connection to the school. The applicant will also be removing the current parking lot lighting provided by the City and replace it with their own lighting system.

A fire lane will be added at the northwest drive approach and will be marked and maintained year round. As part of the building approval process the applicant will be required to receive approval from the State Fire Marshall, which may require a sprinkler system on the addition and to retrofit a sprinkler system on the existing school.

### **Department Review**

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

### **Significant Impacts**

Construction should not impact traffic flow; primarily along 1800 South since a new culinary water line was installed in advance of the recent overlay on 1800 South. The property has been in use for years so there should be little impact to the surrounding neighborhoods, public utility and transportation systems.

### **Recommended Action**

Staff recommends the Planning Commission forward a recommendation of approval to the City Council for final site plan review for the proposed expansion of the Denominational and Private School subject to the following conditions:

1. Complete any and all redline corrections.
2. Receive approval from the State Fire Marshall and make any required changes.
3. All damaged curb, gutter and sidewalks along Orchard Drive and 1800 South shall be replaced.
4. The sidewalk along 1800 South shall be extended to cover the existing gap.
5. Any retaining wall over 4 feet will require a separate permit.
6. The applicant shall provide documentation regarding water retention and resolve any storm drain issues to the satisfaction of the City Engineer.
7. Prior to issuance of the building permit, resolve any concerns with Bountiful City Light and Power regarding connections to the property and lighting in the parking lot.
8. Pay fees and post an acceptable bond in the amount determined by the City Engineer.
9. Sign a Development Agreement.

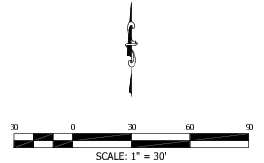
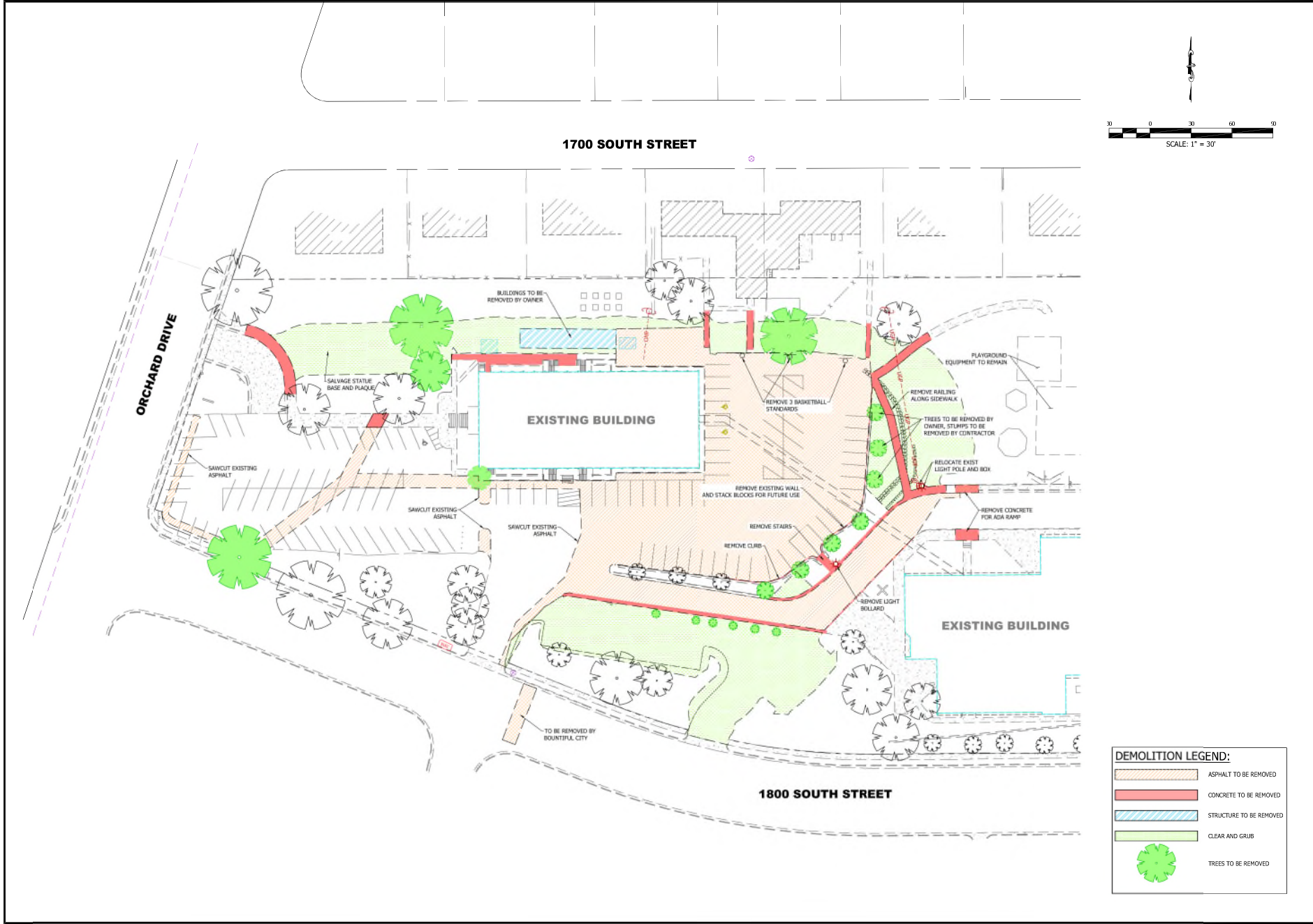
## Attachments

1. Aerial photo
2. Site and utility plans
3. Building elevations

### Aerial Photo







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



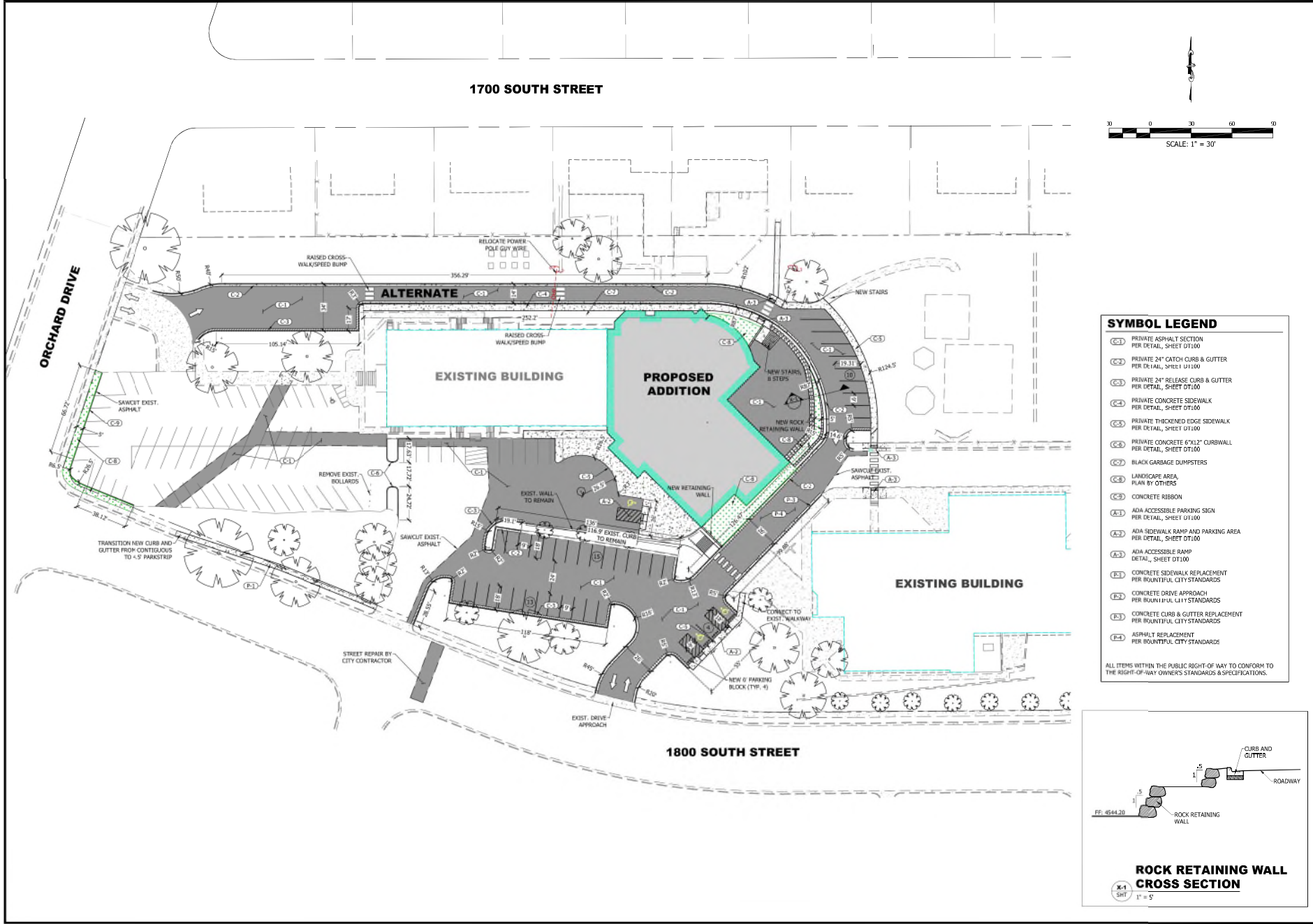
Client:  
 Contact:  
 Phone #:  
 Address:  
 Email:

**ST. OLAF'S PARKING LOT EXPANSION**  
 276 EAST 1700 SOUTH  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:	REVISION DATE:	DATE:
REF 1:	REF 1:	DATE
REF 2:	REF 2:	DATE
REF 3:	REF 3:	DATE
REF 4:	REF 4:	DATE
REF 5:	REF 5:	DATE
REF 6:	REF 6:	DATE
REF 7:	REF 7:	DATE
REF 8:	REF 8:	DATE

DRAWN: BNH 3/28/19  
 APPROVED: STA 3/28/19  
 PROJECT NO: 1180962  
 PLAN SET: 1180962.dwg

**C102**  
 DEMO PLAN



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



Client:  
 Contact:  
 Phone #:  
 Address:  
 Email:

**ST. OLAF'S PARKING LOT EXPANSION**

276 EAST 1700 SOUTH

LOCATED IN THESE 1/4 OF SECTION 31, T2 N., R. 1 E., S. 1 & 2 R.A.M.

BOUNTIFUL CITY, DAVIS COUNTY, UTAH

ORIGINAL APPROVAL DATE:	REVISION DATE	DATE	DATE	DATE	DATE	DATE	DATE
REF. 1	REF. 2	REF. 3	REF. 4	REF. 5	REF. 6	REF. 7	REF. 8

DRAWN: BNH 7/30/19  
 APPROVED: STA 7/30/19  
 PROJECT NO: 1718092  
 PLAN SET: 1718092.dwg

**C300**  
 SITE PLAN





AERIAL VIEW



FRONT APPROACH VIEW





WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



# Commission Staff Report

Item # 7

**Subject:** Preliminary Architectural and Site Plan Review for an Addition to Bountiful Alpha Graphics  
**Author:** Francisco Astorga, AICP, City Planner  
**Address:** 265 South Main Street  
**Date:** August 20, 2019



## Description of Request

The applicant, Spencer Anderson with JZW Architects representing Bountiful Alpha Graphics, requests Preliminary Architectural and Site Plan Review Approval for an addition to the existing building located at 265 South Main Street. The site is located within the Downtown (DN) Mixed-Use Zone and will incorporate an addition to the existing building, mainly on the site formerly known as Bountiful RV. The application includes the construction of an addition of approximately 17,000 square feet. The square footage of the two (2) buildings is approximately 22,000.

## Background and Analysis

This site received Final Site Plan approval by the City Council on October 9, 2018 and all corresponding subsequent Site Plan Approvals by the Planning Commission and City Council based on a different set of plans. The former application included the construction/remodel of approximately 24,000 square feet which included a  $\pm 3,000$  square foot future tenant space. The applicant notified the City that they are no longer pursuing such plans.

The property is zoned DN and is surrounded by commercial development on the north, south, east, and west. To the northeast is the existing soccer field property owned by Bountiful City.

The proposed development is located on a 1.02 acre property consisting of two (2) lots. Prior to construction of the proposed addition, the lots will need to be consolidated into one (1). Access to the project will be via two (2) driveways: the existing Main Street driveway leading to the existing parking lot and a separate new driveway on 300 South. The applicant will close the existing driveway approaches on the former Bountiful RV site. Based on the square footages and known uses, the proposal meets the parking requirements.

The proposed building meets the required setbacks and height standards. The applicant proposes building materials consisting of EIFS (synthetic stucco) and metal paneling. Color renderings of the buildings are attached to this report. The newly adopted standards of the Code require certain articulation of the building. While the Main Street frontage appears to meet the standard, the 300 South frontage does not appear to provide the required articulation at the 25 foot intervals. As a condition of approval, the applicant shall demonstrate how these standards have been met.

The plan shows the minimum 10 percent of landscape area; however, a detailed landscape plan will need to be submitted meeting the minimum requirements of the landscape code.

Storm water will be collected on site in an underground detention facility with excess flows conveyed to the existing storm drain system to the north in Main Street via new storm drain lines installed in the existing soccer field property. Water and sewer will be provided from existing lines in 300 South and Main Street and will include the extension of an 8-inch water line and onsite fire hydrant. Plans have been reviewed by the City Engineer with redline changes required in order to meet City standards and obtain final approval.

### **Existing Noncompliance**

Currently the DN Zone regulations requires building to be located within ten feet (10') of Main Street, see *Bountiful City Land Use Code § 14-7-105(A)(2)*, and requires off-street parking to be located to the side or rear of the building, see *Bountiful City Land Use Code § 14-7-110(A)*. The existing building is approximately eighty-one feet (81') from Main Street and has eleven (11) parking spaces directly in front of the building. The existing building/site does not comply with current maximum front setbacks and parking location regulations found in the DN Zone, and is classified as a Noncomplying Structure.

Bountiful City Land Use Code defines a noncomplying structure a, "a structure that legally existed before its current land use designation; and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land."

Traditionally expansion of a nonconforming or noncomplying structure is discouraged; however, a municipality may provide direction regarding when or how a structure may be altered, expanded, or enlarged, which is typically done by ordinance. Bountiful City Land Use Code § 14-2-402(A) states: "Expansion and Enlargement. Any expansion of a nonconformity that increases the degree of nonconformance is prohibited except as provided in this Title or as may be required by law. For purposes of this Section, the addition of a solar energy device to a building is not an expansion."

The Bountiful City Land Use Code defines a noncomplying structure a, "a structure that legally existed before its current land use designation; and because of one or more subsequent land use ordinance changes, does not conform to the setback, height restrictions, or other regulations, excluding those regulations which govern the use of land." It is important to note that any expansion must be in compliance with the current zoning code applicable to the property (e.g., setbacks, parking, signage), and there is no similar right to expand a nonconforming structure that would exacerbate the structure's dimensional nonconformity. The proposed addition to the existing building does not increase the degree of nonconformance as it complies with the current regulation. The proposed addition is placed towards the front of the street and the off-street parking is placed behind the proposed addition. The addition meets the current maximum front setback and parking location regulations found in the DN Zone. The "connector piece" or interior hallway connecting the existing building to the proposed addition, is found behind the existing driveway/parking area and it also does not increase the degree of nonconformance.

### **Department Review**

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

### **Significant Impacts**

The development is occurring in an area with urban levels of infrastructure already in place. Impacts from the development of this property have been anticipated in the design of the existing storm water, sewer, and water and transportation system.

### **Recommended Action**

Staff recommends that the Planning Commission forward to the City Council a recommendation of approval for preliminary site plan review for the proposed addition to the existing Alpha Graphics building subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to issuance of building permit, consolidate the two (2) parcels.
3. Demonstrate how the plan meets the standards of section 14-7-112 C. 7 related to required articulation along the building facades.
4. Enter into an agreement with Bountiful City to provide a 10 foot wide drainage easement in favor of the subject property owners across the soccer field property for the proposed storm water outfall line. The description of the easement to be written after the installation of the storm drain system is complete. In return for granting the drainage easement, the City requests to use of the new storm drain for drainage of the future parking lot on the west side of the soccer field.

### **Attachments**

1. Aerial photo
2. Floor Plans
3. Building Elevations
4. Site and utility plans
5. Landscape Plans
6. ALTA/NSPS Land Title Survey

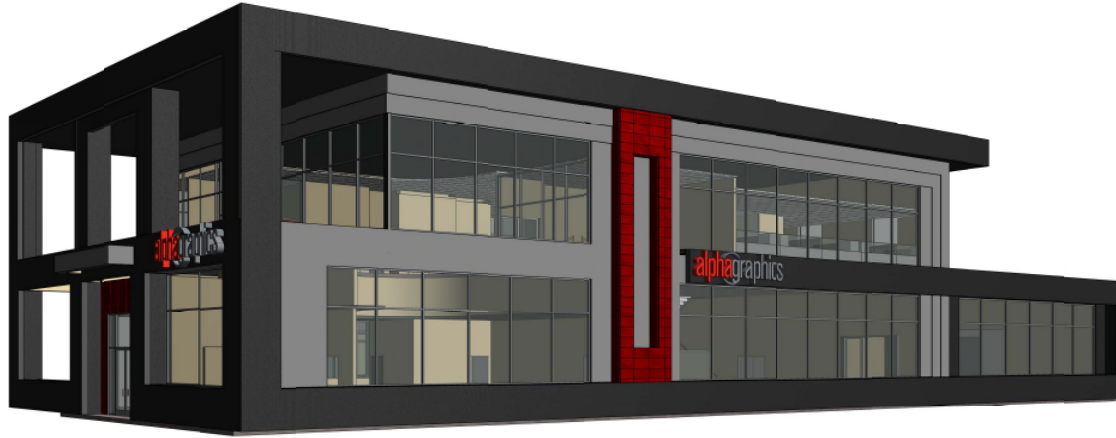
**Aerial Photo**





# ALPHA GRAPHICS REMODEL

265 SOUTH MAIN ST.  
BOUNTIFUL, UT



ISSUE DATE:  
JUNE 25, 2019

PROJECT NUMBER  
**19093**

REVISIONS:

No.	Date	Description

## PROJECT DIRECTORY

OWNER GRANT RICHEY ALPHAGRAPHICS	STRUCTURAL ENGINEER BHG DALLIN PEDERSEN 2766 MAIN ST. SALT LAKE CITY, UT, 84115 801-355-8658 DALLIN.PEDERSEN@BHENGINEERS.COM
ARCHITECT JZW ARCHITECTS SPENCER ANDERSON 135 E. CENTER ST. NORTH SALT LAKE, UT 84054 (801) 936-1343 SPENCER@JZW-A.COM	MECHANICAL, ELECTRICAL, AND PLUMBING ENGINEER SPECTRUM ENGINEERS DAVID HINKLEY 324 SOUTH STATE ST. SALT LAKE CITY, UT, 84111 801-401-8435 DGH@SPECTRUM-ENGINEERS.COM
CIVIL ENGINEER REGION ENGINEERING BRIAN ADAMS 1776 N STATE ST. #110 DREM, UT 84057 (801) 376-2245	LANDSCAPING REEVE AND ASSOCIATES NATE REEVE 803.523.3100 5160 South 1500 West Riverdale, UT 84405

## CODE SUMMARY

OCCUPANCY CLASSIFICATIONS:  
B: BUSINESS- PRINT SHOP  
AREA FIRST: 10,369 SF  
BUSINESS: 8,115 SF  
1 PER 150 SF = 55  
MERCANTILE: 2,254 SF  
1 PER 60 SF = 38  
AREA SECOND: 5,242 SF  
BUSINESS: 5,242 SF  
1 PER 150 SF = 35  
AREA 17,555 SF TOTAL  
TOTAL OCCUPANCY: 128  
PATIO - 1,023 SF  
ATRIUM - 921 SF  
EXISTING BUILDING: 6,485 SF  
TOTAL SF: 22,137 SF  
MAX ALLOWABLE SF: 27,000

CONSTRUCTION TYPE V-B  
BUILDING HEIGHT 40'-0"  
GROSS BUILDING FOOTPRINT 16,895 SF  
BUILDING TO BE SPRINKLED

APPLICABLE CODE:  
2018 INTERNATIONAL BUILDING CODE (I.B.C.)  
2018 INTERNATIONAL MECHANICAL CODE  
2018 INTERNATIONAL PLUMBING CODE  
2018 INTERNATIONAL FIRE CODE  
2018 INTERNATIONAL ENERGY CONSERVATION CODE  
2017 NATIONAL ELECTRIC CODE

PROJECT LOCATION:  
ADDRESS: 265 SOUTH MAIN STREET  
CITY: BOUNTIFUL, UT.  
LOT SIZE: 44,632 SF

DEFERRED SUBMITTALS:  
FIRE SUPPRESSION SYSTEM

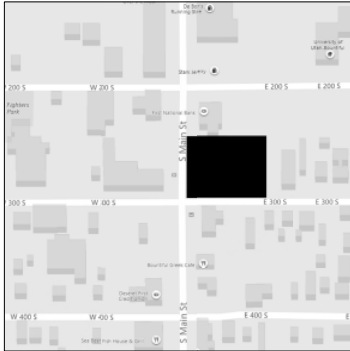
ALPHA GRAPHICS REMODEL

## VICINITY MAPS

CITY MAP



STREET MAP



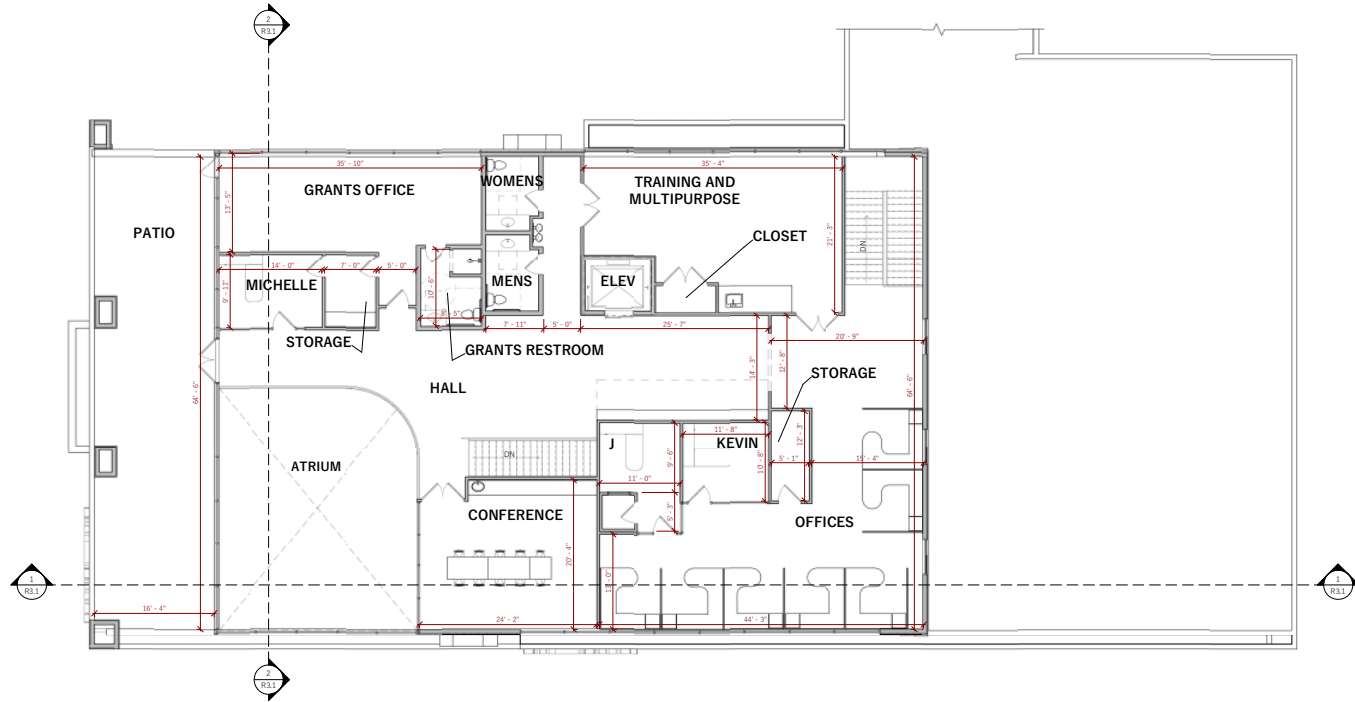
## DRAWING INDEX

- ARCHITECTURAL DRAWINGS
- RI-0 PLANNING COVER
  - RI-1 MAIN FLOOR PLAN
  - RI-2 UPPER FLOOR PLAN
  - RI-1 RENDERED ELEVATIONS
  - RI-2 RENDERED ELEVATIONS
  - RI-3 EXISTING RENDERED ELEVATIONS
  - RI-1 SECTION
- CIVIL DRAWINGS
- CS-01 COVER SHEET AND NOTES
  - CS-02 COVER SHEET AND NOTES
  - DP-01 EXISTING SITE/DEMO PLAN
  - SP-01 SITE UTILITY/PLAN
  - UP-02 UTILITY PLAN
  - GR-01 GRADING PLAN
  - PP-02 PLAN AND PROFILE
  - DT-01 TYPICAL DETAILS
  - DT-02 TYPICAL DETAILS
- LANDSCAPE PLAN
- L1 LANDSCAPE PLAN
  - L2 LANDSCAPE DETAILS
  - L3 IRRIGATION PLAN
  - L4 IRRIGATION DETAILS

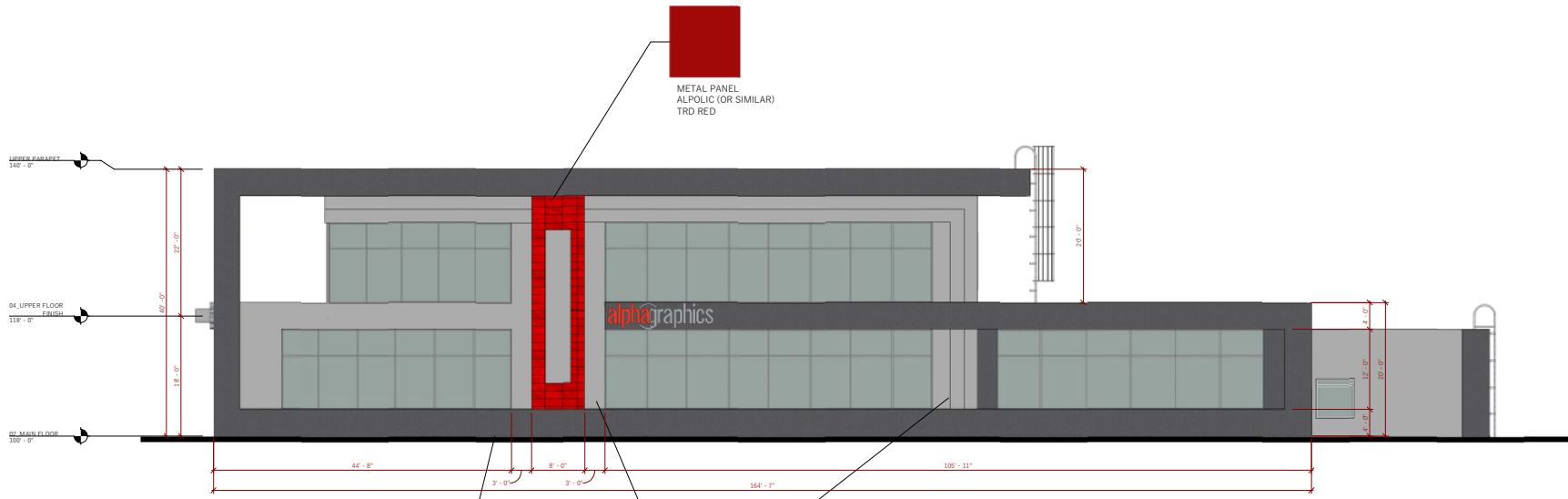








1  
R1.2 NORTH RENDERED UPPER FLOOR  
1/8" = 1'-0"

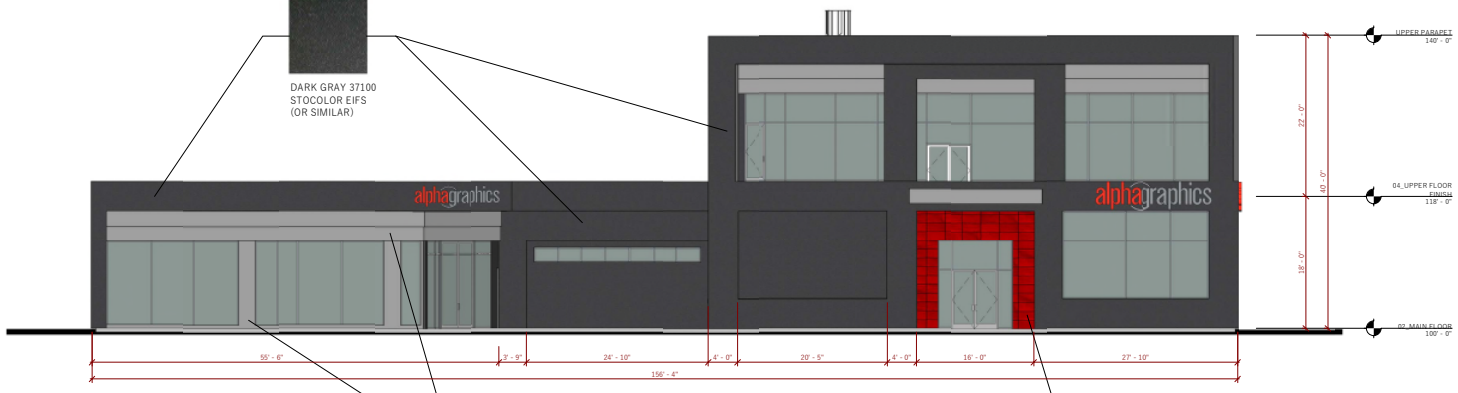


1  
R2.1  
RENDERED SOUTH ELEVATION  
1/8" = 1'-0"

METAL PANEL  
ALPOLIC (OR SIMILAR)  
TRD RED

LIGHT GRAY 37107  
STOCOLOR EIFS  
(OR SIMILAR)

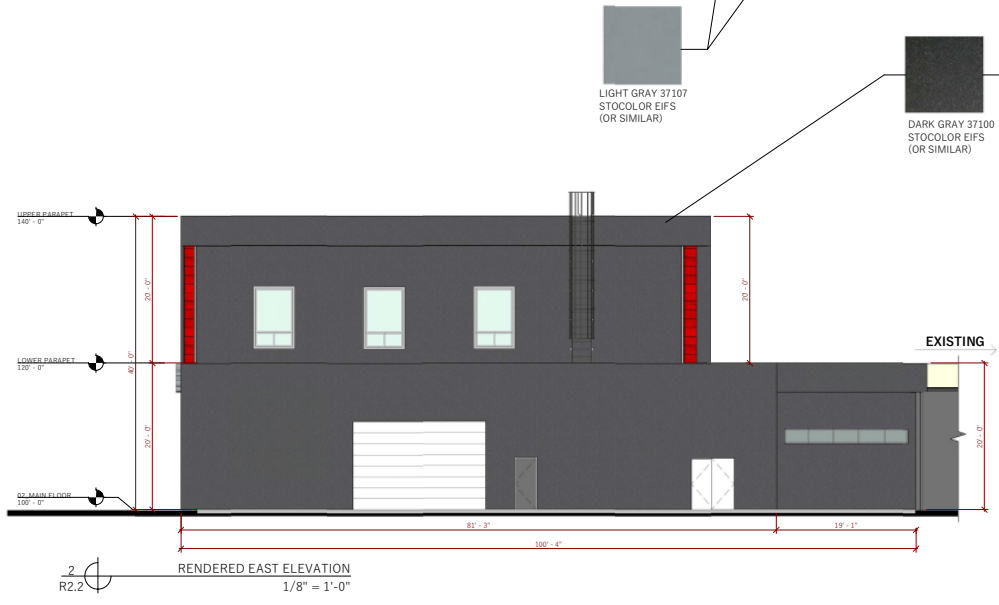
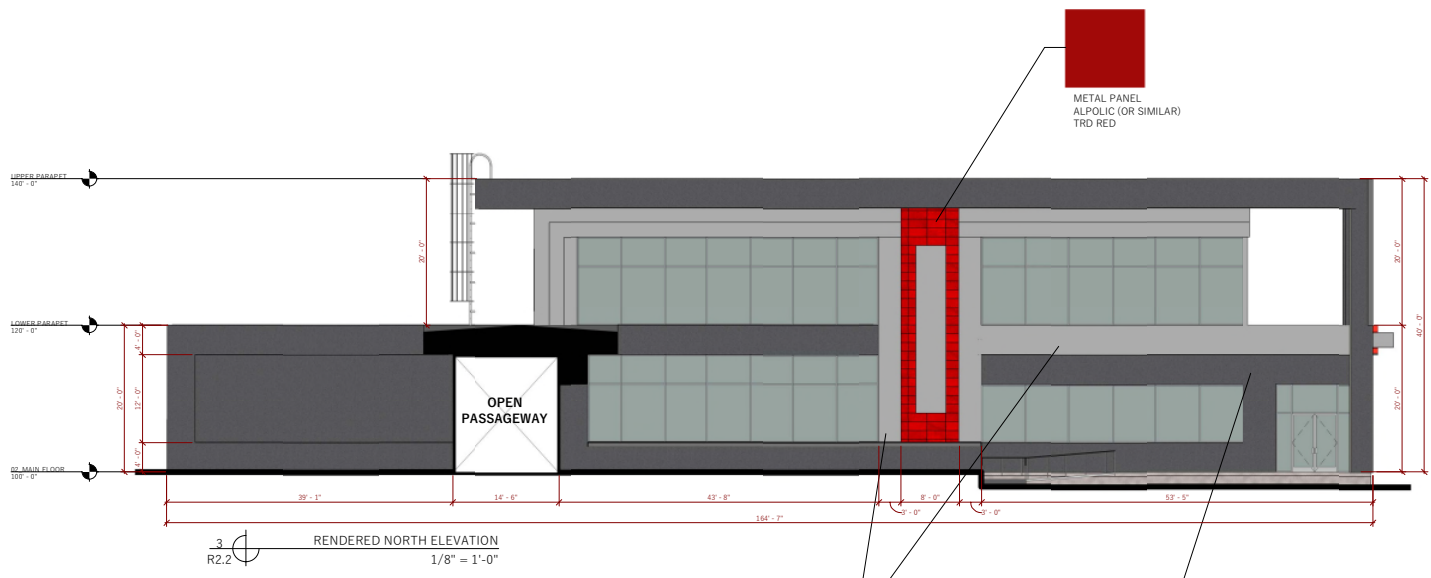
DARK GRAY 37100  
STOCOLOR EIFS  
(OR SIMILAR)

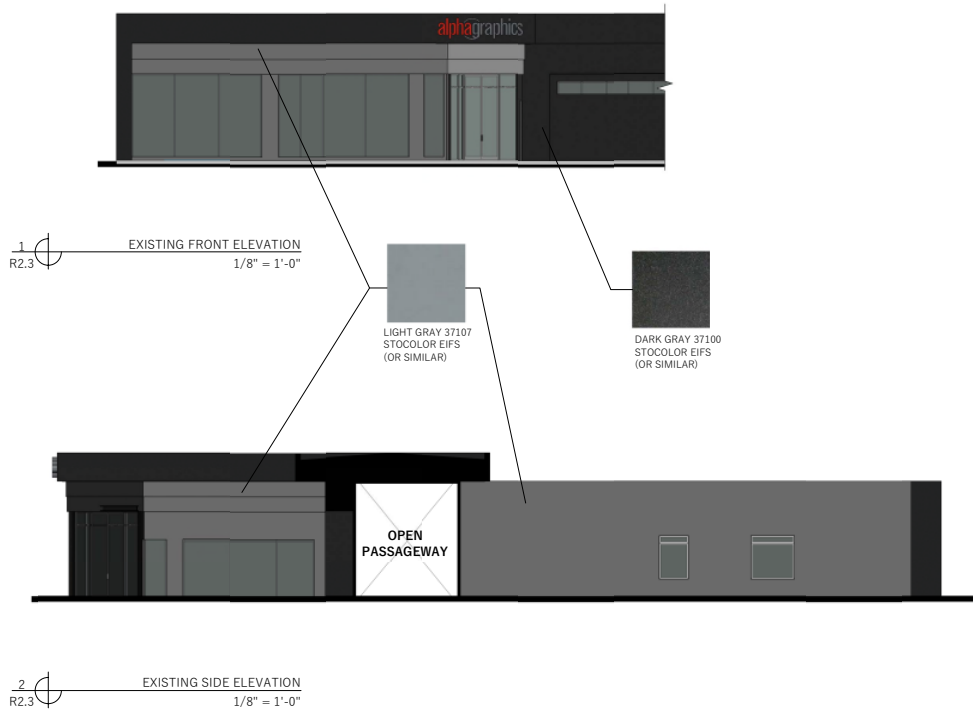


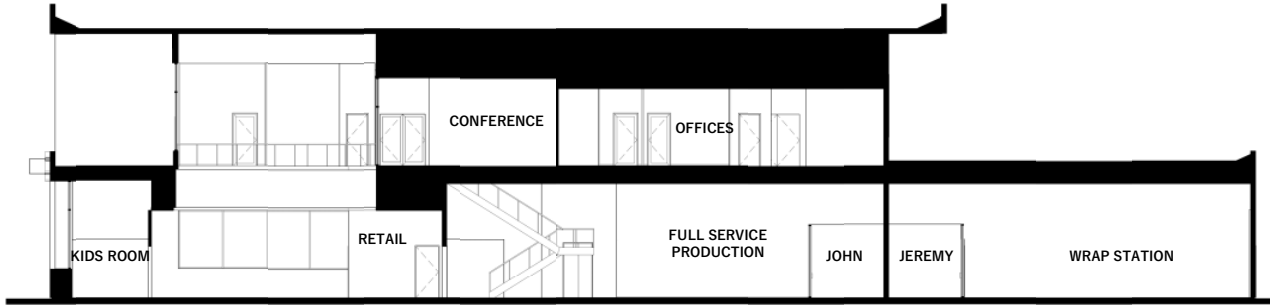
2  
R2.1  
RENDERED WEST ELEVATION  
1/8" = 1'-0"

LIGHT GRAY 37107  
STOCOLOR EIFS  
(OR SIMILAR)

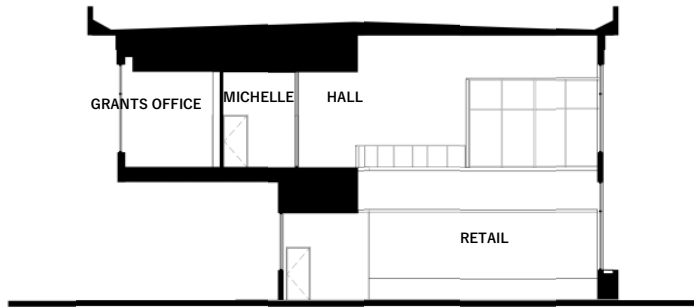
METAL PANEL  
ALPOLIC (OR SIMILAR)  
TRD RED





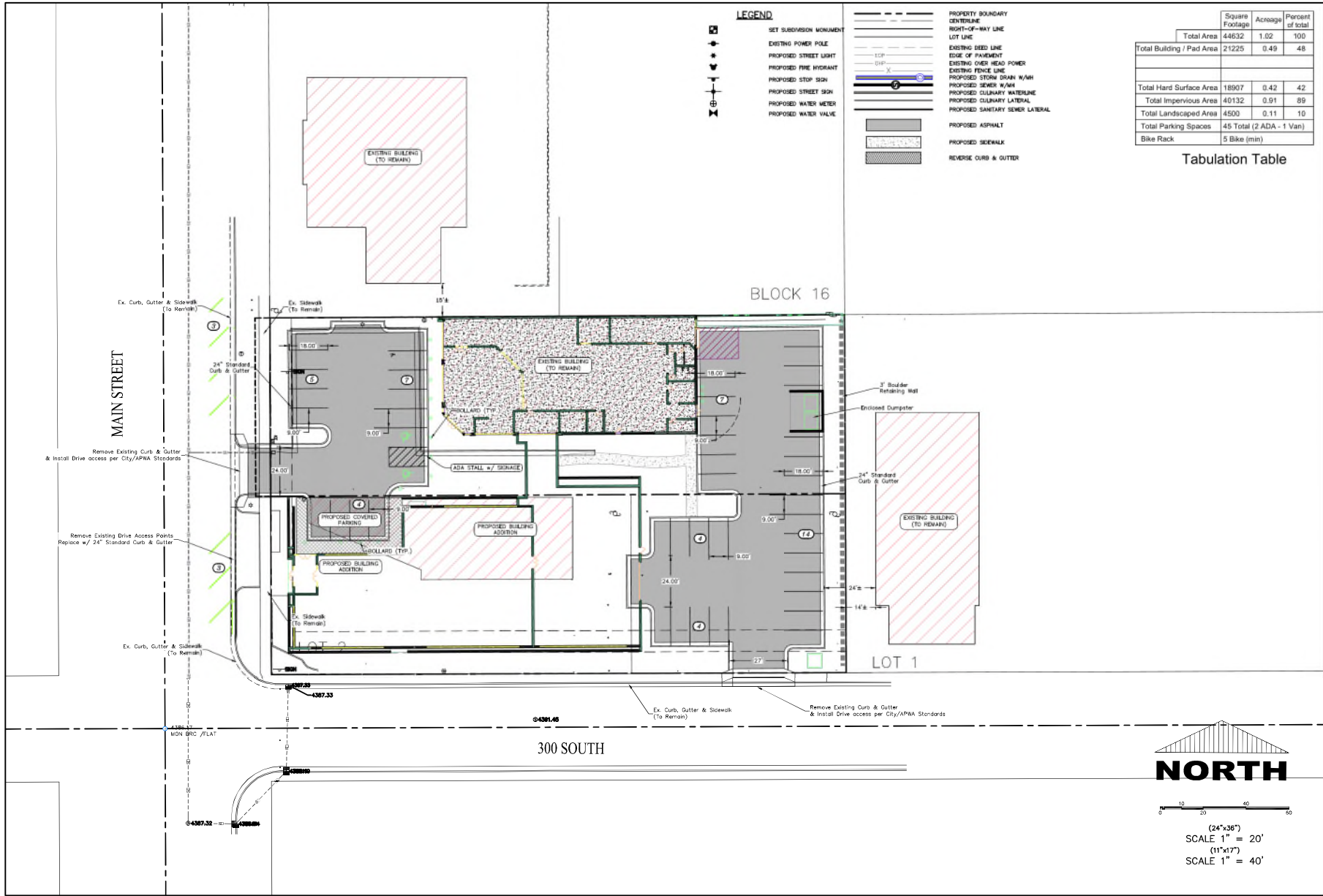


1  
R3.1 — ALPHA BUILDING SECTION1  
1/8" = 1'-0"



2  
R3.1 — ALPHA BUILDING SECTION2  
1/8" = 1'-0"





**LEGEND**

- SET SUBDIVISION MONUMENT
  - EXISTING POWER POLE
  - PROPOSED STREET LIGHT
  - PROPOSED FIRE HYDRANT
  - PROPOSED STOP SIGN
  - PROPOSED STREET SIGN
  - PROPOSED WATER METER
  - PROPOSED WATER VALVE
- 
- PROPERTY BOUNDARY
  - CENTERLINE
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - EXISTING SEED LINE
  - EDGE OF PAVEMENT
  - EXISTING OVER HEAD POWER
  - EXISTING FENCE LINE
  - PROPOSED STORM DRAIN W/AH
  - PROPOSED SEWER W/AH
  - PROPOSED CULINARY WATERLINE
  - PROPOSED SANITARY LATERAL
  - PROPOSED SANITARY SEWER LATERAL
  - PROPOSED ASPHALT
  - PROPOSED SEWELK
  - REVERSE CURB & GUTTER

	Square Footage	Acres	Percent of total
Total Area	44632	1.02	100
Total Building / Pad Area	21225	0.49	48
Total Hard Surface Area	18907	0.42	42
Total Impervious Area	40132	0.91	89
Total Landscaped Area	4500	0.11	10
Total Parking Spaces	45 Total (2 ADA - 1 Van)		
Bike Rack	5 Bike (min)		

Tabulation Table

region  
Engineering & Surveying

1776 N. State St. #110  
Orem, UT 84057  
P: 801.376.2245  
region@reginc.com



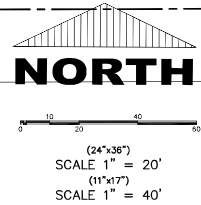
**ALPHAGRAPHICS REMODEL**  
**BOUNTIFUL, UTAH**  
LOCATED IN SECTION 10, TOWNSHIP 2 NORTH  
RANGE 1 EAST,  
PLAT 'A', BOUNTIFUL TOWNSITE SURVEY  
SALT LAKE BASE AND MERIDIAN

DATE: 7.25.2019

PROJECT #

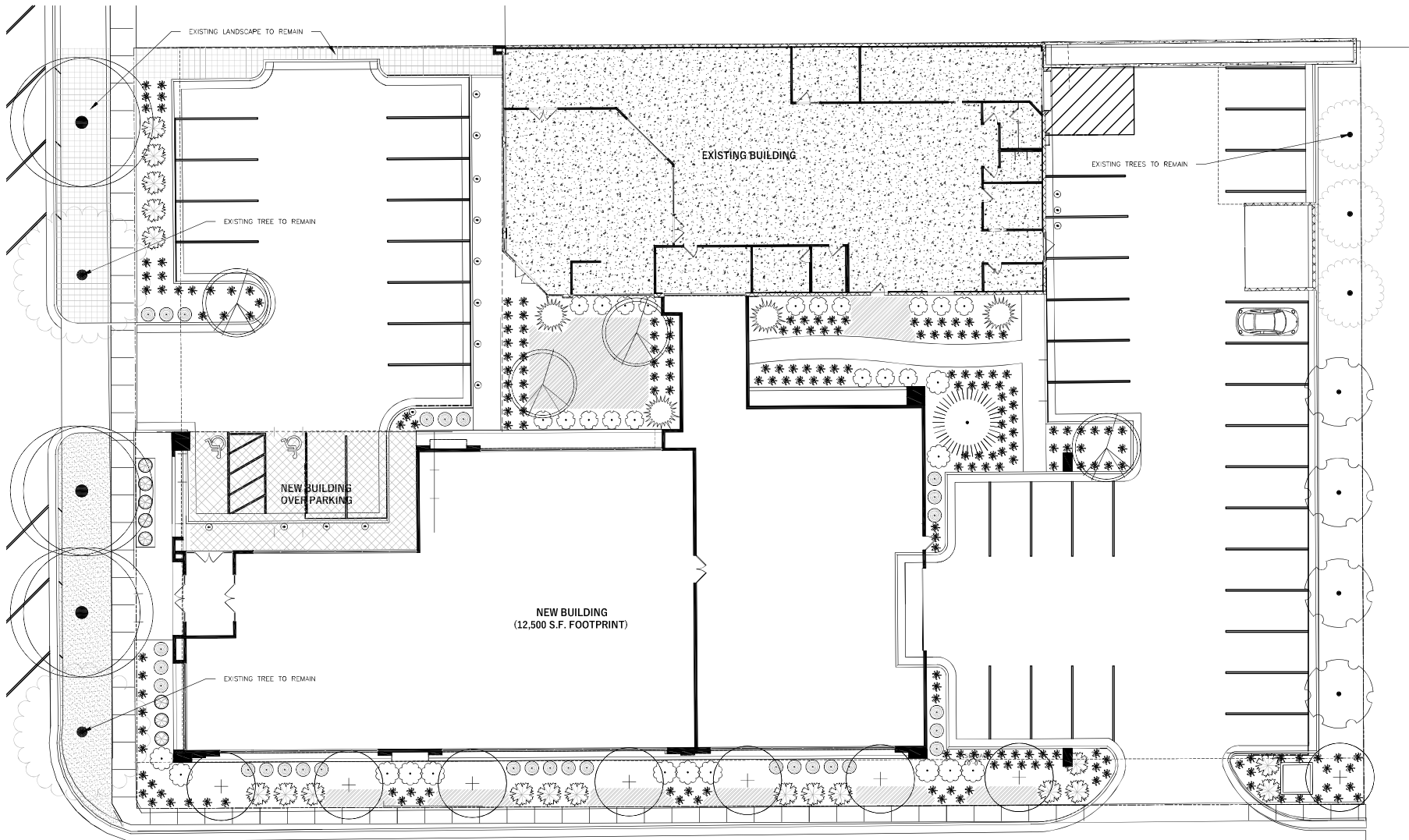
REVISIONS:


SHEET NAME:  
SITE UTILITY / PLAN  
DATE:  
SP-01



UTAH PROFESSIONAL ENGINEERS BOARD PROJECT, ASH OVERMAN PROJECTS, PROJECT NO. 201900100 - ALPHAGRAPHICS, SHEET SP-01





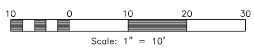
**Plant Table**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
3	☉	Gleditsia tr. inermis 'Impole'	Imperial Honeylocust	2" cal.
4	☉	Malus 'Royalty'	Royalty Crabapple	2" cal.
1	☉	Pinus nigra	Austrian Pine	8' Height
8	☉	Pinus calligera 'Aristocrat'	Aristocrat Flowering Pear	2" cal.
4	☉	Pinus nigra 'Arnold's Sentinel'	Arnold's Sentinel Pine	8' Height
8	☉	Acer platanoides columnare	Pyramidal Norway Maple	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
13	☉	Euonymus alata 'Compacta'	Dwarf Burning Bush	5 gal.
19	☉	Juniperus sabinio 'Buffalo'	Buffalo Juniper	5 gal.
8	☉	Potentilla frut. 'Gold Drop'	Gold Drop Potentilla	5 gal.
30	☉	Spiraea japonica 'Magic Carpet'	Magic Carpet Spiraea	5 gal.
18	☉	Ribes alpinum	Alpine Currant	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
207	☉	Hemerocallis 'Stella de Oro'	Stella de Oro Day Lily	1 gal.
428	☉	Desperma cooperi 'Table Mountain'	Table Mtn. Ice Plant	Flat 18" O.C.

☉ Turf Grass - To be added.  
All beds shall have a 3" layer of shredded bark mulch.



3/26/2019 1:24:08 PM 228 - Alphagraphics 19-053 - Bountiful/Cumminswood Addition - Bountiful area  
 Reeve & Associates, Inc. - Solutions You Can Build On

**Reeve & Associates, Inc.**  
 1100 SOUTH 1500 WEST, RIVERDALE, UTAH 84405  
 TEL: 435-848-3333 FAX: 435-848-3334  
 WWW.REEVE-ASSOCIATES.COM

**IRA**

REVISIONS	DESCRIPTION
DATE	

**ALPHAGRAPHICS**  
 BOUNTIFUL, DAVIS COUNTY, UTAH  
**Landscape Plan**



**Project Info.**  
 PLN: NATHAN PETERSON  
 Drafter: N. Peterson  
 Begin Date: JULY 2019  
 Name: ALPHA GRAPHICS

# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN  
SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST,  
BLOCK 16, PLAT "A", BOUNTIFUL TOWNSITE SURVEY  
SALT LAKE BASE AND MERIDIAN

PREPARED FOR:  
OASIS CONSTRUCTION SERVICES

## LEGEND

- ◆ SECTIONAL MONUMENTATION (TYPE, LOCATION ETC. AS NOTED ON THE PLAT).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS 1, RING & LID).
- ⊕ SPECIFICS FOUND SURVEY CONTROL MONUMENT (CLASS II, REBAR & ALUM. CAPS).
- ⊕ SPECIFICS FRONT LOT PROPERTY CORNER (OFFSET RIVET, OR NAIL & WASHER SET & OFFSET DISTANCE NOTED).
- ALL BOUNDARY AND PROPERTY (LOT) CORNERS TO BE SET WITH 5/8" REBAR AND CAP STAMPED BUSH & GRUDGE, UNLESS OTHERWISE SPECIFIED ON THE PLAT.
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING WATER VALVE
- EXISTING PRESSURE REDUCING VALVE
- EXISTING IRRIGATION VALVE BOX
- EXISTING GAS VALVE
- EXISTING HANDICAP PARKING STALL
- EXISTING FIRE HYDRANT
- EXISTING WATER MANHOLE
- EXISTING WATER METER
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING STORM DRAIN MANHOLE
- EXISTING GAS METER
- EXISTING TRANSFORMER
- EXISTING ELECTRICAL VAULT
- EXISTING POWER BOX
- EXISTING ELECTRICAL MANHOLE
- EXISTING TELEPHONE PEDESTAL
- EXISTING TELEPHONE MANHOLE
- EXISTING STREET LIGHTS
- EXISTING CURB INLET
- EXISTING 2'X2' STORM DRAIN
- EXISTING SIGNS
- EXISTING FENCING
- ▨ EXISTING BUILDING

## TABLE "A" REQUIREMENTS

2. THE SURVEYED PROPERTY ADDRESS IS: 265 SOUTH MAIN STREET, BOUNTIFUL, UT. PARCEL NO. 03-033-0006  
265 SOUTH MAIN STREET, BOUNTIFUL, UT. PARCEL NO. 03-033-0007  
PARCEL NO. 03-033-0008
3. THE SURVEYED PROPERTY IS LOCATED WITHIN ZONE "X", "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FLOOD INSURANCE RATE MAP WITH COMMUNITY PANEL NO. 49011 C 0394 C, BEARING AN EFFECTIVE DATE OF JUNE 18, 2007.
4. GROSS LAND AREA: PARCEL NO. 03-033-0006: 22,315 SQUARE FEET OR 0.51 ACRES.  
PARCEL NO. 03-033-0007: 13,980 SQUARE FEET OR 0.32 ACRES.  
PARCEL NO. 03-033-0008: 8,337 SQUARE FEET OR 0.19 ACRES.
5. VERTICAL RELIEF WITH THE SOURCE OF INFORMATION (E.G. GROUND SURVEY OR AERIAL MAP), CONTOUR INTERVAL, DATUM, AND ORIGINATING BENCHMARK IDENTIFIED.
- 6(A). THIS PROPERTY IS IN BUILDING ZONE "DN", DOWNTOWN ZONE.  
MINIMUM LOT SIZE: 20,000 SQ. FT.  
MINIMUM FRONTAGE AND WIDTH: (50') FIFTY FEET.  
EACH LOT OR PARCEL SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY FEET FROM ANY FRONT PROPERTY LINE AND/OR ANY PROPERTY LINE ADJUTING A PUBLIC STREET, WITH THE FOLLOWING EXCEPTIONS:  
A. ALONG MAIN STREET ANY BUILDING SHALL BE LOCATED WITHIN (10) FEET OF THE STREET PROPERTY LINE.  
B. 400 SOUTH, 300 SOUTH, 200 SOUTH, 100 SOUTH, 100 NORTH, 200 NORTH, OR 300 NORTH ANY BUILDING SHALL BE SETBACK AT LEAST TEN (10) FEET AND NOT MORE THAN TWENTY (20) FEET FROM THE STREET PROPERTY LINE.  
C. EACH LOT OR PARCEL THAT FRONTS ONTO MAIN STREET SHALL HAVE A MINIMUM ON-SITE PARKING SETBACK OF FIFTY FEET (50') FROM THE MAIN STREET RIGHT-OF-WAY LINE, OR BE LOCATED COMPLETELY BEHIND THE PRINCIPAL STRUCTURE.
7. (A). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL AS SHOWN.  
(B). EXTERIOR FOOTPRINT OF ALL BUILDINGS, AT GROUND LEVEL, AS SHOWN.  
(C). BUILDING HEIGHTS, AS SHOWN.
8. OBSERVED SUBSTANTIAL VISIBLE IMPROVEMENTS, SIGNS, PARKING, STRUCTURES AND UTILITIES, AS SHOWN.
9. THERE ARE 20 REGULAR AND 1 HANDICAP PARKING STALLS ON SITE.
10. OBSERVED EVIDENCE OF UTILITIES ARE AS SHOWN.
13. NAMES OF ADJOINING OWNERS OF PLATTED LANDS WITH SDEWELL NO. AND/OR RECORDING DATA, AS SHOWN.
14. DISTANCE TO THE NEAREST INTERSECTING STREET, AS SHOWN.
16. NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.

## SURVEYOR'S CERTIFICATE

TO: D&O, L.C., A UTAH LIMITED LIABILITY COMPANY; INSIGHT COMMUNICATION, LLC; OASIS CONSTRUCTION; INTEGRATED TITLE INSURANCE SERVICES, LLC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 7(B), 7(C), 8, 9, 11, 13, 14, AND 16 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 12, 2015 AND REVISITED ON JUNE 25, 2018.

DATE:  
BUSH AND GUDGELL INC.



DAVID T. MORTESEN  
PROFESSIONAL LAND SURVEYOR  
UTAH LICENSE NUMBER 6436557

## SCHEDULE B - SECTION 2: EXCEPTIONS

- (1) SUBJECT TO POLE LINE EASEMENTS ALONG THE NORTH BOUNDARY OF THE SUBJECT PROPERTY AS FOUND BY A VISUAL INSPECTION. AFFECTS PROPERTY AS SHOWN.
  - (16) RIGHT OF WAY AGREEMENT FOR UTILITY PURPOSES, BETWEEN ROBERT C. JOHNSON, AS GRANTOR AND BOUNTIFUL A MUNICIPAL CORPORATION, AS GRANTEE, RECORDED SEPTEMBER 28, 1994, AS ENTRY NO. 1144461, IN BOOK 1806 AT PAGE 231, OF OFFICIAL RECORDS. AFFECTS PROPERTY AS SHOWN.
  - (17) POLE LINE EASEMENT BETWEEN ROBERT C. JOHNSON, AS GRANTOR AND CITY OF BOUNTIFUL, AS GRANTEE, RECORDED OCTOBER 6, 1994, AS ENTRY NO. 1146220, IN BOOK 1809 AT PAGE 294, OF OFFICIAL RECORDS. AFFECTS PROPERTY AS SHOWN.
- NOTE: ITEMS 1-14 AND 18 ARE NOT APPLICABLE TO THIS ALTA/NSPS LAND TITLE SURVEY.

## BOUNDARY DESCRIPTION

THE NORTH LOT OF LOT 2, BLOCK 16, PLAT "A", BOUNTIFUL TOWNSITE SURVEY.

## SCHEDULE B - SECTION 2: EXCEPTIONS

NOTE: ITEMS 1-17 ARE NOT APPLICABLE TO THIS ALTA/NSPS LAND TITLE SURVEY.

## BOUNDARY DESCRIPTION

ALL OF THE SOUTH HALF OF LOT 2, BLOCK 16 PLAT A, BOUNTIFUL TOWNSITE SURVEY.

## BASIS OF BEARING

THE BASIS OF BEARING FOR THIS THE BOUNTIFUL CENTERLINE BETWEEN FOUND MONUMENTS, SHOWN HEREON AS S001°4'43"E, TYPE AND LOCATIONS OF WHICH ARE SHOWN ON THIS PLAT.

## NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE POSITION OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY ON THE GROUND AND TO GATHER THE PLANIMETRIC LOCATION OF EXISTING IMPROVEMENTS AND OCCUPATION OF THE ABOVE DESCRIBED PARCEL.

THE FOLLOWING DOCUMENTS OF RECORD WERE REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY. THERE MAY EXIST OTHER DOCUMENTS EITHER PRIVATE OR OF RECORD THAT WOULD AFFECT THIS SURVEY. ANY NEW EVIDENCE CONTRADICTORY TO THIS SURVEY SHOULD BE PRESENTED TO BUSH & GRUDGE, INC. FOR REVIEW AND CONSIDERATION.

SURVEY FOR BOUNTIFUL CITY CONTROL SURVEY, DATED DECEMBER 11, 1990, PREPARED BY BALLING ENGINEERING, DAVIS COUNTY RECORDER.  
RECORD OF SURVEY 002947, DATED NOVEMBER 24, 1998, PREPARED BY BINGHAM ENGINEERING, DAVIS COUNTY RECORDER.  
RESURVEY OF PLAT "A" BOUNTIFUL TOWNSITE SURVEY ACCEPTED BY BOUNTIFUL CITY OCTOBER 4, 1989.

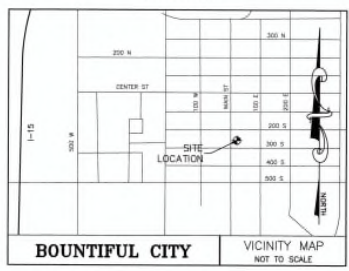
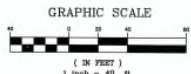
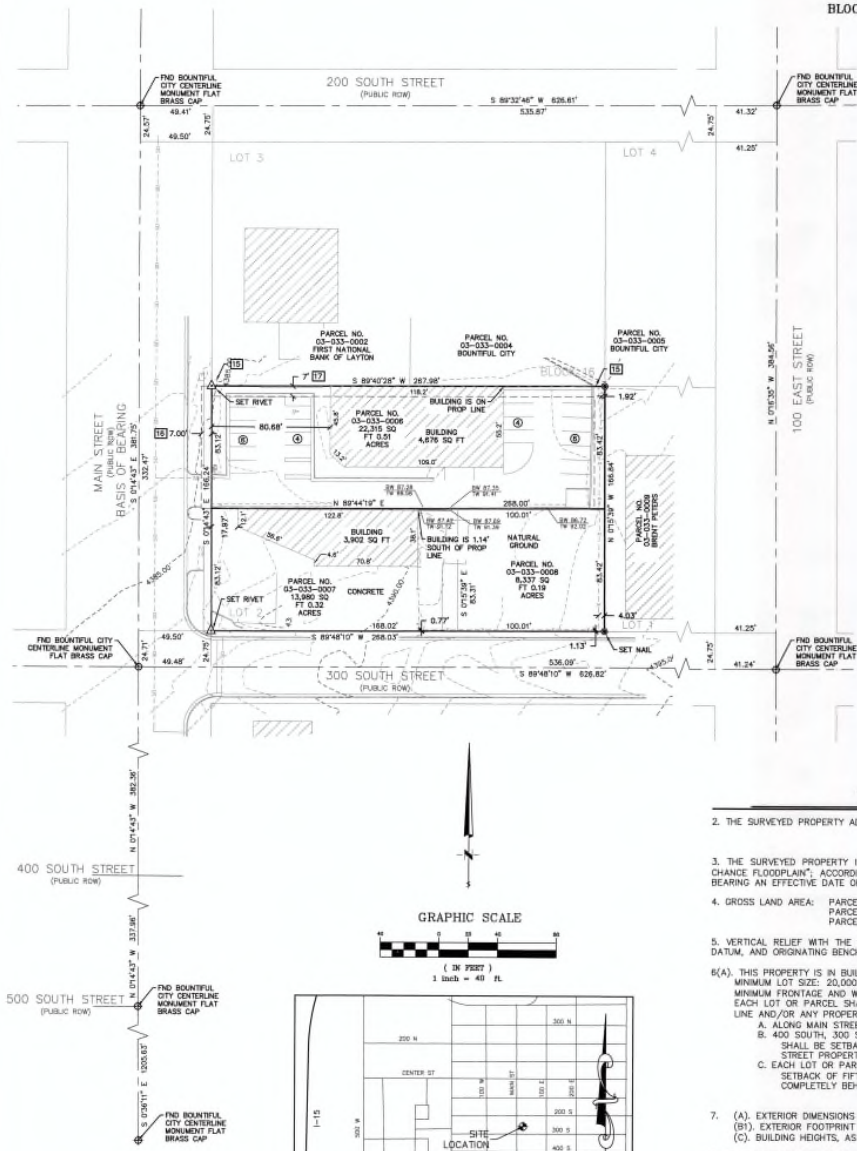
## NOTES

1. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS ALTA/NSPS LAND TITLE SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES OR OTHER.
2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
3. ALL COURSES SHOWN IN PARENTHESES ARE RECORD INFORMATION TAKEN FROM DEED DESCRIPTION OR OFFICIAL MAPS OR PLATS OF RECORD. ALL OTHER COURSES ARE THE RESULT OF ACTUAL FIELD MEASUREMENTS.

## BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS THE BOUNTIFUL CITY MONUMENT AT THE INTERSECTION OF 500 SOUTH AND MAIN STREET AS SHOWN ON RECORD OF SURVEY 002947, DATED NOVEMBER 24, 1998, PREPARED BY BINGHAM ENGINEERING, DAVIS COUNTY SURVEY OFFICE.

PROJECT BENCHMARK 4399.03'



**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
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 Salt Lake City, UT 84119  
 Phone: 801-585-1544 Fax: 801-585-0188  
 www.bushandgudgell.com

**ALTA/NSPS LAND TITLE SURVEY**  
 LOCATED IN SECTION 19, T-2-N, R-1-E, SLDAM  
 265 SOUTH MAIN STREET, BOUNTIFUL, UT 84003  
 PREPARED FOR: OASIS CONSTRUCTION SERVICES

SHEET 1  
 SHEETS 1  
 FILE: 1902.AXDRAW