

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 18, 2025
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, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from September 2, 16, 30.
 - Review
 - Action
3. Meeting Minutes from October 7, 21, 2025, are to be reviewed at a future meeting. Draft minutes are available online in accordance with State Code.
4. Preliminary and Final Renaissance Towne Centre Commercial PUD Phase 3, Plat 1, Lot 11 Amendment at 1791 South Renaissance Towne Drive
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation
5. Subdivision Amendment at 358 West 500 South Preliminary and Final Plat Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation
6. Variance Request to Reduce the Rear Yard Setback for a Culinary Water Tank at 180 East 1500 South
Assistant Planner Leech
 - Review
 - Public Hearing
 - Action

7. Conditional Use Permit for Construction of a Culinary Water Tank 180 East 1500 South
Assistant Planner Leech

- Review
- Public Hearing
- Action

8. Planning Director's report, update, and miscellaneous items

9. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, September 02, 2025 – 6:30 p.m.**

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

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, Beverly Ward, Aaron Arbuckle and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson

1. Welcome

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

2. Meeting Minutes from June 17, 2025, July 01, 2025, and July 15, 2025

Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and Higginson voting “aye.”

3. Preliminary Approval of the Dean PUD Subdivision at 1290 North 200 West

Senior Planner Corbridge presented the item as outlined in the packet.

Chair Jacobs opened the Public Hearing at 6:34 p.m.

Gary Davis expressed concerns about who would be responsible for the common areas. Commissioner Higginson stated that there will need to be an HOA for this.

Chair Jacobs closed the Public Hearing at 6:35 p.m.

Commissioner Gilmore motioned to approve. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and Higginson voting “aye.”

47
48 **4. Preliminary Approval of the Finlinson Subdivision at 285 East Summerwood Drive**
49

50 Senior Planner Corbridge presented the item as outlined in the packet.
51

52 Commissioner Higginson questioned asked if the City has any history regarding how the parcel
53 was created. Senior Planner Corbridge stated that we do not have a history on this. City Engineer
54 Cheney explained that the owners at the time did not want to participate in the subdivision
55 process. Commissioner Higginson commented on the drastic reduction in lot sizes but still in
56 support of the proposed application because it fits in and is beneficial to the neighborhood.
57

58 Chair Jacobs opened the Public Hearing at 6:48 p.m. No comments were made. Chair Jacobs
59 closed the Public Hearing at 6:48 p.m.
60

61 Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The
62 motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and
63 Higginson voting “aye.”
64

65 **5. General Plan Update**
66

67 Planning Director Astorga presented the item as outlined in the packet.
68

69 Chair Jacobs opened the Public Hearing at 7:45 p.m.
70

71 Ron Mortenson, Resident, expressed concerns regarding the water supply and preserving South
72 Davis Aquifers.
73

74 Marlo Oaks, Resident, suggested reviewing each part of the General Plan individually.
75

76 Elaine Oaks, Resident, expressed concerns regarding high-density housing.
77

78 Doug Smith, Resident, expressed concerns regarding high-density housing and the possibility of
79 less affordable housing options.
80

81 Sam Smith, Resident, expressed concerns regarding the possibility of less affordable housing
82 options.
83

84 Jessica Grant, Resident, expressed concerns regarding high-density housing, traffic congestion,
85 and large class sizes. Jessica Grant stated she is against Public Transportation.
86

87 Phil Ferguson, Resident, expressed concerns regarding high-density housing.
88

89 Megan Rider, Resident, stated she is supportive of Mixed-Use zoning and Single-Family
90 Residential at an appropriate scale.

91 Cullen Irvine, Resident, expressed concerns regarding high-density housing and the possibility of
92 less affordable housing options. Cullen Irvine had concerns regarding general zoning changes.

93
94 Micha Irvine, Resident, expressed concerns regarding high-density housing.

95
96 Gary Lund, Resident, expressed concerns regarding high-density housing and the possibility of
97 less affordable housing options. Gary Lund stated he is supportive of the Bountiful
98 Neighborhood Redevelopment Agency.

99
100 Dalane England, Resident, expressed concerns regarding high-density housing in certain areas,
101 water, and renters.

102
103 Cathy McDonald, Resident, expressed concerns regarding high-density housing, increase of
104 traffic, and parking issues.

105
106 Ross Youngberg, Resident, expressed concerns regarding high-density housing, renters, and
107 stated he is against walkability options.

108
109 Leslie Merrill, Resident, expressed concerns regarding high-density housing and water quality.

110
111 Jason Mortenson, Resident, expressed concerns regarding high-density housing and street
112 parking.

113
114 Layne Papenfuss, Resident, stated he is supportive of affordable housing options, walkability,
115 and Mixed-Use/Neighborhood Commercial. Layne Papenfuss suggested Neighborhood Center
116 Place-Type East of Orchard Drive and an inventory of all the parking.

117
118 Cary Henrie, Resident, expressed concerns regarding water supply and suggested water recycling
119 and a sheriff's report on crime in high density vs low density housing.

120
121 Nate Pugsley, Resident, stated he is supportive of affordable housing options and walkability
122 along Orchard Drive.

123
124 Brian Richardson, Resident, expressed concerns regarding high-density housing and is
125 supportive of more commercial zoning along Orchard Drive.

126
127 Mitch Vance, Resident, stated he is supportive of the General Plan, reinvestment of commercial
128 development, and more housing options.

129
130 Brian Knowlton, Resident, stated he is supportive of walkability along Orchard Drive and the
131 General Plan and Future Land Use Map.

132
133 Jill Longhurst, Resident, expressed concerns regarding more commercial zoning along Orchard
134 Drive.

Mark Balkin, Resident, expressed concerns regarding high-density housing, water supply, large class sizes, and Mixed-Use Development.

Jean Lund, Resident, expressed concerns regarding high-density housing.

Karen Bergason, Resident, stated she is supportive of walkability, Community Centers, Mixed-Use development along Orchard Drive, and the General Plan.

Alex Densley, Resident, expressed concerns about the process of public input.

Chair Jacobs closed the Public Hearing at 9:38 p.m.

Commissioner Bott stated that change is inevitable, how we plan for it is not.

Commissioner Bott motioned to table the item to the next meeting. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and Higginson voting “aye.”

6. Planning Director’s Report/Update

Planning Director Astorga provided an explanation of the Future Land Use Map.

7. Adjourn

Chair Jacobs adjourned the meeting at 9:52 p.m.

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, September 16, 2025 – 6:30 p.m.**

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

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, Beverly Ward, Sean Monson, Aaron Arbuckle and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech

Excused: Planning Commission

1. Welcome

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

2. Meeting Minutes from September 02, 2025

This item to be reviewed at a future meeting.

3. General Plan Update

Planning Director Astorga and Senior Planner Corbridge presented the item as outlined in the packet.

Commissioner Arbuckle asked if hotels or similar services are included in the Commercial Corridor. Senior Planner Corbridge confirmed that hotels are included in the Commercial Corridor.

Commissioner Gilmore stated concerns about the term “overlay” as it could be confused with how other cities refer to when applying extra requirements within the overlay in a specific zone. Planning Director Astorga took note and will expand on the term in the General Plan.

Planning Director Astorga played a video from Governor Cox about Missing Middle. There was discussion among the Commissioners regarding the video.

Commissioner Monson stated he is unsure if the General Plan can fix the affordability problem. He would like to preserve the essence of what the community has been.

Commissioner Bott explained an analogy about trying to preserve the “stairs”, referring to eventually changes must happen. He encouraged inviting investments. Encourages a walking corridor with convenience store on Mueller Park Road and Bountiful Boulevard. Commissioner Higginson stated that it is vital to include Mixed Residential in that area.

Commissioner Jacobs stated that there will be a running list of all recommended changes by the Planning Commission about the General Plan with one large motion at the end.

Commissioner Jacobs stated that there is a proposal to consider changing the boundaries of the Neighborhood Mixed Residential designation to include a little bit on the East side of Bountiful Boulevard.

Commissioner Higginson stated that in the Foothill Residential area one of the key attributes says that few commercial services would still be allowed in what Commissioner Bott previously spoke about inviting investments. Commissioner Gilmore mentioned that it doesn’t seem obvious to say Foothill Residential as that sounds like large estate residential not commercial and that if it is left as Foothill Residential it doesn’t show that there is an interest in getting any commercial services.

Commissioner Monson suggested Neighborhood Center circles along Bountiful Boulevard. Commissioner Bott suggested a “potential” corridor overlay.

Commissioner Bott wanted input from other commissioners about the Single-Family Residential Zone between 1000 North and Pages Lane, and 200 West and the freeway, asking whether there should be efforts to invite future investments or leave as is. Commissioner Jacobs pointed out a previous comment made by Commissioner Higginson about preserving that as some of the more affordable housing within the City. Commissioner Bott explained the affordability aspect from a developer standpoint. Commissioner Bott stated that this area is a perfect area to invite “missing middle”. Commissioner Gilmore suggested that this area be designated as Mixed Neighborhood Residential. Commissioner Arbuckle suggested allowing more flexibility in that area.

Commissioner Higginson referred to the streets to the North and South of the Mandarin, and the streets just North of 1000 North, that the area doesn’t have a lot of options, which is why there is not a lot of new investment in that area. Commissioner Higginson suggested that the Single-Family Residential designation should increase in those areas to include more of the homes that do welcome more investment. Commissioner Bott suggested a designated land use swap with the area East of 200 West and creating a buffer West of 200 West in the Neighborhood Mixed Residential. Commissioner Jacobs asked if anyone from the public lives in the area The Commission referenced– no one raised a hand. Commissioner Ward asked which area is suggested for the land designation. Commissioner Bott pointed out on the map the orange area East of 200 West to be Single-Family Residential and the existing Single-Family Residential area to be Neighborhood Mixed Residential. Commissioner Gilmore stated that she doesn’t support

the designated land use swap but that she does support the elimination of the Single-Family Residential designation and expressed hope for a designation between Single-Family Residential and Neighborhood Mixed Residential. Commissioner Bott suggested adding another designation type called “Missing Middle.” Planning Director Astorga mentioned that the future zoning will determine what goes there. Commissioner Gilmore had concerns with placing more Single-Family Residential in that neighborhood which may eliminate the missing middle. Commissioner Jacobs mentioned that the suggested residential density range of five to seven (5-7) per acre is not in any other area. Planning Director Astorga mentioned that the Commercial Zones didn’t have a density, He stated this was intended to create a statement that the R-4 has been great but it’s time to look at higher density, confirming that the General Plan is not changing the zoning.

Chair Jacobs called for a five (5)-minute break at 7:55 p.m. Chair Jacobs reconvened the meeting at 8:00 p.m.

Chair Jacobs opened the Public Hearing at 8:04 p.m.

Jill Longhurst, Resident, stated she is supportive of the downtown area and the higher density in those areas, but against the Mixed-Use and high density along Orchard Drive. She expressed concerns about additional driveways and traffic along Orchard Drive.

Gary Lund, Resident, stated concerns about the forgotten middle, eventually the neglected middle, and suggested creating a neighborhood redevelopment committee for the public to make recommendations.

Ron Mortenson, Resident, stated concerns regarding water.

Elaine Oaks, Resident, passed out a map of her suggestions. *Please see the attachment.*

Commissioner Higginson clarified that Neighborhood Mixed Residential, the very first housing type listed is Single-Family Residential.

Ross Youngberg, Resident, stated concerns about high density.

Commissioner Jacobs clarified that Neighborhood Mixed Residential includes Single-Family Dwelling, Accessory Dwelling Units, Duplexes, Triplexes, Fourplexes, Townhouses, Cottage Courts, Mansion House Apartments, and other scale-appropriate multiple unit-buildings, like apartments but scale-appropriate.

Megan Rider, Resident, stated she is supportive of the neighborhood corridor overlay along Orchard Drive and is advocating for improvement and more density at an appropriate scale.

Teresa Giles, Resident, suggested a change to the map to be more specific on the density and stated concerns about the increase in density and the toll it will have on water and traffic.

Commissioner Bott explained the vision, and the work that has been done and continues to be done on the General Plan. Commissioner Bott pointed out that Bountiful is built out, gave perspective from a general contractor's stance, and explained what the corridor and overlay are. Commissioner Bott also reassured the public that the Commission talks about the improvements that need to be made.

Phil Ferguson, Resident, stated concerns with changing the designation from Single-Family Residential to Mixed Residential and the potential of it creating a disincentive to invest in older homes.

Abraham Lopez, Resident, stated support for additional density along the main transit corridors and the opportunity for improvement. Abraham Lopez suggested educating the residents on the benefits of density and, if approved, make it easy to divide.

Lynnett Rueckert, Resident, stated concerns with disrupting the Single-Family Residential Neighborhood between 1000 North and Pages Lane, and 200 West and the freeway, and the affordability if it is disrupted.

Cullen Irvine, Resident, made comments about the General Plan eventually changing the zoning and shared some data about the current residential listings, including how many are listed and pricing. He suggested reducing the cost and requirements to build to facilitate the affordability, not densify.

Chair Jacobs closed the Public Hearing at 8:54 p.m.

Commissioner Jacobs asked if the City could regulate renting vs owning. Attorney Brad Jeppson stated that the Fair Housing Act and State and Federal Laws restrict the City from prohibiting renting.

Commissioner Higginson referred to Cullen Irvine's comment about increasing density not penciling for developers and referred to Abraham Lopez's comment, opportunity for increased density benefits homeowners. Commissioner Higginson also commented about the R-4 changing to R-5-7, stating that the recent legislation passed an ADU (Accessory Dwelling Unit) ordinance, making it possible for any homeowners to have an IADU (Internal Accessory Dwelling Unit) which automatically qualifies homes in the R-4 to be a R-8.

Commissioner Higginson stated that he is against calming traffic down on Orchard Drive, suggesting landscaping features that can protect pedestrians and bicyclists on the sidewalk instead. Commissioner Bott strongly agrees with Commissioner Higginson and appreciates the idea of landscaping features. Commissioner Jacobs stated that a roadway can have high capacity with slower speeds and safer conditions for pedestrians while still carrying a lot of cars but be more beautiful and better for pedestrians. Commissioner Gilmore is interested in a Traffic Engineer's perspective on adding commercial uses to Orchard Drive at the South end of the City. but is still supportive of the mix of residential types in the area. Commissioner Jacobs pointed out the differences between the south and north ends of Orchard Drive. Commissioner Arbuckle

181 liked the comment regarding a Node vs Corridor. Commissioner Jacobs questioned how to create
182 an environment where businesses succeed in the Orchard Drive corridor. Commissioner Bott
183 stated that the Neighborhood Center Corridor Overlay invites investment. Planning Director
184 Astorga explained the Node and the evaluation of the Neighborhood Center.

185
186 Planning Director Astorga requested that Senior Planner Corbridge do a recap. Senior Planner
187 Corbridge did a brief recap.

188
189 Commissioner Jacobs stated that the insight from the public is that the Single-Family Residential
190 Neighborhood area between 1000 North and Pages Lane, and 200 West and the freeway, is our
191 Missing Middle. Commissioner Monson mentioned that one of the planning principles is that
192 you go from higher-density to lower-density; the “swap” makes sense. Commissioner Arbuckle
193 stated that it makes more sense to eliminate the Single-Family Residential in that area.
194 Commissioner Ward had concerns regarding the affordability impacts of taking out older homes
195 to increase density.

196
197 Commissioner Bott gave perspective as if the area were laid out with fresh ground, from a
198 developer’s standpoint, stating that if a freeway is close, it is not beneficial, and if the freeway is
199 farther, it is more beneficial.

200
201 **4. Planning Director’s Report/Update**

202
203 Planning Director Astorga stated that the next scheduled meeting is October 07, 2025, but that he
204 would like to have a special meeting for September 30, 2025, at 7:00 p.m.

205
206 Planning Director Astorga stated that the Utah APA Conference will be October 9, and 10, 2025.

207
208 **5. Adjourn**

209
210 Chair Jacobs adjourned the meeting at 9:38 p.m.

**DRAFT Minutes of the
BOUNTIFUL CITY SPECIAL PLANNING COMMISSION
Tuesday, September 30, 2025 - 6:30 p.m.**

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

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Alan Bott, Krissy Gilmore, Beverly Ward, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech

Excused: Planning Commission Aaron Arbuckle

1. Welcome

Chair Jacobs called the meeting to order at 6:34 p.m. and welcomed everyone. He then called for an immediate recess. The recess ended at 6:58 p.m.

2. Meeting Minutes from September 02, 2025

This item to be reviewed at a future meeting. Draft minutes are available online per State Code.

3. Meeting Minutes from September 16, 2025

This item to be reviewed at a future meeting. Draft minutes are available online per State Code.

4. General Plan Update

Senior Planner Corbridge summarized the Commission's consensus on the previous meeting's topics as listed below.

- Include nodes for Neighborhood Center place-type along Bountiful Boulevard (map and text)
- For Foothill Residential place-type, describe where limited commercial areas should be (text)

- Create a Neighborhood Center node at the intersection of Bountiful Boulevard and Mueller Park Road (map)
- Expand Neighborhood Mixed Residential place-type to the east side of Bountiful Boulevard (map)
- Include nodes or areas (not a corridor) for low-intensity commercial in the Parks and Open Space place-type near the Bountiful Ridge Golf Course, along Bountiful Boulevard (text and map)
- Remove the suggested density range from the Single-Family Residential place-type (text)
- Consider identifying the various overlays with a distinct designation name/label to further illustrate the intended flexibility of affected sites, clarifying that they have dual place-type designations without prioritization between them
- Continue and complete the Land Use Element discussion, then proceed to the Transportation and Housing Elements.

The following were to be discussed at the Special Planning Commission Meeting on September 30, 2025 (this meeting):

- Determine the place-type for the area west of 200 West between 1000 North and 1600 North
- Determine the appropriate place-type for the area between 200 West and Main Street, from approximately the South Davis Rec Center and 1600 North

Planning Director Astorga summarized Commissioner Arbuckle's comments on the future land use map as listed below.

- Suggested keeping one I-15 neighborhood as Single-Family Residential
- Fully supported Neighborhood Corridor Overlay (400 East/Orchard Drive)
- Recommended trail development; urged street/trail connections and parking management
- Encouraged bike/pedestrian planning and safer auto-centric corridors

Commissioner Monson explained the idea of the General Plan, what would the development be if the land was native land and would it make sense to have neighborhood in the location of 200 West between 1000 North and 1600 North. Commissioner Monson expressed that he still doesn't think it would make sense.

Commissioner Ward explained that the Future Land Use Map has two (2) purposes, one (1) is to identify what currently exists, and two (2) is to be aspirational, identifying what makes sense long term. Commissioner Ward said that she does not think it would make sense to do the land swap that was previously mentioned and that she would not want to see a drastic change in the Single-Family Residential area. Commissioner Ward referred to Elaine Oaks' redrawn map of the south end of Bountiful along Orchard Drive and 2600 South and stated that it is not Single-Family Residential as it currently exists, and is against what Elaine Oaks' redrawn map suggested.

Commissioner Bott proposed changing the Single-Family Residential area that back up along I-15 and along the West side of 200 West to Neighborhood Mixed Residential place-type, creating appropriate buffers and promoting future investments.

Commissioner Gilmore suggested changing the Single-Family Residential designation to Neighborhood Mixed Residential place-type in the area of I-15 and 200 West. She expressed that she does not feel it is appropriate for the corridor from The Square (2600 South) to Dick's Market (Orchard Drive) to be Commercial, but instead to be Neighborhood Mixed Residential place-type.

Commissioner Higginson suggested that the three streets directly South of the Cemetery be added to the Single-Family Residential place-type and emphasized treading carefully in established neighborhoods with smaller lots. He agreed with changing the area along I-15 and along the west side of 200 West to Neighborhood Mixed Residential place-type.

Commissioner Jacobs agreed with the idea of redevelopment for the corridor from The Square (2600 South) to Dick's Market (Orchard Drive) by retaining the Neighborhood Corridor place-type for better accesses and fewer driveways on Orchard Drive. He agreed with the three streets directly south of the Cemetery being added to the Single-Family Residential place-type. He proposed changing the Single-Family Residential areas that back up along I-15 and along the West side of 200 West to Neighborhood Mix Residential place-types but retaining the middle of that as Single-Family Residential place-type.

Commissioner Gilmore proposed the possibility of adding language regarding urban design in the Community Commercial place-type. Commissioner Higginson agreed with Commissioner Gilmore regarding adding urban design standards to the Community Commercial place-type. Planning Director Astorga mentioned that flexible incentivized language can be added to the General Plan to help guide future land use in a specific direction. Commissioner Jacobs mentioned that language can be added to the General Plan because it is supposed to be visionary. Commissioner Bott proposed that a statement regarding the vision be developed in a short period of time for cohesiveness. Planning Director Astorga responded that such language may apply to all of the place-types starting with Neighborhood Mixed Residential, but would not apply to Downtown, Single-Family Residential, or Foothill place-types. Planning Director Astorga mentioned adding a blanket statement that meets the intent of every place-type allowing Staff to offer zoning incentives and options for flexibility. Commissioner Higginson expressed concern regarding how Staff uses the term "flexibility" and suggested making that flexibility less conservative. Planning Director Astorga suggested the "gives and gets" language.

Planning Director Astorga presented the item, specifically regarding transportation, as outlined in the packet.

Chair Jacobs explained the two philosophies in transportation: complete streets, where all roads should accommodate all users, and layered networks, where certain roadways are designed for certain users. He expressed that he doesn't think that the General Plan is the appropriate place to

spell out all the nuances. He agreed with Commissioner Arbuckle's written comments regarding the trail network and biking connectivity.

Commissioner Monson agreed with the trail network and biking connectivity strategic objective.

Commissioner Ward suggested finding a way to get bicycle traffic routes that would work consistently and agreed with the idea of layered network as described by Chair Jacobs.

Commissioner Bott agreed with the idea of layered network as described by Chair Jacobs and advised looking at the City as it currently exists and considering how to make it better for the public.

Commissioner Gilmore mentioned that there is not a recreation element but agreed with the strategy statement.

Commissioner Higginson agreed with Commissioner Ward and suggested protected landscaping and a protected lane on Orchard Drive to retain traffic flow and to keep walkers, runners, and bicyclists safe.

Chair Jacobs suggested a corridor study on Orchard Drive to review the capacity and utilization there is on the roadway, sidewalks, and the land use changes. Chair Jacobs stated that Orchard Drive is an opportunity. Planning Director Astorga clarified that what Chair Jacobs suggested that the General Plan provides a vision of Orchard Drive.

Chair Jacobs opened the Public Hearing at 8:03 p.m.

Teresa Giles, Resident, expressed concerns about the safety of children on Orchard Drive where Orchard Drive meets 2600 South and suggested the sidewalks also get moved back in the case of widening Orchard Drive.

Troy Giles, Resident, expressed concern about the water aquifer and asked how it will get replenished.

Jim Straight, Resident, stated that the northwest corridor from the Interstate to back of the neighborhood is owned by the State and suggested providing protection for the development from accidents that could potentially cause fire. Jim Straight mentioned that the residents clean out the canal, not the City, so that the water runoff has somewhere to go.

Phil Ferguson, Resident, expressed concern about not seeing anything in the General Plan to incentivize bus riding and mass transit.

Sherma Morton, Resident, expressed concerns about the curve on Orchard Drive where Orchard Drive meets 2600 South and Orchard Drive's vision being similar to Main Street.

Les Merrill, Resident, thanked the Commission and Staff for all the work that is being put into the General Plan.

Chair Jacobs closed the Public Hearing at 8:14 p.m.

Commissioner Ward had questions about the UDOT freeway expansion plan and stated that she may reconsider her vote on that section until she gets more information.

City Engineer Cheney mentioned that with the UDOT freeway plan, the drainage issues will be resolved with piped storm drain, and the ditch will be removed, and the area will be fully developed. Commissioner Ward asked a clarifying question regarding the freeway moving further east. City Engineer Cheney stated that UDOT plans to utilize everything that they currently have but does not believe there are designs on expansion. Chair Jacobs suggested reviewing the UDOT freeway plan.

Commissioner Monson asked if the water aquifer is a foot down and why. City Engineer Cheney stated that over the last decade there has been a decrease in the static water level in the wells, but Bountiful is very fortunate to have many resources, not all of which are currently being used. City Engineer Cheney suggested conservation.

Commissioner Higginson asked if the General Plan is the proper place to consider an aspirational comment like limiting water use and promoting xeriscape. Planning Director Astorga stated that the General Plan is an aspirational document.

Commissioner Bott asked Chair Jacobs if he suggests any modification, changes, or additional language to the Transportation portion of the General Plan. Chair Jacobs suggested additional language to the strategy. Chair Jacobs suggested: **“Not all roads need to be designed for all users, but that all roads need to accommodate all users”**.

Chair Jacobs mentioned urban trails that lead to recreational trails and asked for Commissioner’s input. Commissioner Monson liked the idea. Commissioner Bott stated that some of the roads will show what they need to be and asked how to identify what roads are good candidates for urban trails leading to recreational trails. Commissioner Higginson mentioned that there is a trail being developed from Barton Creek Lane to Bountiful Boulevard, the issue is how the homes were developed along the canyon rim. He stated that the trails run either to or through the bottom of the canyon, and the homeowners do not like the idea of their property being included in the General Plan where a trail is going to run through their private property. Commissioner Higginson also mentioned the concerns regarding fire risk if you start introducing people to a largely undeveloped area without access to fire trucks.

Commissioner Ward reiterated Commissioner Higginson’s comments regarding the concerns homeowners have about their private property and the fire risk. Chair Jacobs mentioned that the City is not allowed to use eminent domain for trails. Planning Director Astorga confirmed the statement made by Chair Jacobs. Chair Jacobs mentioned that the majority of people will not ride to the trailheads because it is all uphill, understanding that there are limitations on this solving

the problems of busy trailheads. Chair Jacobs suggested a complete bike network connectivity evaluation. Commissioner Gilmore asked if the Trails Master Plan already does that. Planning Director Astorga clarified that the Trails Master Plan does not cover urban trails and that this principle is taken care of in the first principle.

Chair Jacobs recommended a study for Orchard Drive. Planning Commissioners came to a consensus regarding the need for a study along Orchard Drive, but with the participation from the users.

5. Planning Director's Report/Update

Planning Director Astorga stated that the next scheduled meeting is October 07, 2025. He also noted that the remaining items to discuss for the General Plan include:

- a. Moderate Income Housing Element
- b. Water Use and Preservation Element
- c. Economic Development Element
- d. Index: Guiding Principles, Goals, and Objectives
- e. Index: Existing Conditions

6. Adjourn

Chair Jacobs adjourned the meeting at 8:40 p.m.

The applicant, Brian Knowlton with *Knowlton General* representing the owner *Renaissance Lot 11 LLC*, is requesting Preliminary and Final Approval of the Renaissance Towne Centre Commercial PUD Phase 3 Plat 1 Lot 11 Amendment at 1791 South Renaissance Towne Drive, located in the Mixed Residential (MXD-R) Zone. This request is to subdivide Lot 11 of Phase 3 Plat 1 (see attached) into two (2) lots: Lot 15 (19,913 SF) and Lot 16 (4,300 SF). The proposed plat is shown below (also attached):

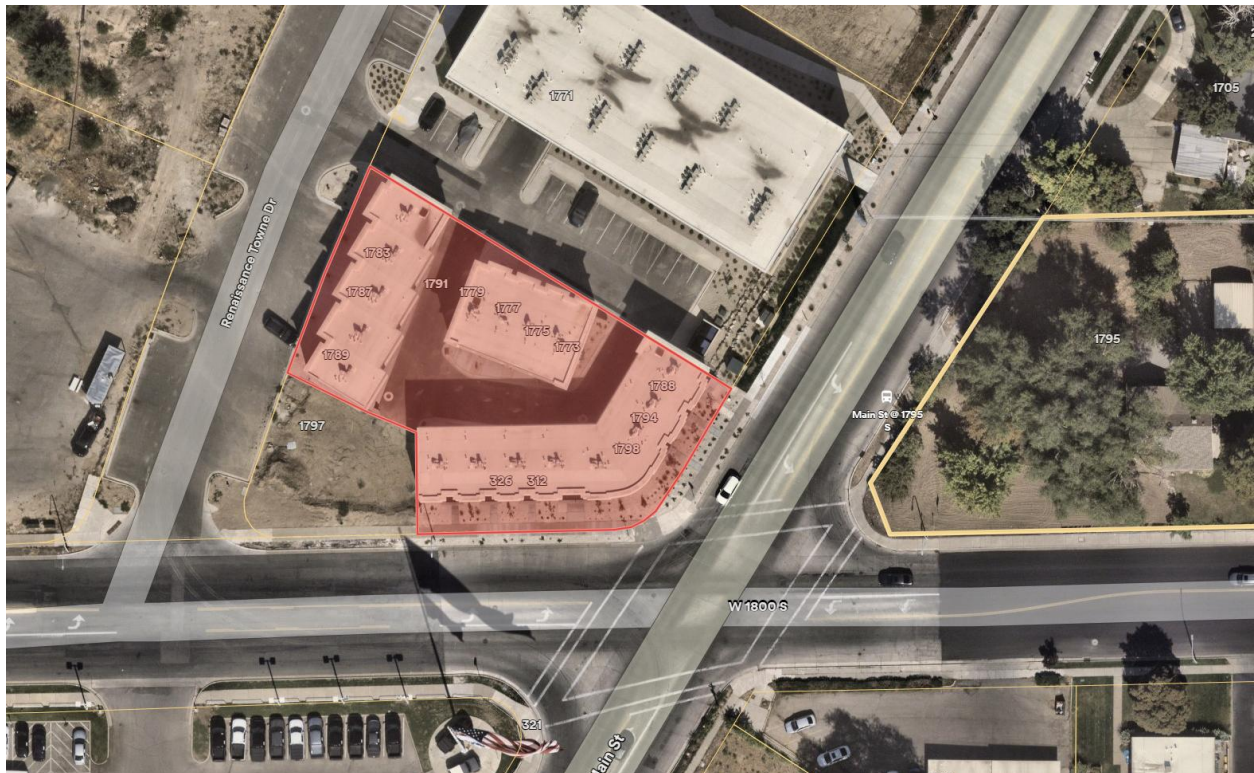
[illegible]

Analysis

The Planning Commission will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code Section 14-20-101](#):

- 1. Meets the best interest of the public*
- 2. Meets good neighborhood development of the area concerned and Citywide*
- 3. Meets City codes and ordinances*

The property received Architectural and Site Plan Approval ([See City Council Staff Report, Packet June 13, 2023, p. 43](#)) to develop townhomes, apartments, and general commercial space. The townhome development (17 units) is complete, but the remaining apartments and commercial space need to be completed, as shown in Figure 1 below. The townhomes (already built as shown below) would be on Lot 15, and the 3-4 story mixed use structure would be on Lot 16 of the proposed amendment. The proposed plat also includes a defined easement for the sanitary sewer system. The applicant states the purpose for this application is to allow for separate ownership and financing of the vertical mixed-use building. The proposed plat would allow for the project to move forward to completion and meets the best interest of the City.



Staff reviewed the plat for compliance with city codes and subdivision ordinances, and finds the proposal meets applicable requirements.

Department Review

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

Significant Impacts

There are no anticipated negative impacts of the proposed plat amendment.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary and Final Subdivision Plat Amendment and forward a positive recommendation to City Council.

Attachments

1. Recorded Plat Map
2. Proposed Plat Amendment

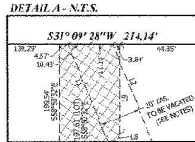
RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1,

A PORTION OF ADDITIONAL LAND PARCEL #4, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH JULY 2021

MAIN STREET
(PUBLIC STREET)

S31°14'47"W

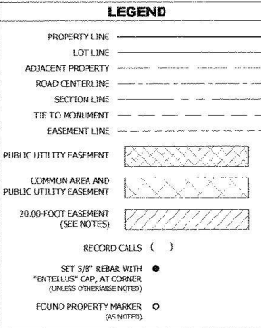
LINE	BEARING	LENGTH
L1	S 81°00'00"E	224.30'
L2	S 81°00'00"E	219.36'
L3	S 11°09'28"W	50.85'
L4	N 81°00'00"W	21.43'
L5	N 81°00'00"W	21.70'
L6	N 38°46'30"W	46.81'
L7	S 58°49'30"E	46.49'
L8	N 13°50'30"W	21.21'
L9	N 58°50'30"W	43.30'
L10	S 58°50'30"E	139.31'
L11	S 58°50'30"E	58.30'



S20°21'33"W
64.70'

S63°08'39"E
68.86'

CURVE	LENGTH	RADIUS	Δ	CH BEARING	CH LEN
C1	280.67	1,022.17	008°21'54"	S 24°12'20" W	280.38'
C2	30.09	30.00	05°28'30"	S 59°53'43" W	28.85'
C3	31.58	27.00	07°20'09"	S 53°01'14" E	31.78'
C4	350.21	1,685.00	011°54'28"	S 22°54'59" E	349.58'
C5	348.18	1,855.17	010°49'17"	S 23°29'38" E	347.67'
C6	250.33	500.00	028°39'03"	S 77°02'30" W	247.43'
C7	31.51	1,888.67	000°59'54"	S 12°46'26" W	32.91'
C8	349.32	1,888.67	010°32'59"	S 23°54'26" W	348.82'
C9	68.67	1,888.67	062°05'00"	S 13°18'52" W	68.67'
C10	280.59	1,888.67	008°36'59"	S 24°36'48" W	280.39'
C11	351.52	1,651.50	012°11'57"	S 22°46'15" W	350.97'
C12	41.89	1,651.50	061°21'11"	S 15°56'49" W	41.89'
C13	385.53	1,922.17	008°36'59"	S 24°36'48" W	385.37'
C14	5.00	1,922.17	000°08'50"	S 28°47'46" W	5.00'
C15	312.51	1,618.00	011°02'59"	S 23°00'17" W	312.03'
C16	134.78	1,618.00	004°46'22"	S 26°29'02" W	134.74'
C17	15.12	1,618.00	000°32'00"	S 23°49'48" W	15.12'
C18	182.51	1,618.00	005°45'30"	S 20°40'59" W	182.54'
C19	28.58	15.00	109°17'10"	S 36°46'55" E	24.47'
C20	107.81	1,685.00	083°39'57"	N 18°47'47" E	107.79'
C21	23.32	1,685.00	000°41'28"	N 20°58'22" E	20.32'
C22	272.08	1,685.00	007°33'00"	N 25°00'14" E	221.52'



NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A PARCEL INTO A PRIVATE STREET AND LOTS

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 ASSOCIATION OR ENDORSEMENT 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'S 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 801-366-8532.

QUESTAR GAS COMPANY
DBA DOMINION ENERGY UTAH
APPROVED THIS 11 DAY OF August, 2021
BY: *Joe Stephens*
TITLE: *PRE-CONSTRUCTION*

NOTES

- THE BASIS OF BEARINGS FOR THIS PLAT IS SOUTH 89°54'2" WEST 2,815.22 FEET FROM A FOUND NAIL IN THE ASPHALT MARKING THE SOUTH 1/4 CORNER OF SECTION 30 TO A FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 36, T2N, R1E, S12.84M.
- NOTATE BEARINGS CLOCKWISE 00°18'56" FOR NAD 1983 STATE 1 AND COORDINATE SYSTEM BEARINGS, UTM NORTH ZONE.
- ANY PORTION OF A 10.0 FOOT WATER LINE EASEMENT (ENTRY #249018, BOOK 264, PAGE 473, D.C.) LOCATED WITHIN THIS SUBDIVISION IS HEREBY VACATED WITH THE RECDICATION OF THIS PLAT.
- REMANINDER DESCRIPTIONS FOR PARTS OF ADDITIONAL LAND PARCEL #4 THAT ARE NOT PART OF THIS SUBDIVISION ARE PROVIDED ON SHEET 2 OF THIS PLAT.

REFERENCE MONUMENT TO SOUTHWEST CORN. SEC. 30 T2N, R1E, S12.84M FOUND MONUMENT IN CURB

UTILITY APPROVAL

SO. DAVIS SEWER IMP. DISTRICT: *David B. Waymott* DATE: 8-5-2021
BOUNTIFUL LIGHT AND POWER: *R. Alan Dennis* DATE: 8-5-2021
BOUNTIFUL CITY WATER: *Brittany K. Burt* DATE: 8-5-2021
BOUNTIFUL CITY GAS: *Brittany K. Burt* DATE: 8-5-2021
CENTURY LINK: *Brittany K. Burt* DATE: 8-5-2021
COMCAST: *Brittany K. Burt* DATE: 8-5-2021

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL SURVEYOR IN THE STATE OF UTAH, AND THAT I HOLD LICENSE NO. 9182497 IN ACCORDANCE WITH TITLE 58 CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN IN ACCORDANCE WITH SECTIONS 23.03 OF THE UTAH STATE CODE AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREINAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AND THAT SAID PLAT HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.



BOUNDARY DESCRIPTION

A PART OF "ADDITIONAL LAND PARCEL #4", RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 1, PLAT 1, AMENDED, RECORDED AS ENTRY #205055 WITH THE DAVIS COUNTY RECORDS AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF RENAISSANCE WAY, A PRIVATE STREET, SAID POINT BEING LOCATED NORTH 89°53'57" EAST ALONG THE SECTION LINE 267.30 FEET TO THE CENTERLINE OF STATE HIGHWAY 68, AND NORTH 19°51'21" EAST 861.86 FEET ALONG SAID CENTERLINE, AND SOUTH 67°08'30" EAST 564.00 FEET TO THE EAST LINE OF SAID STATE HIGHWAY 68, THE SOUTH LINE OF SAID RENAISSANCE WAY AND SOUTH 67°08'30" EAST 147.00 FEET FROM THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 53°38'25" EAST 168.86 FEET ALONG SAID CURVE TO THE EAST LINE OF RENAISSANCE TOWNE DRIVE, THENCE SOUTH 20°12'17" WEST 44.70 FEET ALONG SAID EAST LINE TO A POINT OF TANGENCY WITH A 1522.17 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTH 18°51'21" WEST 200.63 FEET ALONG SAID CURVE, AND SAID SOUTH 18°51'21" WEST 210.72 FEET TO THE WEST LINE OF MAIN STREET, THENCE SOUTH 31°09'28" WEST 214.14 FEET ALONG SAID WEST LINE TO A POINT OF TANGENCY WITH A 30.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTHWESTERLY 30.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 57°28'09", CHORD BEARS SOUTH 39°55'43" WEST 28.85 FEET, TO A POINT OF TANGENCY AND TO THE NORTHERLY LINE OF 1800 SOUTH STREET, THENCE SOUTH 88°37'58" WEST 257.24 FEET ALONG SAID NORTHERLY LINE, TO A POINT OF NEW TANGENCY WITH A 22.30 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHERLY 23.98 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'59", CHORD BEARS NORTH 22°59'59" EAST 365.58 FEET TO A POINT OF REVERSE CURVATURE WITH A 1885.17 FOOT RADIUS CURVE TO THE RIGHT, THENCE NORTHEASTERLY 350.21 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°54'59", CHORD BEARS NORTH 22°59'59" EAST 365.58 FEET TO A POINT OF REVERSE CURVATURE WITH A 1885.17 FOOT RADIUS CURVE TO THE LEFT, THENCE NORTHEASTERLY 348.18 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°45'12", CHORD BEARS NORTH 23°29'38" EAST 347.67 FEET TO THE SOUTH LINE OF RENAISSANCE WAY AND TO THE POINT OF BEGINNING.

CONTAINING 2.368 ACRES

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE PARTIES SIGNING BELOW ARE THE RESPECTIVE OWNERS OF THE HEREIN DESCRIBED TRACTS OF LAND AND HEREBY CONSENT TO THE RECDICATION OF THIS PLAT "RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1". WE FURTHER DEDICATE TO BOUNTIFUL CITY ALL PUBLIC UTILITY EASEMENTS SHOWN HEREON TO BE DEDICATED AND THE RIGHTS ASSOCIATED THEREWITH.

BRUCE T. BROADHEAD, MANAGER
TOWNE CENTRE, L.L.C. - A UTAH LIMITED LIABILITY COMPANY
MICHAEL ROBERTS

BRUCE T. BROADHEAD, MANAGER
BROADHEAD & ASSOCIATES, L.L.C. - A UTAH LIMITED LIABILITY COMPANY
MICHAEL ROBERTS

DEDICATION NOTE

THIS PLAT IS SUBJECT TO AND TOGETHER WITH RIGHTS AS GRANTED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ON MARCH 28, 2020, AS ENTRY NO. 1847201 IN BOOK 1257, PAGE 155 AND ANY SUBSEQUENT AMENDMENTS THERETO (COLLECTIVELY THE "DECLARATION"), THE DECLARATION PROVIDES, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF CERTAIN COMMON ELEMENTS NECESSARY OR REQUIRED FOR THE FULL ENJOYMENT OF RENAISSANCE TOWNE CENTRE OR PORTIONS OF LOTS, WHICH IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CERTAIN PRIVATE ROADS/PAVEMENT AND LANDSCAPE AREAS, AND OTHER COMMON FACILITIES WHICH ARE THE COLLECTIVE RESPONSIBILITY OF ALL OWNERS AT RENAISSANCE TOWNE CENTRE. PURSUANT TO THE ASSASSMENT PROVISIONS UNDER THE DECLARATION, IF AND WHEN THE ADDITIONAL LAND DESCRIBED IN THIS PLAT IS ADDED TO RENAISSANCE TOWNE CENTRE, IT SHALL BECOME A PART OF THE COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT AND MAY BE ADDED TO THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION. THE PLAT IS TOGETHER WITH RIGHTS GRANTED BY THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY SUBSEQUENT AMENDMENTS THERETO.

ONLY TOWNE CENTRE L.L.C. SIGNS THIS PLAT IN THE CAPACITY AS OWNER OF THE PROPERTY AND AS DECLARANT UNDER THE DECLARATION. ALL OTHER SIGNERS IN THE OWNERS DEDICATION SIGN ONLY IN THEIR CAPACITY AS OWNERS, NOT AS DECLARANTS.

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDERS OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED JANUARY 31, 2019, AND RECORDED AT BOOK 1191 ON PAGE 54, OF THE RECORDS OF DAVIS COUNTY, DO HEREBY CONSENT TO THE CREATION OF THIS SUBDIVISION AND HEREBY CONSENT TO THE OWNERS DEDICATION STATED ON THIS PLAT, AND DO HEREBY JOIN IN THE DEDICATION TO THE PUBLIC UTILITY USE OF THE PUBLIC UTILITIES SHOWN AS INTENDED FOR PUBLIC USE.

DATE: 8-5-2021
NAME: *David B. Waymott*, VP/GEN COUNSEL
MCTO NATIONAL TITLE COMPANY, TRUSTEE



1470 South 600 West
Weeds Creek, UT 84016
Phone 801.298.2256
www.Entellus.com

PROJECT #2020-001
2-18-2020, 1:00 PM
2-18-2020, 1:00 PM
03-18-2021, ALI

SHEET 1 OF 2



CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS 28th DAY OF MAY, 2021.
CITY RECORDER ASST: *David B. Waymott*
MAYOR: *Randy Glavin*

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS 28th DAY OF September, 2021.
BOUNTIFUL CITY ENGINEER: *David B. Waymott*

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS 28th DAY OF MAY, 2021.
PLANNING DIRECTOR: *David B. Waymott*

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS 28th DAY OF September, 2021.
BOUNTIFUL CITY ATTORNEY: *David B. Waymott*

DAVIS COUNTY RECORDER

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

L.L.C. ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRIAN KNOWLTON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DAVID PETERSON, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, BRUCE V. BROADHEAD, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

CORPORATE ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____, IN THE STATE OF _____, IN THE COUNTY OF _____, THERE PERSONALLY APPEARED BEFORE ME, _____, WHO BEING BY ME DULY SWORN DID SAY THAT _____ OF UTAH FIRST FEDERAL CREDIT UNION AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC SIGNATURE: _____

NOTARY PUBLIC NAME: _____

COMMISSIONED IN THE STATE OF: _____

COMMISSION NUMBER: _____

MY COMMISSION EXPIRES: _____

ENBRIDGE GAS UTAH

QUESTAR GAS COMPANY, dba ENBRIDGE GAS UTAH ("ENBRIDGE") HEREBY APPROVES THIS PLAT SOLELY TO CONFIRM THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. THIS APPROVAL DOES NOT (A) AFFECT ANY RIGHT ENBRIDGE HAS UNTIL TITLE 54, CHAPTER 8A, A RECORDED EASEMENT OR RIGHT-OF-WAY, PRESCRIPTIVE RIGHTS, OR ANY PROVISIONS OF LAW; (B) CONSTITUTE ACCEPTANCE OF ANY TERMS CONTAINED IN ANY PORTION OF THE PLAT; AND (C) GUARANTEE ANY TERMS OR WAIVE ENBRIDGE'S RIGHT TO REQUIRE ADDITIONAL EASEMENTS FOR GAS SERVICE. QUESTAR GAS COMPANY (dba ENBRIDGE GAS UTAH)

APPROVED THIS _____ DAY OF _____, 20____

BY: _____

TITLE: _____

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____

BOUNTIFUL LIGHT AND POWER: _____ DATE: _____

BOUNTIFUL CITY WATER: _____ DATE: _____

BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____

COMCAST: _____ DATE: _____

CENTURY LINK: _____ DATE: _____

LEGEND

PROPERTY LINE _____

ADJACENT PROPERTY _____

ADJACENT PROPERTY ROW _____

INTERIOR LOT LINE _____

ROAD CENTERLINE _____

SECTION LINE _____

TIE TO MONUMENT _____

EASEMENT LINE _____

COMMON AREA & PUBLIC UTILITY EASEMENT

RECORD CALLS ()

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

FOUND SURVEY MARKER AT CORNER (AS NOTED)

CITY ENGINEER

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

BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION

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

PLANNING DIRECTOR

CITY ATTORNEY

APPROVED ON THIS _____ DAY OF _____, 20____

BOUNTIFUL CITY ATTORNEY

BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____

CITY RECORDER ATTEST: _____

MAYOR: _____

DAVIS COUNTY RECORDER

ENTRY NO. _____, FEE PAID _____

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____

AT _____ IN BOOK _____ OF _____

COUNTY RECORDER: _____

BY: _____

DEPUTY _____

RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11

ALL OF LOT 11, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 AMENDED LOT 11, IS LOCATED IN THE SW 1/4 OF SECTION 30, T.2N., R.1E., S.1B&M., BOUNTIFUL CITY, DAVIS COUNTY, UTAH

SEPTEMBER 2025

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	30.00'	30.09'	05° 28' 30"	S59° 53' 43" W	28.85
C2	15.00'	28.58'	109° 10' 16"	S36° 46' 54" E	24.45
C3	1618.00'	162.61'	005° 45' 30"	S20° 40' 59" W	162.54
C4	1618.00'	57.73'	002° 02' 40"	S18° 59' 34" W	57.73
C5	1618.00'	104.88'	003° 42' 50"	S21° 42' 18" W	104.86
C6	1651.50'	41.89'	001° 27' 11"	S15° 56' 41" W	41.89
C7	1651.50'	351.63'	012° 11' 57"	S22° 46' 13" W	350.67
C8	14.00'	25.27'	103° 24' 02"	S31° 05' 23" E	21.97
C9	7.01'	8.27'	067° 36' 11"	N63° 24' 30" E	7.80
C10	3.00'	2.11'	040° 13' 56"	N62° 39' 33" W	2.06
C11	5.00'	4.18'	047° 56' 15"	S73° 15' 21" W	4.06
C12	4.00'	5.57'	079° 45' 53"	N18° 59' 52" W	5.13
C13	1618.00'	1.87'	000° 03' 59"	N23° 31' 44" E	1.87

LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N88° 45' 53" E	0.25'
L2	N01° 14' 07" W	1.31'
L3	S31° 14' 41" W	3.72'
L4	N75° 58' 04" W	23.52'

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9182992 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE RECALCULATED PLATS AND SURVEYS OF RECORD IN DAVIS COUNTY, AND HAVE VERIFIED THAT THE LOCATIONS OF THE BOUNDARIES ON SAID DOCUMENTS REPRESENT THE EXISTING PROPERTY BOUNDARIES SHOWN ON THIS PLAT. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREIN SHALL BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS RENAISSANCE TOWNE CENTRE A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182992

BOUNDARY DESCRIPTION

ALL OF LOT 11, RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1 (ENTRY #309233, DAVIS COUNTY RECORDED), LOCATED IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, SAID LOT 11 DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET AND ON THE EAST LINE OF SAID PHASE 3, PLAT 1, SUBDIVISION THAT IS NORTH 89°53'57" EAST 857.89 FEET ALONG THE SECTION LINE TO THE CENTER LINE OF MAIN STREET AND NORTH 31°14'47" EAST 16.31 FEET ALONG SAID CENTER LINE AND NORTH 88°50'32" WEST 42.38 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUNNING THENCE SOUTHEASTERLY 30.89 FEET ALONG SAID WEST LINE AND ALONG A TANGENT, 30.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 57°29'30", CHORD BEARS SOUTH 59°53'43" WEST 28.85 FEET, TO THE NORTH LINE OF 1800 SOUTH STREET; THENCE SOUTH 88°37'58" WEST 155.99 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF RENAISSANCE TOWNE DRIVE; THENCE NORTHERLY 28.58 FEET ALONG SAID EAST LINE AND ALONG A TANGENT, 150.00-FOOT-RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 09°45'30", CHORD BEARS NORTH 20°40'59" EAST 162.54 FEET, TO THE SOUTHWESTERLY CORNER OF LOT 12 OF SAID PHASE 3, PLAT 1, SUBDIVISION; THENCE SOUTHERLY 88°52'37" EAST 197.61 FEET ALONG THE SOUTHWESTERLY LINE OF SAID LOT 12 TO THE WEST LINE OF MAIN STREET; THENCE SOUTH 31°09'28" WEST 59.85 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

SUBDIVISION CONTAINS 0.556 ACRES

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS RENAISSANCE TOWNE CENTRE, A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT, PHASE 3, PLAT 1, AMENDED LOT 11, 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 HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

DAVID PETERSON, MANAGER
F STREET UTAH LLC
BRUCE V. BROADHEAD
TOWNE CENTRE, L.L.C. - A UTAH LIMITED LIABILITY COMPANY

BRIAN KNOWLTON, MANAGING MANAGER
RENAISSANCE LOT 11, LLC
BRUCE V. BROADHEAD
TOWNE CENTRE, L.L.C. - A UTAH LIMITED LIABILITY COMPANY

CONSENT TO DEDICATE

WE, THE UNDERSIGNED HOLDER OF A TRUST DEED ON THE ABOVE-DESCRIBED LAND, WHICH IS DATED APRIL 26, 2024, AND RECORDED AT BOOK 8949 ON PAGES 1288-1315 AS ENTRY NUMBER 3509351 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.

NAME: _____
UTAH FIRST FEDERAL CREDIT UNION, TRUSTEE

DEDICATION NOTE

THIS PLAT IS SUBJECT TO AND TOGETHER WITH RIGHTS AS GRANTED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR RENAISSANCE TOWNE CENTRE. A COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER ON MARCH 28TH, 2023, AS ENTRY NO. 1847091 IN BOOK 3257, PAGE 1255 AND ANY SUBSEQUENT AMENDMENTS THEREOF ("DECLARATION"). THE DECLARATION PROVIDES, IN PART, FOR THE CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF CERTAIN COMMON PORTIONS OF LOTS, WHICH IMPROVEMENTS INCLUDE, BUT ARE NOT LIMITED TO, CERTAIN PRIVATE ROADWAYS AND LANDSCAPE AREAS, AND OTHER COMMON FACILITIES WHICH ARE THE COLLECTIVE RESPONSIBILITY OF ALL OWNERS AT RENAISSANCE TOWNE CENTRE PURSUANT TO THE ASSESSMENT PROVISIONS UNDER THE DECLARATION. IF AND WHEN THE ADDITIONAL LAND DESCRIBED IN THIS PLAT IS ADDED TO RENAISSANCE TOWNE CENTRE, IT SHALL BECOME A PART OF THE COMMERCIAL MIXED USE PLANNED UNIT DEVELOPMENT AND MAY BE ADDED TO THE PROJECT IN ACCORDANCE WITH THE PROVISIONS OF THE DECLARATION. THE PLAT IS TOGETHER WITH RIGHTS GRANTED BY A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND ANY SUBSEQUENT AMENDMENTS THEREOF.

ONLY TOWNE CENTRE L.L.C. SIGNS THIS PLAT IN THE CAPACITY AS OWNER OF THE PROPERTY AND AS DECLARANT UNDER THE DECLARATION. ALL OTHER SIGNERS IN THE OWNER'S DEDICATION SIGN ONLY IN THEIR CAPACITY AS OWNERS, NOT AS DECLARANTS.

PLAT NOTES

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 89°51'17" WEST 2,819.22 FEET FROM A FOUND NAIL IN THE ASPHALT MARKING THE SOUTHWEST CORNER OF SECTION 30 TO A FOUND REFERENCE MONUMENT TO THE SOUTHWEST CORNER OF SECTION 30, T.2N., R.1E., S.1B&M.
- ROTATE SECTION LINE BEARING CLOCKWISE 00°19'54" FOR NAD 1983 STATE PLANE COORDINATE SYSTEM BEARING ZONE IN THE UTAH NORTH ZONE.
- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE A LOT INTO TWO (2) LOTS.

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #185016
2025/07/17 JRS
2025/09/16 JRS
2025/09/24 CSR

PAGE 21 OF 59

Background

Page 23 of 59

Analysis

The Planning Commission will need to find the proposed subdivision meeting the Bountiful City Subdivision [Code Section 14-20-101](#):

1. Meets the best interest of the public
2. Meets good neighborhood development of the area concerned and Citywide
3. Meets City codes and ordinances

This project meets the minimum site development requirements for multi-family development in the RM-13 Subzone. Architectural and Site Plan Approval will be required for the development, during which setbacks, landscaping, building height, parking, design standards, and other standards will be reviewed. The property complies with the following minimum requirements:

Table 1. Required Lot Standards for Multi-Family Development in the RM-13 Zone

Lot	Front Yard Setback	Side Yard Setbacks	Rear Yard Setback	Lot Size	Lot Width	Building Height	Parking Stalls
Requirement, Minimum	25'	10' or 2/3 the height of the adjacent structure	20'	1.0 acres (13 units/ac re)	80'	35'	2.5 per unit (dwelling, 1 covered) .25 per unit (visitor) 1.25 per assisted living unit
Proposed Lot 1-20	25'	21' and 22'	40'	1.6 acres (217,800 SF)	88'	2-Story (35' or less)	56 (20 covered, 20 tandems, 16 stalls)
Proposed Lot 21	82'	70' and 43'	30'	3.4 acres (148,104 SF)	434'	1-Story (35' or less)	68 (existing)

Department Review

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

Significant Impacts

The proposal can be accommodated by the existing infrastructure.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary and Final Subdivision Plat and forward a positive recommendation to City Council, subject to the following:

1. The applicant shall apply for Architectural and Site Plan Review for the development of the proposed townhomes.
2. The legal description on the preliminary title report shall match the legal description shown on the plat, as verified by the Engineering Department prior to plat recordation.
3. The applicant shall address all staff review comments prior to plat recordation.

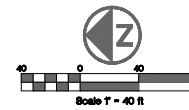
Attachments

1. Proposed Plat Map with Staff Review Comments
2. Proposed Plan Set

A.D., 20_____

BRIGHTON COMMUNITIES

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 31,
TOWNSHIP 2 NORTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN
RECORD OF SURVEY



SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, SALT LAKE CITY, UTAH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 8067891 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I HAVE MADE A CAREFUL AND THOROUGH EXAMINATION OF THE BOUNDARIES SHOWN AND OF THE VISIBLE IMPROVEMENTS AFFECTING THE BOUNDARIES AND THEIR POSITION IN RELATIONSHIP TO SAID BOUNDARIES.



BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EAST LINE OF 500 WEST STREET AND THE NORTH LINE OF 2600 SOUTH STREET WHICH POINT IS NORTH 0°05' WEST 33.0 FEET ALONG THE CENTERLINE OF 500 WEST STREET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET WHICH POINT IS ALSO DESCRIBED AS SOUTH 83°57'30" WEST 238.81 FEET AND NORTH 0°05'30" WEST 108.40 FEET AND NORTH 0°05' WEST 33.0 FEET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE MERIDIAN, IN THE CITY OF BOUNTIFUL AND RUNNING THENCE SOUTH 89°50'10" EAST 434.76 FEET ALONG THE NORTH LINE OF 2600 SOUTH STREET THENCE NORTH 0°43'10" WEST 512.10 FEET TO THE SOUTH LINE OF VALLEY SUBDIVISION AT A POINT 272.60 FEET EAST OF THE SECTION LINE THENCE SOUTH 89°54'51" WEST 428.08 FEET ALONG THE SOUTH LINE OF THE SUBDIVISION AND THE SOUTH LINE EXTENDED TO THE EAST LINE OF 500 WEST STREET THENCE SOUTH 0°05'30" EAST 508.31 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 0°05'30" WEST 33.0 FEET AND SOUTH 89°50'10" EAST 33.0 FEET FROM THE DAVIS COUNTY MONUMENT MARKING THE CENTERLINE INTERSECTION OF 500 WEST STREET AND 2600 SOUTH STREET AND RUNNING THENCE NORTH 0°05'30" WEST 508.31 FEET THENCE NORTH 89°54'51" WEST 428.08 FEET THENCE SOUTH 0°43'10" EAST 512.10 FEET THENCE NORTH 89°50'10" EAST 434.76 FEET TO THE POINT OF BEGINNING.
CONTAINS 220,360 SQUARE FEET OR 5.059 ACRES, MORE OR LESS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 6°37'16" WEST FROM THE FOUND SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN AND THE FOUND DAVIS COUNTY MONUMENT IN THE INTERSECTION OF 2600 S AND 500 W.

NARRATIVE OF BOUNDARY

THE PURPOSE OF THIS SURVEY WAS TO LOCATE AND MONUMENT ON THE GROUND THE SUBJECT PROPERTY AS SHOWN HEREON.

ALL DEEDS WERE FOUND TO BE CONSISTENT WITH ONE ANOTHER. THE FENCE NEAR THE EASTERN BOUNDARY LINE DOES NOT MATCH THE DEED LINES. HOWEVER, DUE TO THE FACT THAT THE PROPERTY IS OWNED BY A PUBLIC ENTITY, IT IS LIKELY THAT ACQUISITION CANNOT BE CLAIMED.

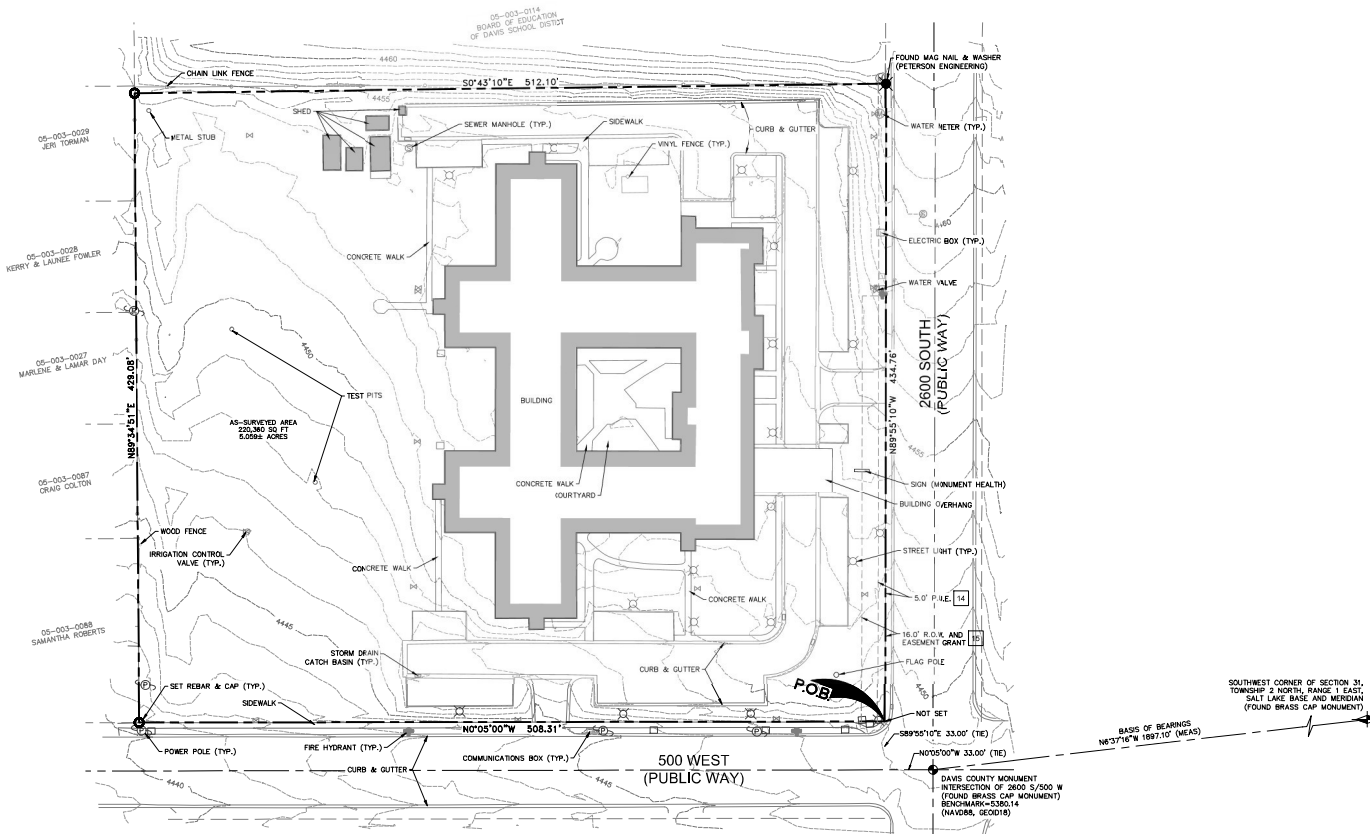
ADDITIONALLY, THERE APPEARS TO BE IMPROVEMENTS FOR THE PUBLIC RIGHT-OF-WAY WHICH ENDOURAGE INTO THE PROPERTY NEAR THE SOUTHWEST CORNER. UPON FUTURE DEVELOPMENT, ADDITIONAL DEDICATION FOR THIS AREA MAY BE REQUIRED.

GENERAL NOTES

- OTHER DOCUMENTS USED IN THE PREPARATION OF THIS SURVEY:
 - COMMITMENT FOR TITLE INSURANCE ISSUED BY COTTONWOOD TITLE INSURANCE AGENCY, INC., DATED JUNE 20, 2025, FILE NO. 191352-MCB
 - OTHER DOCUMENTS AS SHOWN ON THIS MAP
- MILDE ENGINEERING SURVEYED ABOVE GROUND VISIBLE EVIDENCE OF STRUCTURES THAT WOULD INDICATE THE POSSIBILITY OF AN EXISTING EASEMENT OR ENCUMBRANCE ON THE PROPERTY. HOWEVER, HE RELIED UPON THE TITLE COMPANY TO RESEARCH THE COUNTY RECORDS FOR RECORDED EASEMENTS AND OTHER RECORDED ENCUMBRANCES THAT WOULD AFFECT THE PROPERTY AND THAT MAY OR MAY NOT BE READILY VISIBLE ON THE SITE TO BE SURVEYED AND SHOWN ON THIS MAP. WE REFERRED TO SCHEDULE B, PART 2 OF THE TITLE REPORT TO OBTAIN THIS INFORMATION.
- EXCEPTIONS AS NOTED IN SCHEDULE B, PART 2 OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE HAVE BEEN ADDRESSED AS FOLLOWS:
 - 1-12 NOT ADDRESSED BY THIS SURVEY.
 - GRANT OF RIGHT OF WAY IN FAVOR OF THE BONNEVILLE IRRIGATION DISTRICT, A BODY CORPORATE AND POLITICAL FOR A CANAL AND INCIDENTAL PURPOSES, BY INSTRUMENT RECORDED MAY 4, 1922, AS ENTRY NO. 33125, IN BOOK 6, AT PAGE 255. SURVEY NOTES EXACT LOCATION NOT DISCLOSED IN DOCUMENT.
 - A 5 FOOT WIDE PUBLIC UTILITY EASEMENT ALONG THE SOUTHERLY BOUNDARY AS SET FORTH BY DEDICATION PLAT OF 2600 SOUTH STREET FROM SOUTH MAIN STREET TO 500 WEST STREET, RECORDED JUNE 26, 1985 AS ENTRY NO. 705616 IN BOOK 1040 AT PAGE 916. SURVEY NOTES: AS SHOWN HEREON.
 - RIGHT OF WAY AND EASEMENT GRANT, IN FAVOR OF MOUNTAIN FUEL SUPPLY COMPANY, TO LAY, MAINTAIN, OPERATE, REPAIR, IMPROVE, PROTECT, REMOVE AND REPLACE PIPE LINES, VALVES, VALVE BOXES, AND OTHER GAS TRANSMISSION AND DISTRIBUTION FACILITIES AND INCIDENTAL PURPOSES, THROUGH AND ACROSS A PORTION OF THE SUBJECT LAND, SAID RIGHT OF WAY AND EASEMENT GRANT RECORDED DECEMBER 16, 1986, AS ENTRY NO. 78610, IN BOOK 1040 AT PAGE 1131, AT PAGE 726. SURVEY NOTES: AS SHOWN HEREON.
- 18-23 NOT ADDRESSED BY THIS SURVEY.

LEGEND

- FOUND SECTION CORNER
- EXISTING ROW CENTERLINE
- FOUND REBAR AND CAP
- SET 5/8 REBAR AND CAP (BOUNDARY LINE)
- (WILDING ENGINEERING)
- ADJACENT PROPERTY / ROW LINE
- FOUND PLUG



UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM FIELD OBSERVATIONS AND UTILITY MARKINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THE SURVEYOR DOES STATE THAT THE UTILITIES SHOWN HEREON ARE LOCATED AS ACCURATELY AS POSSIBLE, FROM INFORMATION AVAILABLE AT THE TIME THE SURVEY WAS CONDUCTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AND THE EXACT LOCATION OF SOME UTILITIES MAY REQUIRE FURTHER FIELD INVESTIGATION OR EXCAVATION TO DETERMINE THEIR PRECISE LOCATIONS.

NO.	REVISION	DATE

DRAWING TITLE	RECORD OF SURVEY
LOCATION	460 W 2600 S
COUNTY	BOUNTIFUL, UTAH

PROJECT NAME	BRIGHTON COMMUNITIES
DRAWN	MRD
CHECKED	KMD
PROJECT ID:	25357
COUNTY	DAVIS

DATE	9/9/2025
SCALE	1" = 40'
SHEET	1 OF 1



NOT TO SCALE

29.89'

17.50'

12.19'

35.66'

LIVING SPACE

GARAGE

23.33'

DRIVEWAY

19.45'

9.08'

10.00'

4' WALKWAY

NOT TO SCALE

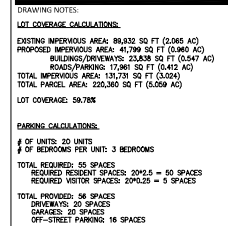
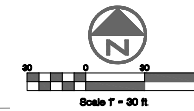
30.0' RIGHT-OF-WAY

25.0' ASPHALT

2.0% MIN SLOPE

2.5' HIGH CURB & GUTTER

2.5' HIGH CURB & GUTTER



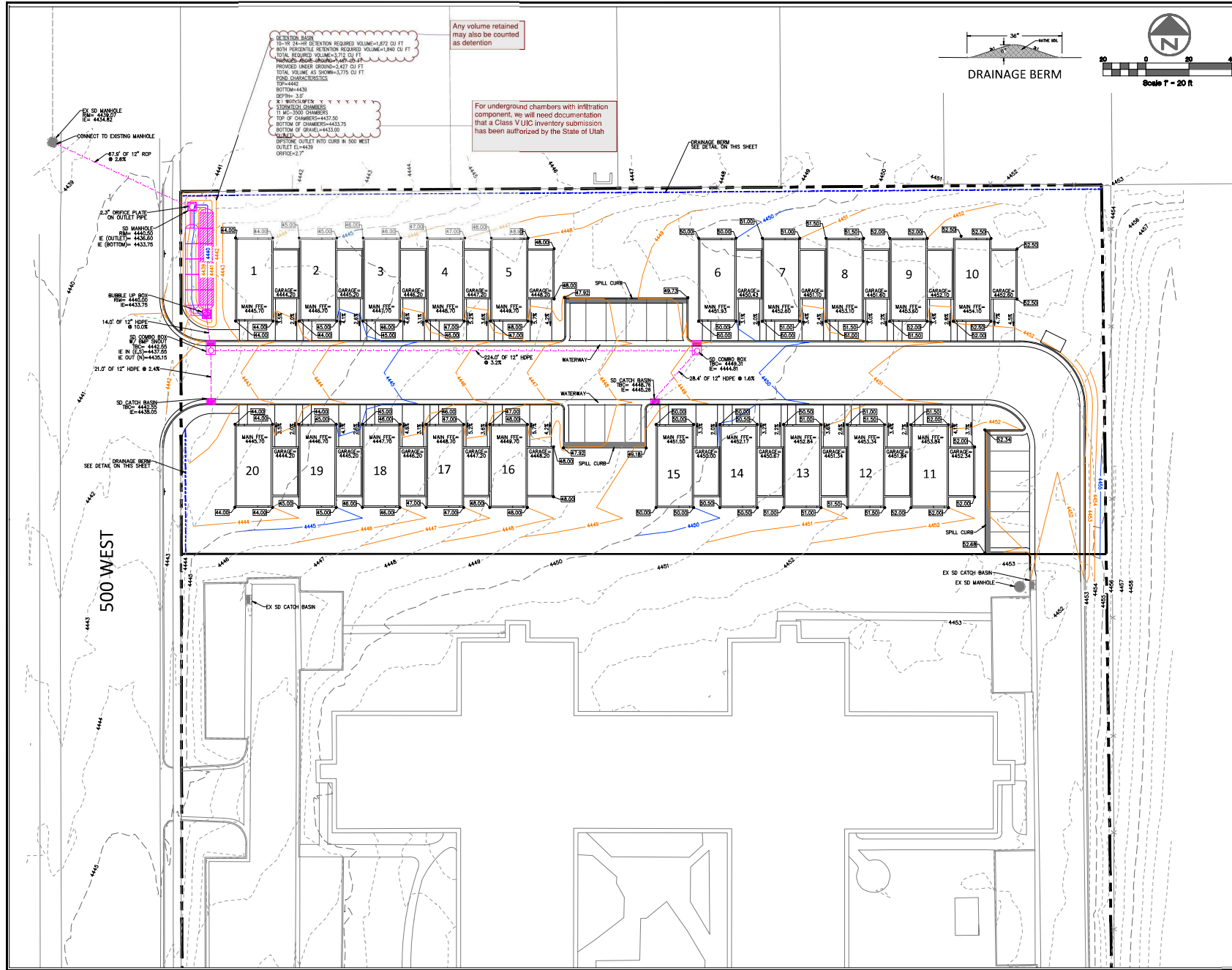
PROJECT INFORMATION

NORTH CANYON TOWNS

CIVIL SITE PLAN

BOUNTIFUL, UTAH

DRAWN BDA	CHECKED MEC	PROJECT # 25357
	DATE 9/23/25	
	SCALE 1" = 30'	
	SHEET C201	





**WILDING
ENGINEERING**

14721 SOUTH HERITAGE DRIVE WAY
BOUNTIFUL, UTAH 84005
801.288.8112
WWW.WILDINGENGINEERING.COM

DRAWING NOTES:

- THE CONTRACTOR IS TO ENSURE PROPER DRAINAGE AWAY FROM THE BUILDINGS PER IRC REQUIREMENTS.
- FINISHED GRADE MUST SLOPE A MINIMUM OF 0.5% AWAY FROM THE BUILDINGS FOR A MINIMUM OF 10 FEET.
- WINDOW WELL ELEVATIONS MUST BE A MINIMUM OF 3 INCHES ABOVE THE FINISHED GRADE.
- DOWNSPOUTS SHALL BE PLACED TO DIRECT ALL ROOF DRAINAGE TO THE ROADWAY RIGHT-OF-WAY.

LEGEND

- EXISTING INDEX CONTOUR (0')
- EXISTING CONTOUR (1')
- PROPOSED INDEX CONTOUR (0')
- PROPOSED CONTOUR (1')
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN

NO.	CITY COMMENTS	DATE
1		10/23/25
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

PROJECT INFORMATION

NORTH CANYON TOWNS

GRADING & DRAINAGE PLAN

BOUNTIFUL, UTAH

DRAWN	CHECKED	PROJECT #
BDA	MEC	25357

DATE	SCALE	SHEET
9/23/25	1" = 20'	C203



ENGINEER'S STAMP

Planning Commission Staff Report

Subject: Variance Request to Reduce the Rear Yard Setback for a Culinary Water Tank
Address: 180 East 1500 South
Author: Chaz Leech, Assistant Planner
Date: November 18, 2025



Background

The applicant, *Woods Cross City*, submitted a Variance Request from the rear yard setback requirements in the Single-Family Residential Zone (R-4). The subject property (Parcel #03-233-0001) is a 1.73-acre parcel, owned by Woods Cross City, located at 180 East 1500 South.

Under the Bountiful City Land Use Code, the Planning Commission serves as the quasi-judicial appeal authority for Variance Requests. In this capacity, the Commission acts pursuant to Utah Code, which requires that an appeal authority hear and decide requests for variances from the terms of land use ordinances (Land Use Code) and act in a quasi-judicial manner when doing so. Although state law refers to this body as an "appeal authority," its role in this case is limited to considering and deciding Variance Requests under City Code.

Analysis

The applicant proposes to construct a 1.8-million-gallon underground culinary water tank at its existing water facility in Bountiful. The site currently includes three (3) underground water tanks and accessory structures that serve Woods Cross culinary water distribution system. The proposal includes demolishing two (2) existing underground tanks and one small accessory structure on the southwest portion of the property, to be replaced with a single, larger capacity tank and a new 8' x 16' accessory building.

According to the applicant, the proposed tank will replace aging infrastructure that has exceeded its usable lifespan and no longer provides adequate reliability, capacity, or efficiency to meet current and projected needs. The proposed tank will be constructed of reinforced concrete, partially buried with approximately two to three (2-3) feet exposed above grade to improve longevity and reduce visual impact. The new tank will comply with all applicable state and national standards to ensure the facility is safe, sanitary, and compliant with regulatory requirements.

The property lies entirely within the (R-4) Subzone, where the current standard requires a minimum rear yard setback of fifteen feet (15') in accordance with Bountiful City Land Use Code §14-4-105. The applicant is requesting a variance to reduce the rear yard setback to twelve feet six inches (12'-6") to accommodate the irregular shape of the lot.

Approval of this variance would allow Woods Cross City to construct a new culinary water tank and accessory building on the site.

Utah Code §10-20-1102 (*formerly §10-9a-702, effective November 6, 2025*) establishes the criteria for review of a Variance Request and stipulates that the applicant bears the burden of proving that all of the conditions justifying a variance have been met. To grant a variance, each of the following criteria must be met:

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

In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship under Subsection... the appeal authority may not find an unreasonable hardship unless the alleged hardship:

- (A) *is located on or associated with the property for which the variance is sought; and*

- (B) *comes from circumstances peculiar to the property, not from conditions that are general to the neighborhood.*

Applicant's Justification:

Literal enforcement of the setback requirement would create an unreasonable hardship for Woods Cross City because of the irregular shape and limited buildable area of the property. The size and configuration of the proposed buried water tank are driven by engineering and public safety needs, not by preference, and cannot be reduced without compromising long term system reliability, storage capacity, and fire protection. Requiring the tank to meet the full 15-foot setback would reduce the City's ability to serve the community's water system demands.

Granting this variance is still consistent with the overall purpose of the land use ordinances. Because the tank will be buried, its visual impact will be minimal, it will not change the character of the surrounding area, and it will still provide adequate separation from neighboring properties.

Staff Evaluation:

The existing water tanks on the property are mostly underground and largely concealed from view. The site currently includes two (2) small access and equipment buildings, and a new 8' × 16' above-ground access building is proposed as part of this project. As stated by the applicant, public utility facilities are designed and built for functionality, and therefore aesthetic considerations are generally secondary. The majority of the structures will remain below grade,

and the entire site is enclosed by a 6-foot-high cinder-block wall, which provides security and a visual buffer.

The hardship identified by the applicant is located on and directly associated with the subject property, as the lot's irregular shape and the presence of existing underground utility infrastructure limit the available buildable area. These physical constraints are circumstances peculiar to this property and are not general to the neighborhood. The hardship is not self-imposed, as the site has historically functioned as a municipal water facility, and the applicant did not create the existing lot configuration or utility conditions. The hardship is also not economic in nature, as the variance is requested to accommodate necessary infrastructure, not for financial convenience.

While the requested reduction from fifteen feet (15') to twelve feet six inches (12'-6") may appear minimal, the proposed tank's dimensions and placement are dictated by fixed engineering and safety requirements rather than design preference. The 1.8-million-gallon capacity represents the minimum volume needed to maintain adequate water reliability, system pressure, and fire-flow protection for the service area. Reducing the tank size or shifting its location to meet the full fifteen-foot (15') setback would disrupt existing underground piping and access vaults that must remain operational during construction and would compromise the tank's required structural geometry. As such, literal enforcement of the setback standard would impose a functional and physical hardship unique to this site rather than a dimensional inconvenience.

Accordingly, staff finds that the alleged hardship is property-based, unique to this site, and consistent with the statutory criteria outlined in Utah Code § 10-9a-702(2)(b). Given the essential public-utility nature of the facility and the limited buildable area, literal enforcement of the rear setback would not be practical and would not further the intent of the ordinance. Granting the variance would allow reasonable use of the property consistent with its established public-service function while maintaining the overall purpose of the land use code.

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

In determining whether or not there are special circumstances attached to the property under Subsection... the appeal authority may find that special circumstances exist only if the special circumstances:

- (i) *relate to the hardship complained of; and*
- (ii) *deprive the property of privileges granted to other properties in the same zone.*

Applicant's Justification:

Special circumstances exist on this property that do not generally apply to other properties in the same zone. The lot is irregularly shaped and constrained by existing utility infrastructure that limit the available area for siting a water storage facility of the size necessary to serve the community. Unlike typical parcels in the zone, this property has been historically used for municipal water storage and must continue to serve that public purpose. These unique circumstances make it impractical to comply with the strict application of the rear yard setback while still providing the essential public utility infrastructure needed for Woods Cross residents.

Staff Evaluation:

The property is a public utility facility site and, by the nature of its essential use, is unique within the Single-Family Residential (R-4) Zone. This use is necessary within residential areas to provide reliable culinary water service to the community. The irregular lot configuration and the presence of existing underground utility infrastructure are the special circumstances directly related to the hardship identified in Criterion (i). These conditions limit the buildable area and deprive the property of the ability to meet standard setback requirements, a privilege that other residential lots in the zone typically enjoy.

The existing utility function, long-established municipal use, and physical constraints are circumstances peculiar to this property and not shared by other properties in the same zone. The proposed improvements will upgrade and expand an existing essential facility, allowing the site to continue serving its public purpose without altering the character of the surrounding area.

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

Applicant's Justification:

Granting this variance is essential to allow Woods Cross City to continue using the property for its established purpose as a water storage site, which is a substantial property right enjoyed by other properties in the same zone that are able to make reasonable use of their land, including two other public utility providers. Because of the lot's irregular shape and physical constraints, strict enforcement of the setback requirement would effectively prevent the City from building a replacement tank of the necessary size, even though the property has historically been used for this exact purpose. Approval of the variance ensures the property can be used in a manner consistent with its long-standing function, without granting any greater rights than those available to other properties in the zone.

Staff Evaluation: Public utility facilities within residential zones are essential to a community and differ from typical residential properties. These uses are recognized as necessary to provide reliable services and are often subject to unique site constraints that limit strict compliance with standard zoning requirements. The proposed variance would allow a reasonable modification to the rear yard setback standard, thereby preserving the property's continued and established use for public benefit without granting additional rights beyond those enjoyed by similar properties providing essential services.

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

Applicant's Justification:

Granting this variance aligns with the objectives outlined in Bountiful City's General Plan, particularly in supporting the development and maintenance of essential public infrastructure. Additionally, the variance is in harmony with the surrounding land uses, as the adjacent properties are similarly utilized for public utility purposes. This consistency ensures that the character of the neighborhood remains unchanged, and the public interest is upheld.

Staff Evaluation:

The proposed variance is consistent with the goals and policies of the Bountiful City General Plan, particularly those that support the maintenance and improvement of essential public infrastructure. The request is not contrary to the public interest, as utility facilities are vital to the community's health, safety, and welfare and provide a necessary public service to Bountiful residents. The proposed improvements will maintain the established character and function of the area, ensuring compatibility with adjacent uses.

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

Applicant's Justification:

Granting the variance preserves the intent of the land use ordinance by allowing the property to continue serving its long-standing public utility purpose while minimizing any negative impact on neighboring properties. The tank will be buried, reducing visual impact, and the location maintains a reasonable separation from property lines consistent with the goals of the setback regulations. Substantial justice is achieved because the City is allowed to replace aging infrastructure critical to water reliability and fire protection, without granting any undue advantage or special benefit beyond what other properties in similar circumstances could reasonably expect. The variance balances the operational needs of the utility with the intent of the ordinance, ensuring both community benefit and adherence to the planning framework.

Staff Evaluation:

The proposed water tank will enhance essential public utility services that support community health and safety. The land use ordinance anticipates and allows the construction of public utility facilities within residential zones, provided they are designed to minimize neighborhood impacts. The variance upholds the spirit and intent of the ordinance by enabling the replacement of aging infrastructure while maintaining appropriate separation and minimal visual impact to adjacent properties. Granting the variance achieves substantial justice by allowing a necessary facility upgrade without undermining the purpose of the setback standards.

The proposed use requires Conditional Use Permit (CUP) approval. The applicant applied for a CUP, concurrently with this variance application. Staff recommends that this permit be issued as a condition of approval.

Department Review

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

Significant Impacts

No significant impacts are anticipated, as the proposal upgrades and improves an existing public utility facility. The two (2) existing underground culinary water tanks will be replaced with a single, more reliable, higher-capacity tank.

Recommendation

Based on analysis of the required criteria from Utah State Code outlined in the findings above, and the materials submitted by the Applicant, Staff recommends that the Planning Commission review the requested variance, hold a public hearing, and grant the variance to reduce the rear yard setback from fifteen feet (15') to twelve feet six inches (12'-6") to allow the construction of an underground culinary water tank on a property at an existing utility facility, subject to the following conditions of approval:

1. The applicant shall obtain Conditional Use Permit approval.
2. The applicant shall address all staff review comments.
3. The applicant shall apply for and obtain all required building permits prior to construction.

Attachments

1. Aerial Photo
2. Proposed Site and Construction Plans with Staff Comments
3. Existing Site Photos
4. Applicant's Narrative



1. EXISTING TANK CONTROL STRUCTURE CONTAINS SCADA/TELEMETRY EQUIPMENT THAT MUST REMAIN IN WORKING ORDER THROUGHOUT CONSTRUCTION. CONTRACTOR RESPONSIBILITY TO PROVIDE TEMPORARY HOUSING/STORAGE FOR ELECTRICAL EQUIPMENT DURING CONSTRUCTION.



U-B ENGINEERS, INC.

466 North 900 West
Kaysville, UT 84037

Phone: 801.547.0393

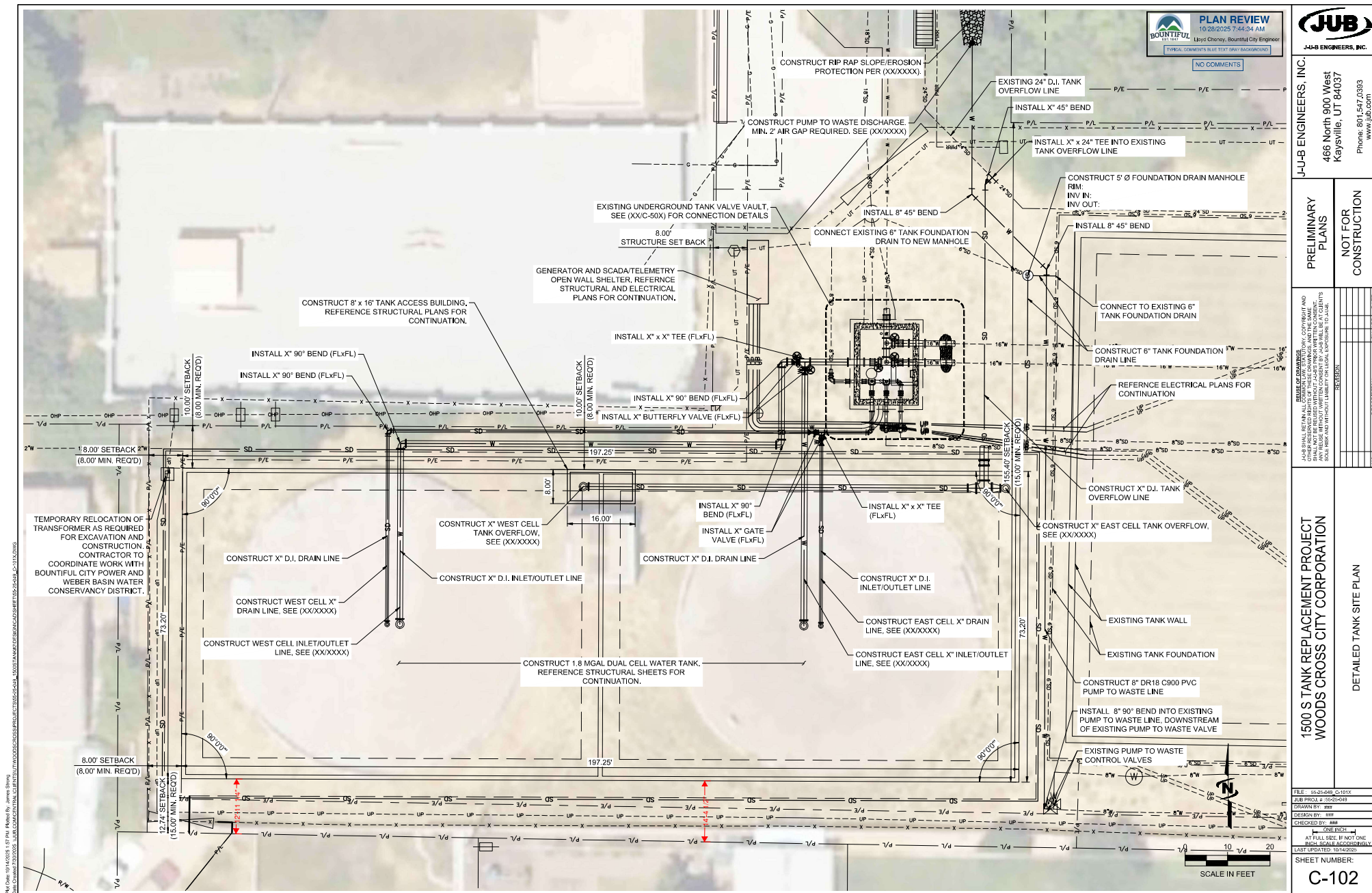
PRELIMINARY
PLANS
NOT FOR
CONSTRUCTION

REUSE OF DRAWINGS JAB SHALL RETAIN ALL RIGHTS IN ANY AND ALL RIGHTS RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT JAB'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY JAB WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO JAB.		SECTION
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DEMOLITION PLAN

FILE: 55-25-049, C-101X
JUB PROJ. #: 55-25-049
DRAWN BY: 
DESIGN BY: 
CHECKED BY: 

AT FULL SIZE, IF NOT ONE
INCH, SCALE ACCORDINGLY
LAST UPDATED: 10/14/2025
SHEET NUMBER:
C-100



PLAN REVIEW
10/26/2025 7:44:34 AM
Lloyd Cheever, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT ONLY BACKGROUND
NO COMMENTS

JUB
JUB ENGINEERS, INC.
466 North 900 West
Kaysville, UT 84037
Phone: 801.547.0393
www.jub.com

JUB ENGINEERS, INC.
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

1500 S TANK REPLACEMENT PROJECT
WOODS CROSS CITY CORPORATION
DETAILED TANK SITE PLAN

FILE: 1525-048, C-102
TANK WALL & FOUNDATION
DRAWN BY: JUB
CHECKED BY: JUB
DATE: 10/26/2025
AT FULL SCALE IF NOT ONE
LAST UPDATED: 10/26/2025
SHEET NUMBER:
C-102





Statement of Intent

Variance Application

1.8-Million-Gallon Culinary Water Tank – Woods Cross City

The City of Woods Cross is requesting approval of a variance to construct a 1.8-million-gallon storage tank for culinary water on Woods Cross City property located at 180 E 1500 S, Bountiful, UT 84010. Woods Cross City is seeking a variance to construct the water tank 12.74 feet off of the rear property line, instead of the 15 feet required by Bountiful City Code.

This project is a critical element of Woods Cross City's Culinary Water Master Plan. The new tank will replace two existing storage tanks that have exceeded their usable lifespan and no longer provide the level of reliability, capacity, or efficiency required to meet the community's needs.

The project will accomplish the following:

- Provide additional water storage to meet current and projected demands
- Improve system resiliency and redundancy
- Enhance fire flow protection for residential, commercial, and industrial areas
- Eliminate risks associated with aging infrastructure
- Ensure the system remains in compliance with Utah Administrative Code R309

The new tank will be constructed of reinforced concrete. While portions of the west and south walls of the tank may be exposed 2-3 feet out of the ground, the remainder of the tank will be buried for longevity and to reduce visual impact. The new tank will be designed and constructed in accordance with AWWA standards, UAC R309 design criteria, and all applicable state and federal regulations.

Woods Cross City is committed to working with Bountiful City, the Utah Division of Drinking Water, J-U-B Engineers, and contractors to ensure the success of this project.

Variance Application

1.8-Million-Gallon Water Tank

180 E 1500 S, Bountiful, UT 84010

Woods Cross City is seeking approval of a variance to construct a 1.8-million-gallon culinary water tank at 180 E 1500 S in Bountiful, Utah. The new tank is needed to replace two existing storage tanks that have reached the end of their service life and no longer meet the City's needs for reliability and capacity. The replacement tank will improve the overall operation of the water system and provide a long-term solution for the community of Woods Cross.

The project aims to accomplish the following:

- Provide additional storage to meet current and future demands.
- Improve reliability and redundancy of the system.
- Improve fire protection throughout the water system.
- Ensure the system remains in compliance with Utah Administrative Code R309.

Similar to the existing tanks on the property, the new tank will be buried to reduce visual impact.

The proposed location for the tank is located on an irregularly shaped lot. In Chapter 4 of Bountiful City Land Use Code, section 14-4-105 (I) states:

“On any lot which is not generally rectangular in shape, the required minimum rear yard setback may be an average of the distances measured from the rear corners of the main building directly to the rear property line(s). However, at no point may the main building be closer than fifteen (15) feet to the rear property line(s).”

Woods Cross City is seeking a variance to construct the water tank 12.74 feet off of the rear property line, instead of the 15 feet required by Bountiful City Code.

To obtain a variance, Utah State Code and Bountiful City Code require the applicant to prove that each of the following conditions justifying a variance have been met.

Utah Code 10-9a-702-2

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

Literal enforcement of the setback requirement would create an unreasonable hardship for Woods Cross City because of the irregular shape and limited buildable area of the property. The size and configuration of the proposed buried water tank are driven by engineering and public safety needs, not by preference, and cannot be reduced without compromising long term system reliability, storage capacity, and fire protection. Requiring the tank to meet the full 15-foot setback would reduce the City's ability to serve the community's water system demands.

Granting this variance is still consistent with the overall purpose of the land use ordinances. Because the tank will be buried, its visual impact will be minimal, it will not change the character of the surrounding area, and it will still provide adequate separation from neighboring properties.

ii. There are special circumstances attached to the property that do not generally apply to other properties in the same zone

Special circumstances exist on this property that do not generally apply to other properties in the same zone. The lot is irregularly shaped and constrained by existing utility infrastructure that limit the available area for siting a water storage facility of the size necessary to serve the community. Unlike typical parcels in the zone, this property has been historically used for municipal water storage and must continue to serve that public purpose. These unique circumstances make it impractical to comply with the strict application of the rear yard setback while still providing the essential public utility infrastructure needed for Woods Cross residents.

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

Granting this variance is essential to allow Woods Cross City to continue using the property for its established purpose as a water storage site, which is a substantial property right enjoyed by other properties in the same zone that are able to make reasonable use of their land, including two other public utility providers. Because of the lot's irregular shape and physical constraints, strict enforcement of the setback requirement would effectively prevent the City from building a replacement tank of the necessary size, even though the property has historically been used for this exact purpose. Approval of the variance ensures the property can be used in a

manner consistent with its long-standing function, without granting any greater rights than those available to other properties in the zone.

- iv. *the variance will not substantially affect the general plan and will not be contrary to the public interest*

Granting this variance aligns with the objectives outlined in Bountiful City's General Plan, particularly in supporting the development and maintenance of essential public infrastructure. Additionally, the variance is in harmony with the surrounding land uses, as the adjacent properties are similarly utilized for public utility purposes. This consistency ensures that the character of the neighborhood remains unchanged, and the public interest is upheld.

- v. *The spirit of the land use ordinance is observed and substantial justice done.*

Granting the variance preserves the intent of the land use ordinance by allowing the property to continue serving its long-standing public utility purpose while minimizing any negative impact on neighboring properties. The tank will be buried, reducing visual impact, and the location maintains a reasonable separation from property lines consistent with the goals of the setback regulations. Substantial justice is achieved because the City is allowed to replace aging infrastructure critical to water reliability and fire protection, without granting any undue advantage or special benefit beyond what other properties in similar circumstances could reasonably expect. The variance balances the operational needs of the utility with the intent of the ordinance, ensuring both community benefit and adherence to the planning framework.

The requested variance is necessary to replace aging water infrastructure and ensure reliable service for the community and for future growth. The minimal setback adjustment is reasonable given the lot's unique conditions and will not compromise the intent of the land use ordinances or the public interest.

Planning Commission Staff Report

Subject: Conditional Use Permit for Construction of a Culinary Water Tank for Woods Cross City
Address: 180 East 1500 South
Author: Chaz Leech, Assistant Planner
Date: November 18, 2025



Background

The applicant, *Woods Cross City*, is requesting a Conditional Use Permit (CUP) to construct a new 1.8-million-gallon culinary water tank, which would replace two (2) existing tanks that have reached the end of their service life and no longer meet the Woods Cross City's needs for reliability and capacity (See attached Statement of Intent). The existing water tanks are located at 180 East 1500 South. The property is in the Single-Family Residential Zoned (R-4) where the proposed construction for a *public utility facility* is listed as a conditional use under the Bountiful City Land Use Code.

The applicant states that the proposal to construct a new replacement water tank will improve the overall operation and reliability of the municipal water system and provide a long-term solution for the City of Woods Cross. The project also includes the demolition of two (2) existing water tanks and one accessory building used for the operation of the existing tanks. (See attached Proposed Site Plan and Design Plans for full details of the demolition plan and site improvements).



Figure 1: Aerial photo from Nearmap imagery Sept 3, 2025
Bountiful City
Planning Commission Packet
Tuesday, November 18, 2025

Analysis

Under Bountiful City Land Use Code §14-2-506, a CUP shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards. The Planning Commission must consider:

- 1. The location of the proposed use in relation to other existing uses in the general vicinity;*
- 2. The effects of the proposed use and accompanying improvements on existing developments; and*
- 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping that are in harmony with the area.*

Evaluation:

1. Location Relative to Surrounding Uses - Impacts Mitigated

The subject property has operated as a municipal water facility for decades, and the proposed improvements will continue that established public-utility use. Surrounding land includes single-family homes and other public-utility parcels (Mountain Fuel Supply Co. and Weber Basin Water Conservancy District). Because the new tank replaces aging infrastructure and will be buried, it will maintain the existing land-use pattern and not introduce new activity or incompatibility.

Finding: The proposed use remains compatible with surrounding properties; all potential location-based impacts are mitigated.

2. Effects on Existing Developments - Impacts Mitigated with Conditions

The replacement tank will improve site conditions by consolidating facilities, removing deteriorated structures, and modernizing operations. The tank will be largely underground, with only minor above-grade exposure, and the top will be seeded with native vegetation to reduce visual presence. The site's passive operation will not generate measurable noise, odor, or traffic.

Finding: All potential visual and operational impacts are mitigated through site design and can be maintained through standard conditions of approval.

3. Buffering, Circulation, and Design Harmony - Impacts Mitigated

Existing masonry walls, vegetated fencing, and the site's recessed elevation provide effective screening from adjacent residences. The access from 1500 South remains sufficient for occasional maintenance vehicles, and the small control building will use subdued, neutral materials consistent with the surrounding neighborhood.

Finding: Adequate buffering and access exist; building scale and materials are in harmony with the area. All reasonably anticipated detrimental effects are mitigated.

The companion Variance Request addresses a dimensional standard (rear setback reduction) necessary to accommodate the irregular lot shape. The CUP, by contrast, evaluates overall compatibility and mitigation of potential impacts. Both approvals are complementary but distinct in purpose. Staff finds that the proposed CUP satisfies the standards of Bountiful City Land Use Code §14-2-506. The reasonably anticipated detrimental effects of the use are, or can be, fully mitigated through compliance with department review comments and ongoing maintenance conditions. Approval of the associated variance and implementation of staff-recommended conditions will ensure compatibility with the surrounding neighborhood.

Department Review

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

Significant Impacts

There are minimal impacts from this proposed development on the property and surrounding uses, as it is an upgrade to the existing land use. Existing infrastructure, including water, sewer, storm drainage, and transportation, is already in place and sufficient to support the proposed development.

Recommendation

Staff recommends that the Planning Commission review the application, hold a public hearing, and approve the Conditional Use Permit (CUP) for a new culinary water tank at 180 East 1500 South, subject to the following conditions of approval:

1. The applicant shall obtain Variance approval to reduce the required rear yard setback.
2. The applicant shall address all staff review comments.
3. The applicant shall implement the following mitigation measures to minimize potential impacts on surrounding properties:
 - a. The tank shall be buried with no more than two to three (2–3) feet exposed above grade, and the surface shall be seeded with native vegetation consistent with surrounding hillside conditions.
 - b. The new 8' × 16' control building shall utilize neutral, non-reflective exterior materials and colors compatible with the residential setting.

- c. The existing six-foot (6') masonry wall and vegetated fencing shall be maintained or replaced as needed to preserve screening and security.
- d. Construction activities shall comply with Bountiful City's noise regulations, dust control standards, and permitted construction hours.
- e. The applicant shall maintain site landscaping and fencing to ensure continued visual buffering and compatibility.

Attachments

- 1. Vicinity Map
- 2. Proposed Site and Design Plans
- 3. Existing Site Photographs
- 4. Statement of Intent



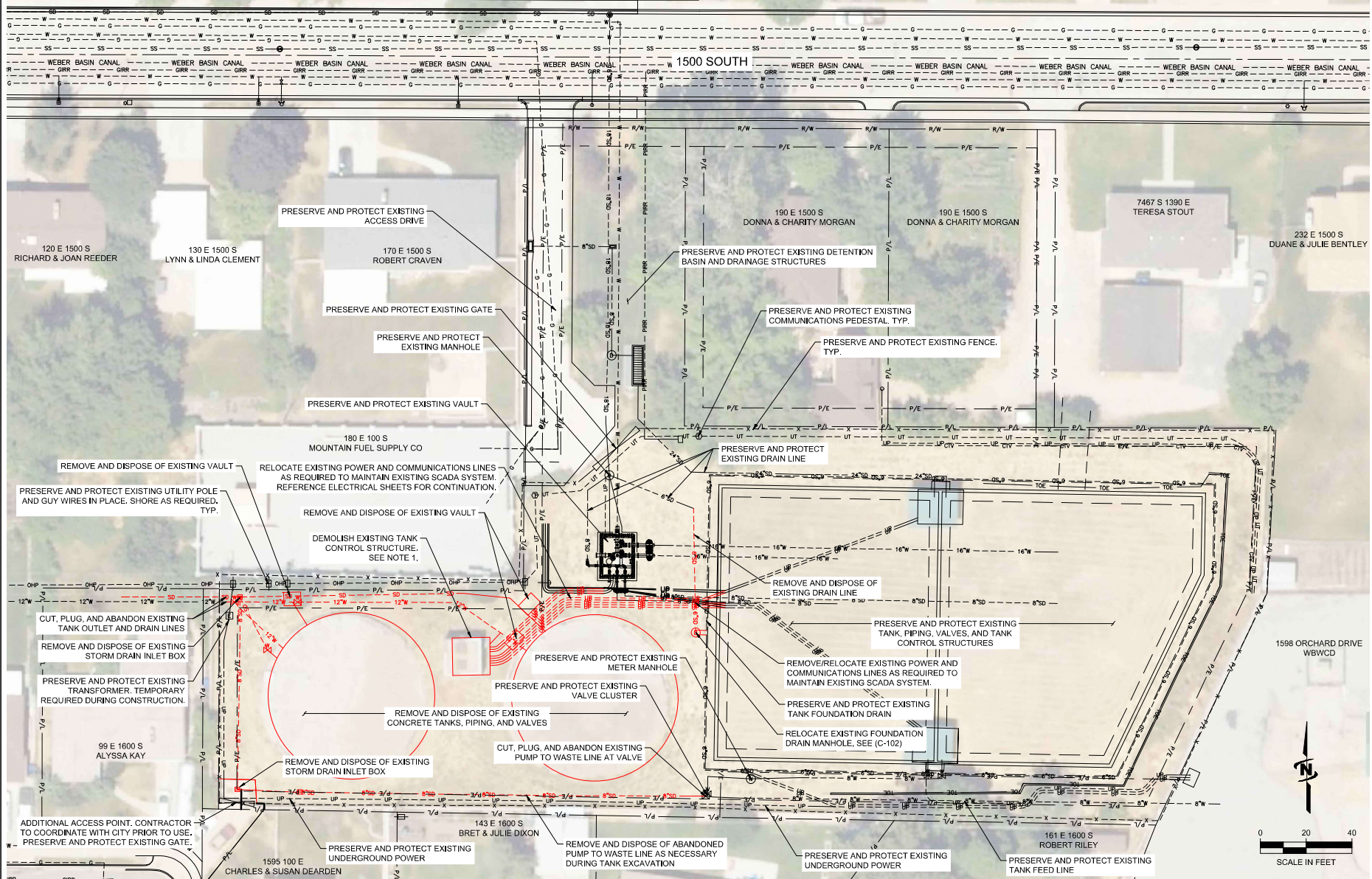
GENERAL DEMOLITION NOTES:

1. EXISTING TANK CONTROL STRUCTURE CONTAINS SCADA/TELEMETRY EQUIPMENT THAT MUST REMAIN IN WORKING ORDER THROUGHOUT CONSTRUCTION. CONTRACTOR RESPONSIBILITY TO PROVIDE TEMPORARY HOUSING/STORAGE FOR ELECTRICAL EQUIPMENT DURING CONSTRUCTION.

PLAN REVIEW
10/28/2025 7:29:16 AM
Lloyd Cheney, RoundHill City Engineer
TYPICAL COMMENTS: BLUE TEXT DRAFT/BACKGROUND
NO COMMENTS



JUB ENGINEERS, INC.
466 North 900 West
Kaysville, UT 84037
Phone: 801.547.0393
www.jub.com

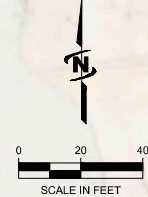


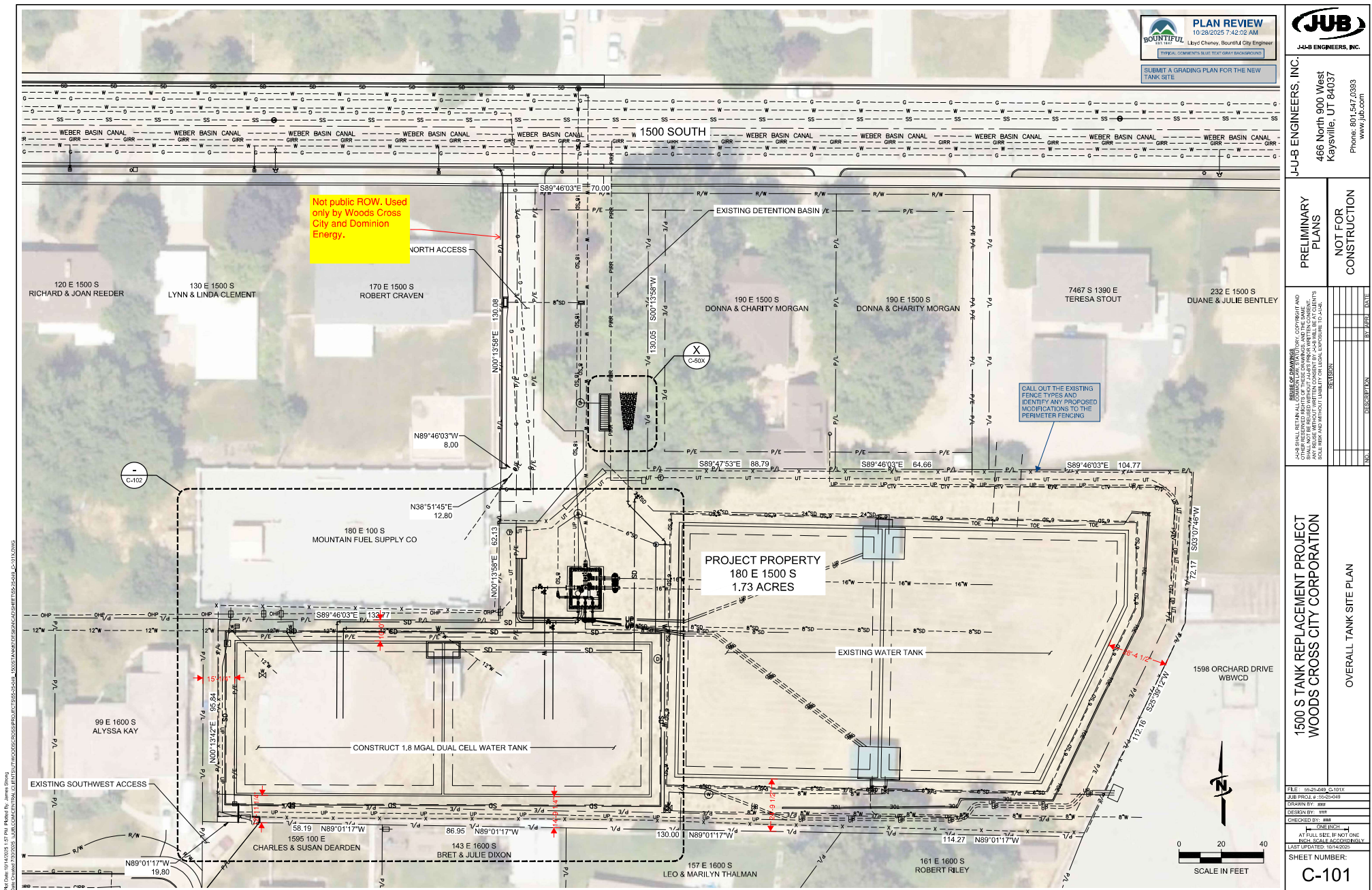
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

1500 S TANK REPLACEMENT PROJECT
WOODS CROSS CITY CORPORATION
DEMOLITION PLAN

FILE #	10-25-048 C-101X
FILE #	10-25-048 C-101X
DRAWN BY	SSS
DESIGN BY	SSS
CHECKED BY	SSS
DATE	10/28/2025
AT FULL SCALE IF NOT ONE	
LAST UPDATED	10/28/2025
SHEET NUMBER	C-100













Statement of Intent

Variance Application

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