



**Bountiful City
Planning Commission Agenda
Tuesday, December 5, 2023
6:30 p.m.**

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

1. Welcome
2. Consideration to Approve the meeting minutes from November 7, 2023
 - Review
 - Action
3. Conditional Use Permit for a Construction Sales Business
299 North 200 West
Senior Planner Corbridge
 - Review
 - Action
4. Preliminary/Final Architectural and Site Plan Review for a Construction and Sales Business
299 North 200 West
Senior Planner Corbridge
 - Review
 - Recommendation to City Council
5. 2024 Planning Commission Meeting Calendar
 - Review
 - Action

6. 2024 Planning Commission Election of Chairperson and Vice-Chair
 - Review
 - Action
7. Planning Director's report, update, and miscellaneous items
8. Adjourn



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Bountiful City
Draft Planning Commission Meeting Minutes
Council Chambers City Hall
795 South Main Street, Bountiful UT 84010
Tuesday November 7, 2023

Commissioners in attendance: Chair Lynn Jacobs, Alan Bott, James Clark, Krissy Gillmore, Beverly Ward, and Cecilee Price-Huish

Commissioners absent: Sean Monson

Ex Officio: Planning Director Francisco Astorga
Senior Planner Amber Corbridge
City Engineer Lloyd Cheney
City Attorney Clinton Drake
Recording Secretary Sam Harris and Francisco Astorga

1. Welcome

Chair Lynn Jacobs called the meeting to order and welcomed everyone at approximately 6:33 p.m. Chair Jacobs requested to change the order of the agenda by swapping item three (3) and four (4).

2. Consideration to Approve the Planning Commission meeting minutes from October 3, 2023

Motion: Commissioner Bott motioned to approve the Planning Commission meeting minutes from October 5, 2023. Commission Ward seconded the motion.

Vote: The motion passed unanimously (6-0).

3. Architectural and Site Plan Review
2071 Orchard Drive-Arctic Circle

Listed on the agenda as item 4.

Senior Planner Amber Corbridge presented the application as depicted on the published staff report on the packet. She indicated that the planning Staff recommends that the Planning Commission review the item and forward a positive recommendation to the City Council.

1 The Planning Commission collective commented that they were excited of the updated building
2 and site compared to the current conditions.

3
4 Chair Jacobs commented on the vehicular circulation of the proposal and how pedestrians might
5 be affected.

6
7 **Motion:** Commissioner Price-Huish motioned to forward a positive recommendation to the City
8 Council contingent on the condition of additional signage for the cut-through going north south.
9 Commissioner Clark seconded the motion.

10
11 **Vote:** The motion passed unanimously (6-0).

12
13 **4. Land Use Code Text Amendment**
14 **Subdivision; & Administration and Procedures**
15 *Listed on the agenda as item 3.*

16
17 Senior Planner Corbridge presented the application as depicted on the published staff report on
18 the packet. She indicated that the planning Staff recommends that the Planning Commission
19 review the item and forward a positive recommendation to the City Council. She identified that
20 the Bountiful City Subdivision Ordinance needs to be amended to be consistent with the recently
21 adopted State Code specifically for one (1), two (2) family dwellings, and townhouse
22 subdivisions. Staff recommended having one process that would comply with State Code for the
23 newly required changes as well other type of subdivisions in order to be simple, consistent, and
24 equal.

25
26 Commissioner Bott requested clarification on the proposed process. Senior Planner Corbridge
27 reviewed the proposed process and further expanded comparing it to the current process.

28
29 Commission Jacobs opened the public hearing.

30
31 Gary Davis, 2814 South 500 West, commented that State Bill 174 was regarding abortions and
32 questions whether proper notification was provided to the public and indicated that sometimes he
33 misses notifications. Mr. Davis wondered why the item started on page five (5) and not on page
34 one (1) and questioned why specificity is being removed from the text. He also asked about the
35 purpose of the public hearing. Chair Jacobs clarified some of his questions. Commissioner
36 Ward clarified that Senate Bill 174 removes City Council as the final authority for these types of
37 subdivisions.

38
39 Ron Mortensen, Val Verda area, commented that the proposal removes elected officials from the
40 process and places non-elected officials. Mr. Mortensen shared an example from the Recreation
41 District Board. He pointed out that the process makes subdivision administrative instead of
42 legislative, therefore referenda would not be an available option. He pointed out that citizens
43 would no longer be able to appeal and expressed that a right is being taken away of existing
44 property owners and being given to new property owners.

1 Chair Jacobs closed the public hearing.

2
3 Commissioner Price-Huish appreciates Mr. Davis's and Mr. Mortensen's comments. She
4 acknowledged the state mandate and recognized that the mandate only applies to one (1), two (2)
5 family dwellings, and townhouse subdivisions; and requested a pause as Staff recommends
6 applying to all subdivisions. She commented on the public hearing option outlined in the Staff
7 report. She focuses on accountability and hearing people out. She commented on the
8 Governor's recent comments regarding housing affordability. She focused on the city's
9 redevelopment status and current general plan update. She would like to take a step back to
10 bifurcate the processes.

11
12 Commissioner Price-Huish recognized the justification to have the one process but indicated that
13 the City can have multiple processes instead while still complying with the State Legislature, and
14 re-analyzing it once again once the general plan is adopted. She indicated that she understands
15 the policy and the want to streamline the process and remove obstacles but indicated that it was
16 not required. She agreed with Mr. Davis and Mr. Mortensen regarding internal accountability
17 and expressed concerns regarding who can petition for a subdivision, and asked how much is a
18 subdivision petition.

19
20 Planning Director Francisco Astorga and City Engineer Lloyd Cheney answered that a
21 subdivision application fee is \$850.

22
23 Commissioner Price-Huish indicated that the fee was steep and requested more clarity. She
24 expressed that she understands the state mandate, but it does not apply to all subdivisions. She
25 strongly urged the Commission to consider these items before forwarding any recommendation
26 to the City Council.

27
28 Commission Bott commented that he is very pro-development, was appointed to the Planning
29 Commission, is pro elected official, and is pro argument. He has issues with Staff being final
30 authority and thinks that Council should be the final approval.

31
32 Chair Jacobs asked if the bill has any type of timeframe.

33
34 Planning Director Astorga indicated that he and Senior Planner Corbridge would be more than
35 happy to answer any other question as determined by the Commission. Planning Director
36 Astorga explained the differences between administrative items and legislative items. He
37 indicated that he believes that the deadline as dictated by State Code is December 31, 2023,
38 regardless of whether the City makes the change. He indicated that the state has legislated that
39 subdivisions are administrative and provided an example of vacant land within the City and how
40 the zoning of such parcel already dictates the development patters of such land. He explained
41 the amendments that the City is doing regarding the internal nature of subdivision responsibility
42 being shifted from the Engineering office to the Planning office.

43
44 City Engineer Cheney further explained and supported Astorga analysis in assigning
45 subdivisions as responsibility to the Planning office, and further expanded as to the same level of

1 involvement from the various City department including the Engineering office. He commented
2 on the recent fee study conducted by the City where fees were recommended and approved by
3 the City Council.

4
5 Planning Director Astorga commented on former State Code language regarding subdivision
6 approval public hearings as well as Bountiful City Code subdivision public hearings. He also
7 expanded on the appeals of administrative decisions. He asked the City Engineer Cheney how
8 many residential single-family lots have been process in the last five to ten (5-10) years.

9
10 City Engineer Cheney indicated that the City has not seen a large subdivision in quite some time.

11
12 Chair Jacobs summarized the discussion into three (3) discussion points: 1. Do we go further
13 than what state mandates? 2. Internal transition from Engineer office to Planning office. 3. Is
14 approval of a subdivision approval legislative or administrative? Chair Jacobs expanded that at
15 his recent American Planning Association (APA) Utah Chapter training, it was taught that
16 administrative items should have final action by the corresponding administrative body and the
17 same would apply to legislative items and bodies.

18
19 Commission Gilmore commented that she found strange that Bountiful City considered
20 Subdivision legislative items as she considers them to be administrative, specifically when a
21 public hearing is held because administrative items are simply trying to verify if application
22 request comply with the Code and should not be subject to public clamor.

23
24 City Attorney Drake commented on the frustration that people have when a public hearing is
25 held on items that are administrative based on the requirement that the Planning Commission's
26 responsibility acting as an administrative body are to adhere to the adopted Code and not the
27 public comment that is offered. Chair Jacobs agreed with that frustration expressed by the public
28 on these administrative items.

29
30 City Attorney Drake indicated that when the City Council, acting as the legislative body, has to
31 allow public comment and furthermore has to consider the provided input when legislative items
32 are being presented (i.e. zoning changes and land use code text amendments) as density,
33 setbacks, rules, regulations, standards, and policies are being enacted and/or amended further
34 creating a series of vested rights.

35
36 Planning Director Astorga communicated that every time a packet is published the entire City
37 Council receives a copy of the agenda and the meeting minutes.

38
39 Commissioner Bott commented that the City Council needs to be included in these types of
40 decisions.

41
42 Commissioner Price-Huish indicated that it is good to comply, and then to see if the City wants
43 to take that extra step. She indicated that the proposal is solving a problem that may not exist.
44 She indicated that she understands the approach of the Planning Department; however, it makes
45 sense to take the first step and become complaint with the State.

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The Commission collectively indicated that they would support two (2) processes for subdivisions.

Planning Director Astorga clarified the Staff’s attempt to make the process clearer for the public.

Motion: Commissioner Jacobs motioned to forward a positive recommendation to the City Council as required by State Law pertaining to single-family, two-family and townhomes subdivision, and that a public hearing before the Planning Commission is required. All other types of subdivisions would follow the standard process other than being submitted to the Planning Office instead of the City Engineer. Commissioner Bott seconded the motion.

Vote: The motion passed unanimously (6-0).

5. Planning Director’s report, update, and miscellaneous items

Director Astorga introduced Sam Harris as the Planning Department’s new Administrative Assistant/Business License Coordinator that would also act as the Planning Commission’s Recording Secretary.

Planning Director Astorga indicated that this meeting would be City Attorney Drake’s last meeting as he accepted a job for another municipality. Commissioner Price-Huish indicated gratitude towards City Attorney Drake. City Attorney Drake commented on his experience with the Planning Commission and expanded on the high level of competence that the Bountiful City provides.

Planning Director Astorga reminded that the final joint meeting for City Council and Planning Commission will be held on Tuesday November 14, 2023, from 5:00pm-7:00pm.

6. Adjourn

Chair Jacobs adjourned the meeting at 8:04 pm.

Planning Commission Staff Report



Subject: Conditional Use Permit and Preliminary/Final Architectural and Site Plan for a Construction Sales and Services without Outdoor Storage at 299 North 200 West

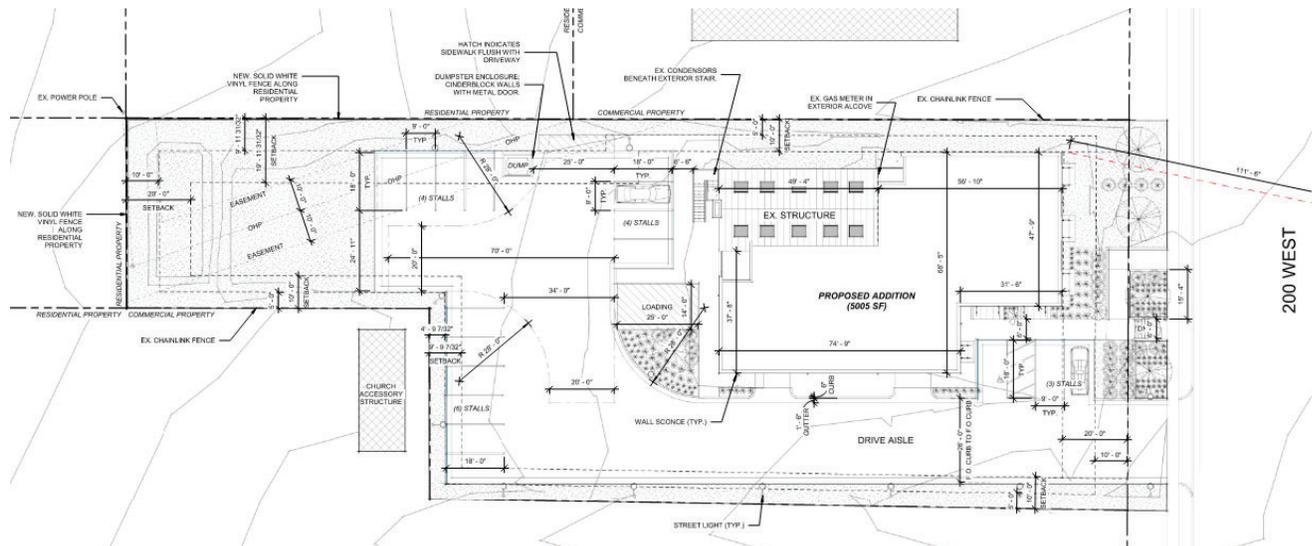
Author: Amber Corbridge, Senior Planner

Department: Planning

Date: December 5, 2023

Background

The applicant, Travis Shupe, with Shupe Electric DBA Shupe Companies, submitted a 1) Conditional Use permit (CUP) application and 2) Preliminary/Final Architectural Site Plan application requesting to operate a construction sales and services without outdoor storage at 299 North 200 West. The property is zoned C-G (General Commercial) where this proposed use is listed as a conditional use. The applicant is proposing to build a new addition (approximately 5,000 square ft.) to the existing structure for indoor storage, as well as modifying the site traffic flow, parking, and landscaping, as shown on the following plans (also attached in the Design Plan Set):





Analysis

Conditional Use Standards

The Planning Commission shall consider how the proposed use 1) relates to the surrounding uses, 2) impacts the existing surrounding developments, and 3) appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping, which are in harmony with the area (see Code 14-2-506.C).

The proposed use would fit in with the surrounding properties along 200 West. The area has diverse zoning and uses. The property to the north is also zoned General Commercial and used for a personal retail/services business (vacuum cleaner store). The property across the street to the east is zoned Professional Office and used for dental, financial, and law services. The neighboring building on this lot is setback about twenty feet (20') from the street, has a brick exterior, and parking in the interior side and rear yards, as shown below:

There are site characteristics with the proposed use which would help mitigate any potential negative impacts to the residential type uses to the south and west, as well as fit in with the character of 200 West. The proposed use and site would be screened from the residential properties with a six foot (6') tall white vinyl screening fence, softened with landscape setbacks, and provide indoor storage. The parking lot light fixtures are designed to direct light downward and are arranged to meet the maximum 0.1 footcandles at the adjoining residential properties (see the attached Outdoor Lighting Plan).

The exterior building materials and colors of the addition would complement the style of the existing structure, which is made of earth toned concrete masonry units block (see attached Design Plan Set). The new addition is proposed to be constructed to the east and south of the existing structure. The addition would include large windows, accent metal awnings, white siding, and metal roof coping. The parking lot and landscaping would be modified to accommodate the new addition, comply with the parking and landscaping requirements, and beautify the 200 West frontage – similar to the property to the east, shown above where the building is closer to the street with an attractive landscape setback, and driveway/parking to the side and rear of the building.





Architectural and Site Plan Review

The Planning Commission shall determine if the proposed architectural and site development plans submitted are consistent with the purpose and objectives of the Code (14-2-301). The purpose of the architectural and site plan review and approval process is:

1. To determine compliance with the Land Use Code
2. To promote the orderly and safe development of land in the City
3. To implement the policies and goals established in the Bountiful City General Plan
4. To promote the orderly layout of buildings, landscaping, walkways, lighting, and other site improvements.

The architectural and site plans have been reviewed by staff, where setbacks, height, landscaping, screening, parking, loading, lighting, and all other applicable standards are reviewed for compliance. The plans for the proposed use and development comply with department review comments. The proposed site plan meets safe, adequate pedestrian and vehicle access, which is an improvement of the existing site.

The new addition, updated parking, and landscaping are improvements to the site and surrounding area (see attached Photos of the Existing Site). The proposed plans comply with the goals and objectives of the General Plan, where old commercial areas need to be redeveloped (Bountiful City 2009 General Plan – Land Use Master Plan pg.2)

Department Review

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

Significant Impacts

There are minimal impacts of this proposed development on the property and surrounding uses, as it is an upgrade of the existing land use and office building. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendations

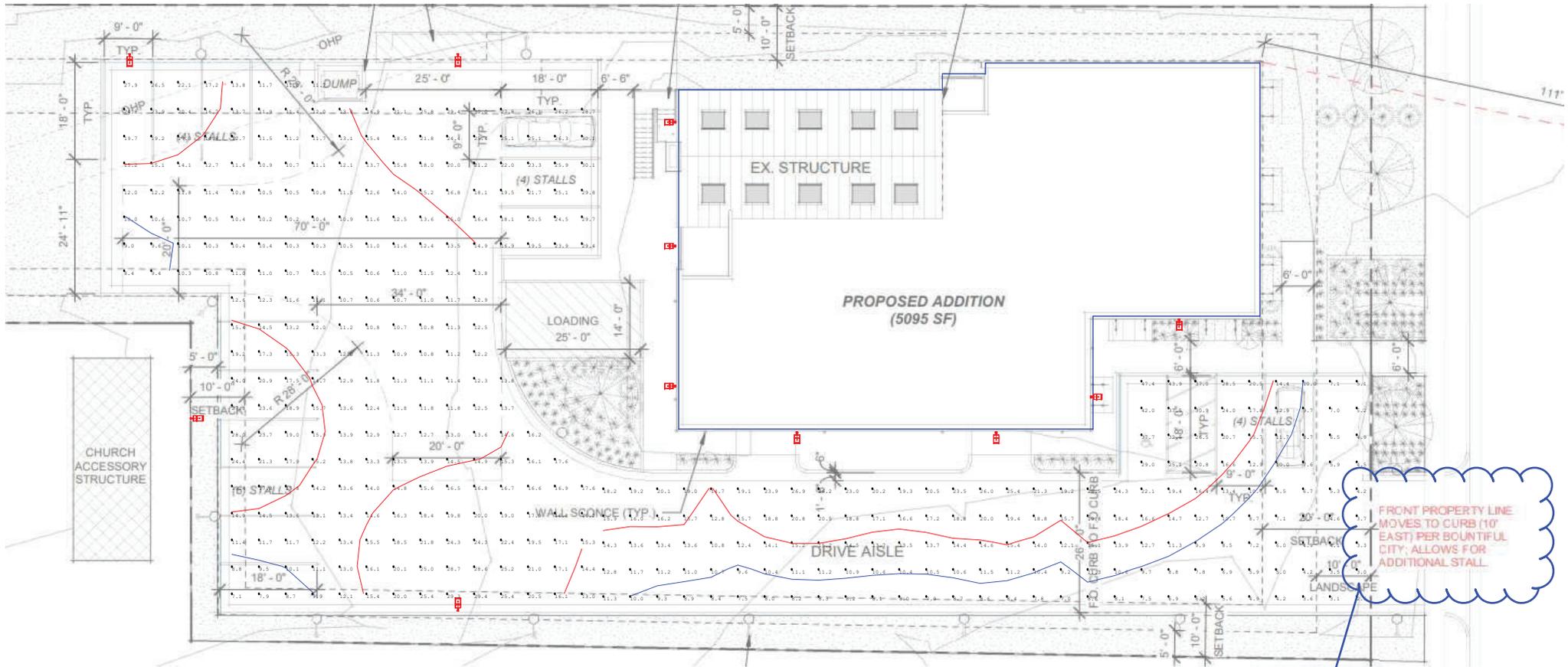
Conditional Use Permit: Staff recommends that the Planning Commission hold a public hearing and approve the Conditional Use Permit (CUP) for construction sales and services at 299 North 200 West, subject to Preliminary/Final Architectural and Site Plan approval by the City Council and complying with all department staff review comments.

Preliminary/Final Architectural and Site Plan application: Staff recommends that the Planning Commission review the Preliminary/Final Architectural and Site Plan application for the new construction sales and services, addition, and site changes and forward a positive recommendation to the City Council, subject to complying with all staff review comments.

Note: Final approval and building permits will be granted when all conditions are met and satisfied.

Attachments

1. Design Plan Set
2. Landscape Plan
3. Outdoor Lighting Plan
4. Topographical Boundary Survey
5. Photos of the Existing Site



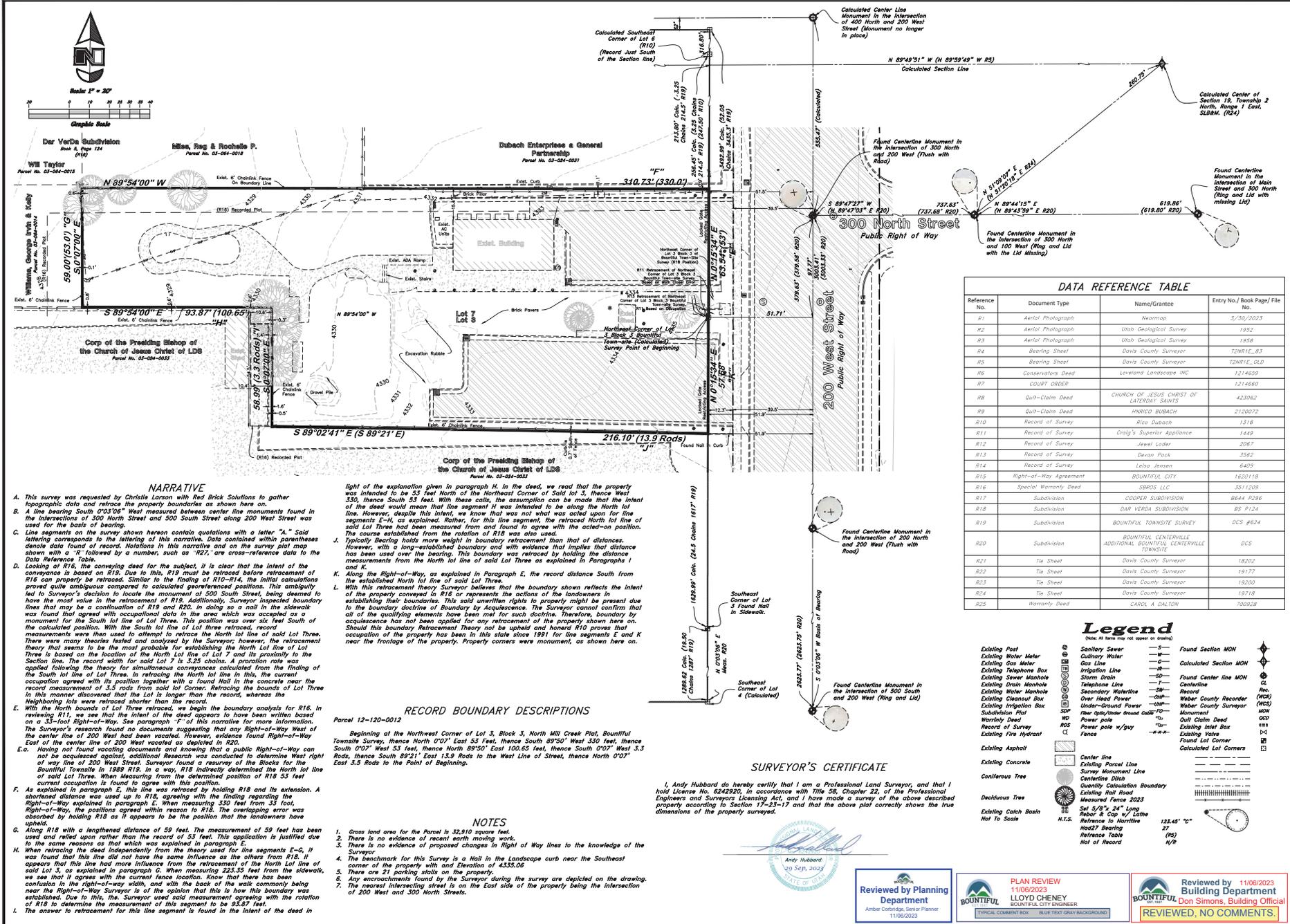
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	13.86	47.4	2.6	5.33	18.23
CalcPts_2	Illuminance	Fc	15.86	30.1	7.1	2.23	4.24

PENDING SURVEY EVALUATION - THE SURVEY WILL NEED TO MATCH THE PROPOSED SITE PLAN - THE CITY WILL NOT BE VACATING ANY OF THE RIGHT-OF-WAY

OUTDOOR LIGHTING PLAN







DATA REFERENCE TABLE

Reference No.	Document Type	Name/Grantee	Entry No./ Book Page/ File No.
#1	Aerial Photograph	Neaprom	3/30/2023
#2	Aerial Photograph	Utah Geological Survey	1952
#3	Aerial Photograph	Utah Geological Survey	1958
#4	Bearing Sheet	Davis County Surveyor	T2NR1E_83
#5	Bearing Sheet	Davis County Surveyor	T2NR1E_83
#6	Conservators Deed	Lowland Landscape INC	1214659
#7	COURT ORDER		1214660
#8	Gulf-Claim Deed	CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	423082
#9	Record of Survey	HNRICO BURBACH	2120072
#10	Record of Survey	Rico Dubach	1318
#11	Record of Survey	Orag's Superior Appliance	1449
#12	Record of Survey	Jewel Leder	2067
#13	Record of Survey	Devon Pack	3562
#14	Record of Survey	Lella Jensen	6409
#15	Right-of-Way Agreement	BOUNTFUL CITY	1620118
#16	Special Warranty Deed	SBROS LLC	3511209
#17	Subdivision	COOPER SUBDIVISION	B644 P296
#18	Subdivision	DAR VERA SUBDIVISION	BS P124
#19	Subdivision	BOUNTFUL TOWNSITE SURVEY	DCS 6424
#20	Subdivision	BOUNTFUL CENTREVILLE ADDITIONAL BOUNDARIES CENTREVILLE TOWNSITE	DCS
#21	Tie Sheet	Davis County Surveyor	18202
#22	Tie Sheet	Davis County Surveyor	19177
#23	Tie Sheet	Davis County Surveyor	19200
#24	Tie Sheet	Davis County Surveyor	19718
#25	Warranty Deed	CAROL A DALTON	700528

Legend

(Not All Items may not appear on drawing)

Existing Post	Sanitary Sewer	Found Section MON
Existing Water Meter	Callicrory Water	Calculated Section MON
Existing Gas Meter	Gas Line	Found Center Line MON
Existing Telephone Box	Trig Station Line	Centerline
Existing Sewer Manhole	Storm Drain	Record
Existing Drain Manhole	Telephone Line	Other Head Power County Recorder (WCS)
Existing Water Manhole	Secondary Waterline	Weber County Surveyor (WCS)
Existing Cleanout Box	Over Head Power	Monument
Existing Irrigation Box	Under-Ground Power	Chaff Claim Deed
Subdivision Plat	Power pole	Existing Hole
Warranty Deed	Power pole w/guy	Existing Lot Corner
Record of Survey	Power pole	Calculated Lot Corners
Existing Fire Hydrant		

Existing Asphalt	Center line	12x45' "x"
Existing Concrete	Existing Parcel Line	27' (R)
Coniferous Tree	Survey Monument Line	N/R
Deciduous Tree	Centerline Ditch	
Existing Catch Basin	Quantity Calculation Boundary	
Not to Scale	Existing Rail Road	
	Measured Fence 2023	
	Sat 5/8" x 24" Long	
	Rebar & Cap w/ Ledge	
	Reference to Narrative	
	Not27 Bearing	
	Reference Table	
	Not of Record	

NARRATIVE

A. This survey was requested by Christie Larson with Red Brick Solutions to gather topographic data and retraced the property boundaries as shown here on.

B. A line bearing 307°03'00" West measured between center line monuments found at the intersections of 300 North Street and 500 South Street along 200 West Street was used for the basis of bearing.

C. Line segments on the survey shown herein contain quotations with a letter "A." Said lettering corresponds to the lettering in this narrative. Data contained within parentheses denote data found of record. Notations in this narrative and on the survey plat map shown with a "R" followed by a number, such as "R27", are cross-reference data to the Data Reference Table.

D. Looking at R16, the conveying deed for the subject, it is clear that the intent of the conveyance is based on R16. Due to this, R19 must be retraced before retracement of R16 can properly be retraced. Similar to the finding of R10-R14, the initial calculations proved quite ambiguous compared to calculated governerenced positions. This ambiguity led to Surveyor's decision to locate the monument of 500 South Street, being deemed to have the most value in the retracement of R16. Additionally, Surveyor inspected boundary lines that may be a continuation of R19 and R20, in doing so a nail in the sidewalk was found that agreed with occupational data in the area which was occupied as a monument for the South lot line of Lot Three. This position was over six feet South of the calculated position. With the South lot line of Lot three retraced, record measurements were then used to attempt to retrace the North lot line of said Lot Three. There were many theories tested and analyzed by the Surveyor; however, the retracement theory that seems to be the most probable for establishing the North Lot line of Lot Three is based on the location of the North Lot line of Lot 7 and the proximity to the Section line. The record width for said Lot 7 is 3.25 chains. A proration rate was applied following the theory for simultaneous conveyances calculated from the finding of the South lot line of Lot Three. In retracing the North lot line in this, the current occupation agreed with its position together with a found Nail in the concrete near the record measurement of 3.5 rods from said Lot Corner. Retracing the bounds of Lot Three in this manner discovered that the Lot is longer than the record, whereas the neighboring lots were retraced shorter than the record.

E. With the North bound of Lot Three retraced, we begin the boundary analysis for R16. In reviewing R11, we see that the intent of the deed appears to have been written based on a 3.5-rod Right-of-Way. See paragraph "F" of this narrative for more information. The Surveyor's research found no documents suggesting that any Right-of-Way West of the center line of 200 West had been vacated. However, evidence found Right-of-Way East of the center line of 200 West vacated as depicted in R20.

F. As explained in paragraph E, this line was retraced by holding R18 and its extension. A shortened distance was used up to R18, agreeing with the finding regarding the Right-of-Way explained in paragraph E. When measuring 350 feet from 33 feet Right-of-Way, the positions agreed within reason to R18. The overlapping error was absorbed by holding R18 as it appears to be the position that the landowners have upheld.

G. Along R18 with a lengthened distance of 59 feet. The measurement of 59 feet has been used and relied upon rather than the record of 53 feet. This application is justified due to the same reasons as that which was explained in paragraph E.

H. When retracing the deed independently from the theory used for line segments C-G, it was found that this line did not have the same influence as the others from R18. It appears that this line had more influence from the retracement of the North Lot line of said Lot 3, as explained in paragraph G. When measuring 223.35 feet from the sidewalk, we see that it agrees with the current location. Knowing that there has been confusion in the right-of-way width, and with the back of the walk commonly being near the Right-of-Way Surveyor is of the opinion that this is how this boundary was established. Due to this, the Surveyor used said measurement agreeing with the relation of R18 to determine the measurement of this segment to be 93.87 feet.

I. The answer to retracement for this line segment is found in the intent of the deed in

light of the explanation given in paragraph H. In the deed, we read that the property was intended to be 53 feet North of the Northeast Corner of said Lot 3, thence West 350, thence South 53 feet. With these calls, the assumption can be made that the intent of the deed would mean that line segment H was intended to be along the North lot line. However, despite this intent, we know that was not what was acted upon for line segments E-H, as explained. Rather, for this line segment, the retraced North lot line of said Lot Three had been measured from and found to agree with the acted-on position. The course established from the relation of R18 was also used.

J. Typically Bearing holds more weight in boundary retracement than that of distances. However, with a long-established boundary and with evidence that implies that distance has been used over the bearing. This boundary was retraced by holding the distance measurements from the North lot line of said Lot Three as explained in Paragraphs I and K.

K. Along the Right-of-Way, as explained in Paragraph E, the record distance South from the established North lot line of said Lot Three.

L. With this retracement theory Surveyor believes that the boundary shown reflects the intent of the property conveyed in R16 or represents the actions of the landowners in establishing their boundaries. This said unwritten rights to property might be present due to the boundary doctrine of Boundary by Acquiescence. The Surveyor cannot confirm that all of the qualifying elements have been met for such doctrine. Therefore, boundary by acquiescence has not been applied for any retracement of the property shown here on. Should this boundary Retracment Theory not be upheld and honored R10 proves that occupation of the property has been in this state since 1991 for line segments E and K near the frontage of the property. Property corners were monument, as shown here on.

RECORD BOUNDARY DESCRIPTIONS

Beginning of the Northwest Corner of Lot 3, Block 3, North Mill Creek Plat, Bountiful Township Survey, thence North 07°1' East 53 Feet, thence South 89°50' West 330 feet, thence South 07°7' West 53 feet, thence North 89°50' East 100.65 feet, thence South 07°7' West 3.3 Rods, thence South 89°21' East 13.9 Rods to the West Line of Street, thence North 07°3' East 3.5 Rods to the Point of Beginning.

Beginning of the Northwest Corner of Lot 4, Block 3, North Mill Creek Plat, Bountiful Township Survey, thence North 07°1' East 53 Feet, thence South 89°50' West 330 feet, thence South 07°7' West 53 feet, thence North 89°50' East 100.65 feet, thence South 07°7' West 3.3 Rods, thence South 89°21' East 13.9 Rods to the West Line of Street, thence North 07°3' East 3.5 Rods to the Point of Beginning.

NOTES

1. Grass land area for the Parcel is 32,910 square feet.
2. There is no evidence of recent earth moving work.
3. There is no evidence of proposed changes in Right of Way lines to the knowledge of the Surveyor.
4. The benchmark for this Survey is a Nail in the Landscape curb near the Southeast corner of the property with and Elevation of 4355.00.
5. There are 21 parking stalls on the property.
6. Any encroachments found by the Surveyor during the survey are depicted on the drawing.
7. The nearest intersecting street is on the East side of the property being the intersection of 200 West and 300 North Streets.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 8242920, in accordance with Title 58, Chapter 22, of the Professional Engineers and Surveyors Licensing Act, and I have made a survey of the above described property according to Section 17-21-07 and that the above plat correctly shows the true dimensions of the property surveyed.

Andy Hubbard
29 Sept. 2023

STATE OF UTAH

Reviewed by Planning Department
11/06/2023
Andie Collette, Senior Planner
11/06/2023

PLAN REVIEW
11/06/2023
LLOYD CHENEY
BOUNTFUL CITY ENGINEER

Reviewed by Building Department
11/06/2023
Don Simons, Building Official

TYPICAL COMMENT BOX BLUE TEXT GRAY BACKGROUND

REVIEWED, NO COMMENTS

May, 2023

1475 EAST OBERLIN, UTAH 84403
PH: 801-934-4151, BLDG: 801-934-7444
WWW.GREATBASINENGINEERING.COM

BOUNDARY AND TOPOGRAPHIC SURVEY
Red Brick Solutions
Bountiful, UT 84002
A part of Section 19, T2N, R11E, S24M, U.S. Survey

G1

Planning Commission Staff Report



Subject: Public Notice of Planning Commission’s 2024 Meeting Schedule
Authors: Francisco Astorga, AICP, Planning Director
Date: December 5, 2023

Background

Under Utah Code [Section 52-4-202](#) (2), (Chapter 4 Open and Public Meetings Act) “*a public body which holds regular meetings that are scheduled in advance over the course of a year shall give public notice at least once each year of its annual meeting schedule as provided in this section.*” This section applies to Planning commission meetings.

Analysis

The Planning Commission is to meet on a regular basis, as determined by a vote of the members, and at such other times as Commission members may determine. Staff recommends maintaining the current schedule of meeting on the first (1st) and third (3rd) Tuesday of every month reflected on the drafted notice.

Department Review

This staff report and the Public Notice were written by the Planning Director.

Significant Impacts

There are no significant impacts from this procedural action other than complying with state requirements.

Recommendation

Staff recommends that the Planning Commission approve the Public Notice of Bountiful City Planning Commission 2023 meetings schedule to meet on the first (1st) and third (3rd) Tuesdays of month.

Attachment

1. Public Notice of Bountiful City Planning Commission 2023 Meetings

PUBLIC NOTICE

Pursuant to UCA 52-4-202(2), the City of Bountiful Planning Commission hereby gives public notice of its annual meeting schedule for 2024. Regular meetings of the Planning Commission shall take place the first (1st) and third (3rd) Tuesdays of each month, unless otherwise advertised by legal notice. All Planning Commission meetings shall be held at the Bountiful City Hall located at 795 South Main Street, Bountiful, Utah 84010 until further notice or unless otherwise advertised. The meetings will begin promptly at 6:30 p.m.

All meetings of the Planning Commission shall be open to the public.

In addition to the above scheduled regular meetings, the Planning Commission may, from time to time, meet in special sessions as needed, and such meetings will be advertised by legal notice to the public in accordance with UCA 52-4-202.

Dated this 5th day of December 2023.

Francisco Astorga
Bountiful City Planning Director



Planning Commission Staff Report

Subject: Election of Planning Commission Chairperson and Vice-Chair
Authors: Francisco Astorga, AICP, Planning Director
Date: December 5, 2023

Background

Under Bountiful City Land Use Code Section 14-2-102(C)(1) below, the Planning Commission elects a chairperson and vice-chair that serves for one (1) year.

C. Organization and Procedure. The Planning Commission shall be organized and exercise its powers and duties as follows:

- 1. Members of the Planning Commission shall select one (1) of its members as chair to oversee the proceedings and activities of the Planning Commission.
 - a. The chairperson shall serve for a term of one (1) year.*
 - b. Members of the Planning Commission shall select one (1) of its members as vice-chair to act in the absence of the chair. The chair and vice-chair may be re-elected for successive terms.**

Analysis

It is now time to select the 2024 Planning Commission chairperson and vice-chair as their appointments expire at the end of this year.

Significant Impacts

There are no significant impacts from this procedural action.

Recommendation

It is recommended that the Planning Commission select a Chairperson and Vice-Chair via motion, second, and vote.

Attachment

1. None