



## **BOUNTIFUL CITY PLANNING COMMISSION**

**Tuesday, August 15, 2023  
6:30 p.m.**

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

1. Welcome
2. Approval of the meeting minutes for July 18, 2023
  - Review and action
3. Approval of the meeting minutes for August 1, 2023
  - Review and action
4. 42, 67, and 89 East 4050 South – Bridlewood Phase 1 – Lots 11, 12 and 13.  
Andrew Winegar and Paul Hansen, applicants - *City Engineer Lloyd Cheney*
  - Review
  - Recommendation
5. CONTINUED - 1874 East Ridge Point Drive – Variance to construct a retaining wall for a single-family dwelling.  
Chad Snyder, applicant - *Senior Planner Amber Corbridge and City Engineer Lloyd Cheney*
  - Review
  - Public hearing
  - Action
6. Planning Commission Training: Open Public Meeting Act (OPMA)  
*City Attorney Clint Drake*
7. Planning Director's report, update, and miscellaneous business
8. Adjourn



Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**July 18, 2023 – 6:30 p.m.**

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

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**1. Welcome.**

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

**2. Swearing in of Beverly Ward, new Planning Commission Member and Alan Bott, reassigned Planning Commission Member.**

City Recorder Shawna Andrus swore Beverly Ward and Alan Bott in as a Planning Commission Member.

**3. Approval of the minutes for July 18, 2023.**

MOTION: Commissioner Clark made a motion to approve the minutes as written. Commissioner Bott seconded the motion.

VOTE: 7-0 in approval.

**4. 1405 E. Canyon Creek Dr – Conditional Use Permit for a one-lot subdivision in the Residential Foothill (R-F) zone.**

Brent Bement, applicant was present. Senior Planner Corbridge presented the item.

The applicant received a Variance approval to allow a single access to the subdivision on June 20, 2023 subject to Conditional Use Permit (CUP) and Final Plat approval. Mr. Bement has requested a CUP to allow a one-lot subdivision at 1405 E Canyon Creek Dr. This property is in the Residential Foothill (R-F) zone which needs a CUP approval from the Planning Commission.

Senior Planner Corbridge stated that the proposed one-lot subdivision meets the Land Use Code and meets the Conditional Use Standards.

PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 6:38 p.m.

There was discussion about the property owner living at this location and where the driveway will be located. City Engineer Cheney stated this item is being approved for a single-family residential home.

1  
2  
3 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 6:39 p.m.  
4

5 MOTION: Commissioner Bott made a motion to approve the Conditional Use Permit for the one-lot  
6 Subdivision for Bement Canyon Estates at 1405 E Canyon Creek subject to meeting the final plat  
7 approval. Commissioner Monson seconded the motion.  
8

9 VOTE: 7-0 in approval.  
10

11 **5. 1405 E. Canyon Creek Dr – Final Subdivision**  
12

13 MOTION: Commissioner Gilmore made a motion to forward a positive recommendation to the  
14 City Council for Final Subdivision approval. Commissioner Bott seconded the motion.  
15

16 VOTE: 7-0 in approval.  
17

18 **6. Downtown (DN) Mixed Use Zone Land Use Code Text Amendment regarding parking and**  
19 **carports.**  
20

21 John Egan, applicant was present. Senior Planner Corbridge presented the item.  
22

23 Senior Planner Corbridge noted the Planning Commission had several previous meetings to review  
24 the proposed land use code text amendment for Mr. Egan. There were three items to this text  
25 amendment, Building Width and Height, Parking, and Carport Setbacks in the Downtown (DN)  
26 zone. The first item, Building Width and Height was approved by the City Council on June 27,  
27 2023. The next two items, parking and carport setbacks, are to be discussed at this meeting.  
28

29 The Staff have done some additional research since the last meeting about this item and had a  
30 chance to meet with other Bountiful City staff for additional comments about the proposed  
31 recommendations. She discussed the current code parking requirements and the applicant's  
32 proposal.  
33

34 **PARKING**  
35

36 Planning Director Astorga noted the City Police Chief and the Street Director do not support the  
37 proposed recommendations. There was also discussion about IBC requirements. The business  
38 owners in the downtown zone were contacted and were given a chance to give their opinions.  
39 There were only two business owners that responded with positive feedback.  
40

41 Senior Planner Corbridge noted the City Police Chief and the Street Director were given all the  
42 information that was found in the staff report about the parking reduction. They felt that the  
43 minimum should be 2 parking stalls.  
44

45 Kenny Knighton, co-applicant with John Egan. He discussed the proposal and noted his approval  
46 of reduction of parking standards.  
47

1 PUBLIC HEARING: Chair Jacobs opened the Public Hearing for Parking at 7:02 p.m.

2  
3 An audience member offered his support to the reduction of parking stalls.

4  
5 PUBLIC HEARING: Chair Jacobs closed the Public Hearing for Parking at 8:21 p.m.

6  
7 Commissioner Bott and Commissioner Clark discussed their support for the staff recommendations.

8  
9 Chair Jacobs noted that there would be consequences if the Planning Commission approved  
10 something without careful considerations. He does feel in support of lowering the parking  
11 standards.

12  
13 Commissioner Monson is concerned about the building of new downtown projects and also the  
14 staff's recommendation for this project in reducing more than what the applicant had asked for.

15  
16 Chairman Jacobs stated the Commission's discussion was only about residential and not the Mixed  
17 use and Commercial locations.

18  
19 Commissioners discussed:

- 20 1. The reduced parking standards for one, two or three-bedroom units and the concern about the  
21 parking requirements for 1-bedroom vs. studio apartments with multiple cars with no parking on  
22 site. The 2 and 3-bedroom apartments would work themselves out. The Commissioners agreed  
23 with staff's recommendation for the studio, 2 bedroom and 3-bedroom parking but there was  
24 concern about the 1-bedroom parking.  
25 2. There was concern for peak drop off and pick up times for schools and studios and the impact to  
26 the Downtown zone.  
27 3. Shared parking in the Downtown area.  
28 4. The need for improving mass transit to help with parking solutions.  
29 5. There was concern about the lack of response from the business owners.  
30 6. Development needs to be easier for the projects to get approval.

31  
32 MOTION: Commissioner Bott made a motion to forward a recommendation of approval to City  
33 Council for with parking code 14-18-107 a6 and Code 6a remains the same. Commissioner Clark  
34 seconded the motion.

35  
36 VOTE: 4-3 in favor. Commissioners Monson, Price-Huish, and Ward voted nay (but noted in  
37 favor of studio, 2-bedroom and 3-bedroom but wanted 1.25 parking stalls for the one-bedroom)

38  
39 CARPORTS

40  
41 Planning Director Astorga discussed the proposed carport code 14-7-105 (E)

42  
43 Kenny Knighton showed pictures to the Commission of possible carports requirements.

44  
45 PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 8:15 p.m.

46  
47 Brian Knowlton noted his support in eliminating parking requirements.

1  
2 Bob Murri stated his support of this proposed item.

3  
4 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 8:21 p.m.

5  
6 Commissioners discussed the proposed requirements and the unclarity of the setback of 10 feet with  
7 the carports shall be 5 feet. They would like clear language for cantilever.

8  
9 Commissioner Price-Huish spoke about leaving the existing code alone and adding the new carport  
10 language specific to what the applicant has requested. She would like to wait for the general plan  
11 update to make more changes.

12  
13 1<sup>st</sup> MOTION: Commissioner Bott made a motion to add the following to the existing code for 14-  
14 7-105 (E):

15  
16 A non-flammable carport open on all sides with the roof structure shall have a minimum  
17 setback from the property line.

18  
19 No second. Motion dies.

20  
21 2<sup>nd</sup> MOTION: Commissioner Price-Huish made a motion to include to the existing code for 14-7-  
22 105 (E):

23  
24 In the Downtown zone shall have a non-flammable carport open on all sides, with the roof  
25 structure shall have a minimum setback of 1 foot from the property line, shall not be placed  
26 in the front yard setback of the main structure and all structural posts shall have a supporting  
27 said carports shall have a minimum side yard setback of 5 feet.

28  
29 Commissioner Bott seconded the motion.

30  
31 VOTE: 7-0 in approval.

32  
33 Commissioner Ward asked for clarification on the motion for parking. Chair Jacobs asked the four  
34 Commissioners who voted aye for the parking item, Commissioners Bott, Clark, Gilmore, and Jacobs  
35 if they are good with striking the two sentences on Page 20 under 6a and b of the staff report. The  
36 four Commissioners said yes.

37  
38 **7. 3242 South 200 West – Conditional Use Permit for an indoor pickleball court.**

39  
40 Mr. Cliff Cole was present. Assistant Planner Lopez presented the item.

41  
42 The applicant submitted a request to build an indoor pickleball court accessory structure on the  
43 property located at 3242 South 200 West. The proposed accessory structure is located in the Single  
44 Family Residential (R-4) zone and will exceed ten percent of the total lot area.

45  
46 Chair Jacobs opened the Public Hearing at 8:50 p.m.  
47

1 Jim Barnes resides at 3210 S Freds Place. He stated that he does not have any concerns and is in  
2 support of this project.

3  
4 Ariel Smith mailed in a comment which stated that she is not in favor of this project due to existing  
5 parking issues. Assistant Planner Lopez read her comment.

6  
7 Cliff and Ruth Cole, applicants noted this project does not require any additional parking for this  
8 project and is a private pickleball court for their family.

9  
10 Chair Jacobs closed the Public Hearing at 8:53 p.m.

11  
12 MOTION: Commissioner Bott made a motion to approve the Conditional Use Permit for an indoor  
13 pickleball court at 3242 South 200 West without any additional Conditions. Commissioner Monson  
14 seconded the motion.

15  
16 VOTE: 7-0 in approval.

17  
18 **8. Planning Director's report, review of pending applications and miscellaneous business.**

19  
20 General Plan Update – August 30  
21 Utah Chapter – Ogden September 8 classes for the Commissioners.

22  
23 **9. Adjourn**

24  
25 Chair Jacobs adjourned the meeting at 8:57 p.m.



Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**August 1, 2023 – 6:30 p.m.**

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

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**1. Welcome.**

Vice Chair Bott called the meeting to order at 6:45 p.m. and welcomed those in attendance.

**2. 1874 East Ridge Point Drive – Variance to construct a retaining wall for a single-family dwelling - Senior Planner Amber Corbridge**

Chad Snyder, applicant and Joel Farrar representing Davies Design Build were present.

Senior Planner Corbridge stated the applicant had presented the proposed application that was reviewed for this meeting. Prior to this meeting, Mr. Farrar discussed with staff possible changes to the plans and the options to move forward with an approval.

The applicant proposed additional changes to the submitted project and would like to request this item to be tabled to a date uncertain to submit these changes to staff for review.

MOTION: Commissioner Monson made a motion to table the Variance for retaining wall. Commissioner Price-Huish seconded the motion.

VOTE: 5-0 in approval.

**3. 3962 South Sunset Hollow Drive – Lot Line Adjustment – City Engineer Lloyd Cheney**

Boyd and Janelle Bischke, applicants were present. Engineering Director Cheney presented the item.

The applicants requested a lot line adjustment for a proposed detached garage to be built on the lot. There were several previous property transactions which left the property reduced in size and an existing utility easement. The current configuration of the property ownership finds that the existing utility easement is not necessary.

MOTION: Commissioner Gilmore made a motion to forward a positive recommendation to the City Council for the approval of the Lot Line Adjustment for 3962 South Sunset Hollow Dr. Commissioner Bott seconded the motion.

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VOTE: 5-0 in approval.

**CONDITIONS:**

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

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

**5. Adjourn**

Chair Jacobs adjourned the meeting at 7:09 p.m.

DRAFT

# Commission Staff Report



**Subject:** Lot Line Adjustment for Lots 11,12 and 13 Bridlewood  
Subdivision Phase 1  
**Author:** Lloyd Cheney, City Engineer  
**Department:** Engineering, Planning  
**Date:** August 15, 2023

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## **Background**

Andrew Winegar (owner of Lots 12 and 11) and Paul Hansen (owner of Lot 13), applicants, are requesting approval of a lot line adjustment to three properties located at 47 E (Lot 13), 67 E (Lot 12) and 89 E (Lot 11) on 4050 S Street. The proposed adjustment would affect the side lot lines of Lot 12. These lots are located in the R-3 subzone which have the following minimum requirements:

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

## **Analysis**

**General:** Lot 13 was originally platted as a 0.380 ac lot (16,552.8 sqft). With the proposed relocation of the property line common to Lot 12, it will increase in size by approximately 6 sqft and have a slight reduction (12.18 ft) in width at the 4050 S right of way line. The resulting Lot 13A will still exceed the minimum size and width requirements for the R-3 subzone. Lot 12 was originally platted as a 0.490 ac lot (21,344.4 sqft). The resulting change to Lot 12A decreases the lot size to 16,915 sqft and increases the lot width by 12.18 ft at the 4050 S right of way line. The existing home on the new Lot 12A will maintain a compliant 8 ft side yard. Lot 11, originally platted as 18,120.9 sqft, maintains the same frontage on to 4050 S, but increases to 22,516 sqft in size. The original lot line locations for all of the properties are shown in the “Exhibit” drawing, along with the proposed changes to the property lines.

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

**Easements:** The original subdivision plat shows a 10 ft wide private sewer easement crossing Lot 12. This easement which services the home on Lot 11 (and 11A) remains in place, along with the Public Utility Easements which follow the exterior boundary of the original lots. The language associated with the private sewer easement will be updated to reflect the obligations of the amended lots to honor the easement and to establish the obligation of maintenance of the sewer lateral by the owner of Lot 11A.

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

## **Department Review**

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

## **Significant Impacts**

None

## **Recommendation**

Staff recommends the Planning Commission forward a recommendation of approval the lot line adjustments to Lots 11, 12 and 13 of the Bridlewood Subdivision Phase 1 to the City Council with the following conditions:

1. Prepare a final plat after making any minor corrections identified during the review process.
2. Provide a current title report for the 3 properties.

## **Attachments**

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

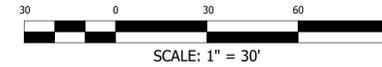


*Figure 1 Proposed Amended Lot Line Configuration*

**BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED**  
 AMENDING LOTS 11, 12 AND 13 OF BRIDLEWOOD SUBDIVISION PHASE 1  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 JULY 2023

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.00'	141.83'	150° 29' 17"	S72° 14' 24"W	104.44
C2	15.00'	13.75'	052° 30' 17"	S23° 14' 51"W	13.27
C3	293.00'	59.98'	011° 43' 42"	S55° 21' 42"W	59.87
C4	54.00'	51.82'	054° 59' 13"	N60° 00' 34"W	49.86
C5	54.00'	64.00'	067° 54' 04"	S58° 32' 47"W	60.32
C6	54.00'	26.01'	027° 36' 00"	S10° 47' 45"W	25.76

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S42° 00' 00"E	23.08'
L2	S49° 30' 00"W	55.26'

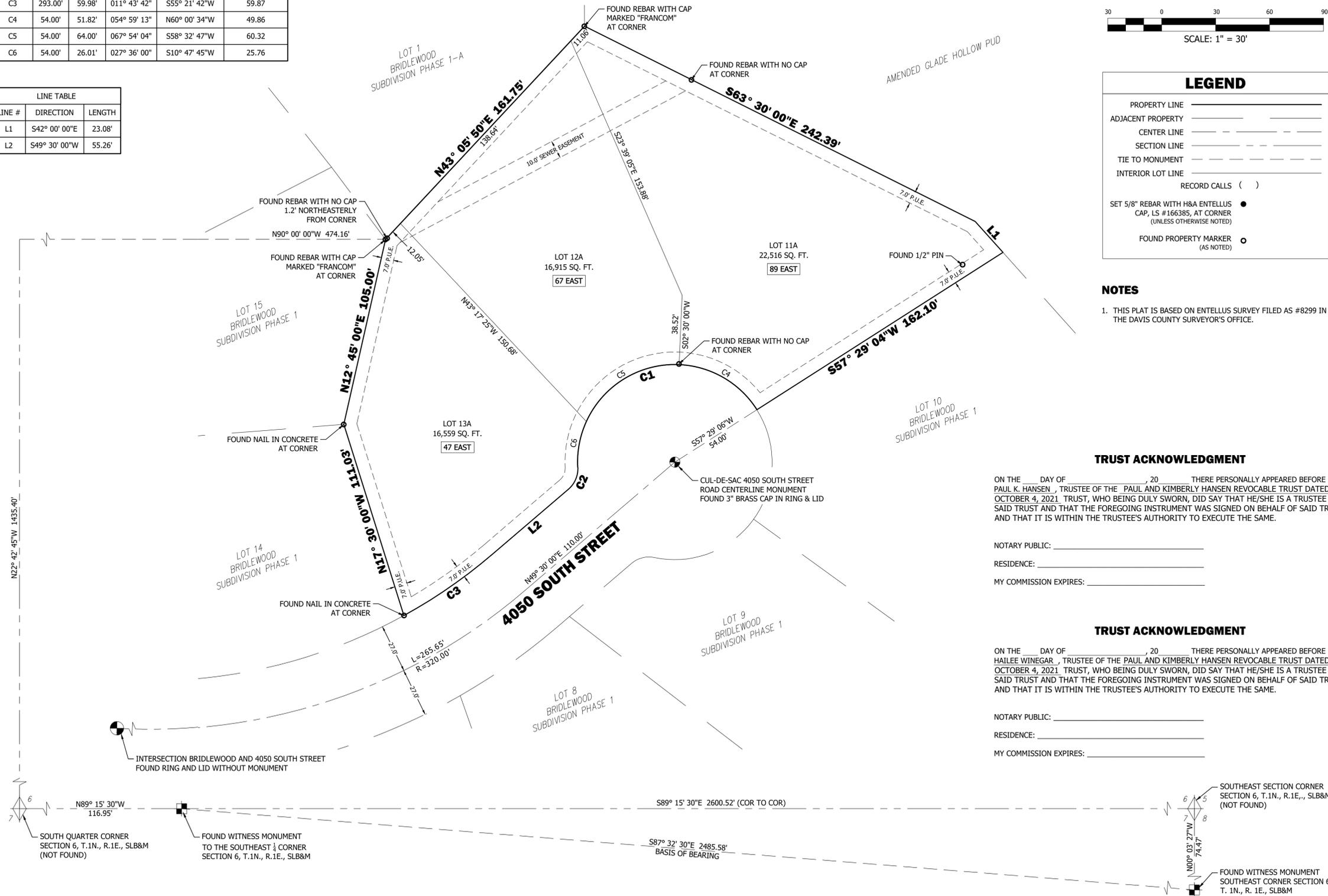


**LEGEND**

PROPERTY LINE	—————
ADJACENT PROPERTY	—————
CENTER LINE	—————
SECTION LINE	—————
TIE TO MONUMENT	—————
INTERIOR LOT LINE	—————
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

**NOTES**

1. THIS PLAT IS BASED ON ENTELLUS SURVEY FILED AS #8299 IN THE DAVIS COUNTY SURVEYOR'S OFFICE.



**TRUST ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, PAUL K. HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021, TRUST, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TRUST ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, HAILLEE WINEGAR, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021, TRUST, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 7098776 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

STEPHEN M. BURT, P.L.S. UT #7098776

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT THE EASTERN MOST CORNER OF LOT 15, BRIDLEWOOD SUBDIVISION PHASE 1, RECORDED AS ENTRY #753507 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT IS NORTH 22°42'45" WEST 1435.40 FEET ALONG THE QUARTER SECTION LINE AND NORTH 90°00'00" EAST 474.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER IS NORTH 89°15'30" WEST 2600.52 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION PER SURVEY #8299 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) CALLS: 1) NORTH 43°05'50" EAST 161.75 FEET; 2) SOUTH 63°30'00" EAST 252.39 FEET; 3) SOUTH 42°00'00" WEST 23.08 FEET TO THE NORTHERN MOST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 57°29'04" WEST 162.10 FEET TO THE NORTHWEST CORNER OF SAID LOT AND TO A POINT ON A NON-TANGENT, 54.00-FOOT RADIUS CURVE TO THE LEFT ON THE NORTH RIGHT OF WAY OF 4050 SOUTH STREET IN BOUNTIFUL, UTAH; THENCE ALONG SAID CURVE 141.83 FEET NORTHWESTERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 150°29'17" (CHORD BEARING SOUTH 72°14'24" WEST 104.44 FEET) TO A POINT OF TANGENCY ON A 15.00-FOOT REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 13.75 FEET SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 52°30'17" (CHORD BEARING SOUTH 23°14'51" WEST 13.27 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 49°30'00" WEST 55.26 FEET TO A POINT OF TANGENCY ON A 293.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 59.98 FEET SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°43'42" (CHORD BEARING SOUTH 55°21'42" WEST 59.87 FEET) TO A POINT OF NON-TANGENCY AT THE SOUTHEAST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE NORTH 17°30'00" WEST 111.03 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 12°45'00" EAST 105.00 FEET TO THE EASTERN MOST CORNER OF LOT 15 OF SAID SUBDIVISION AND TO THE POINT OF BEGINNING.

CONTAINING 1.285 ACRES.

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANDREW WINEGAR \_\_\_\_\_ PAUL K. HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021

HAILLEE WINEGAR \_\_\_\_\_ KIMBERLY HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ANDREW WINEGAR, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HAILLEE WINEGAR, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**CITY COUNCIL'S APPROVAL**

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BOUNTIFUL CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 PLANNING DIRECTOR

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 BOUNTIFUL CITY ATTORNEY

**DAVIS COUNTY RECORDER**

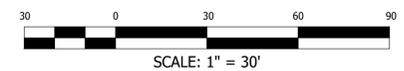
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
 COUNTY RECORDER: \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

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

PROJECT #2140001 2023/06/21 JJS  
 2023/07/10 JJS  
 2023/07/19 SMB

**BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED**  
 AMENDING LOTS 11, 12 AND 13 OF BRIDLEWOOD SUBDIVISION PHASE 1  
 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6,  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 JULY 2023

EXHIBIT



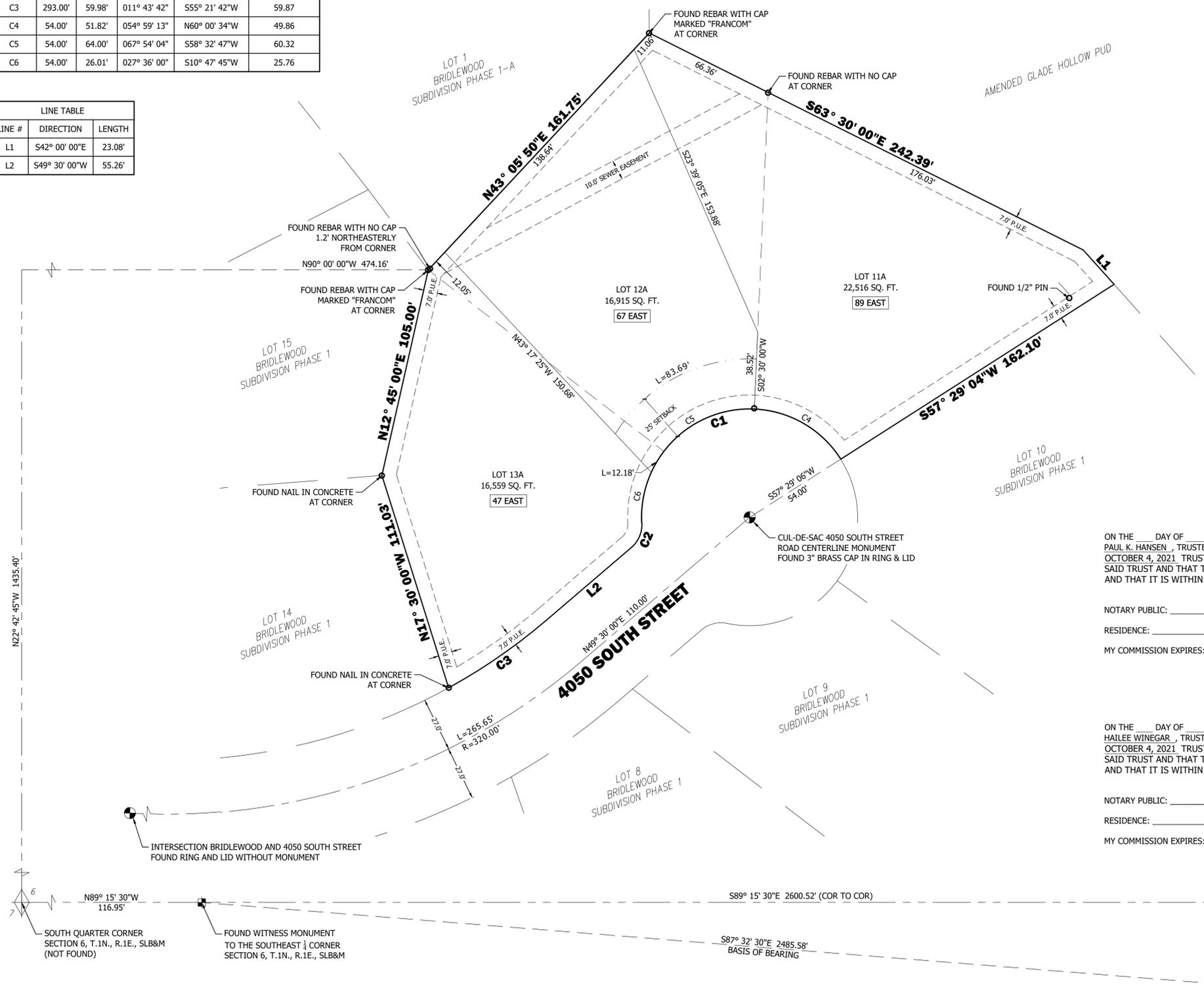
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	54.00'	141.83'	150° 29' 17"	S72° 14' 24"W	104.44
C2	15.00'	13.75'	052° 30' 17"	S23° 14' 51"W	13.27
C3	293.00'	59.98'	011° 43' 42"	S55° 21' 42"W	59.87
C4	54.00'	51.82'	054° 59' 13"	N60° 00' 34"W	49.86
C5	54.00'	64.00'	067° 54' 04"	S58° 32' 47"W	60.32
C6	54.00'	26.01'	027° 36' 00"	S10° 47' 45"W	25.76

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S42° 00' 00"E	23.08'
L2	S49° 30' 00"W	55.26'

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
CENTER LINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
INTERIOR LOT LINE	_____
RECORD CALLS ( )	
SET 5/8" REBAR WITH H&A ENTELLUS CAP, LS #166385, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

**NOTES**

1. THIS PLAT IS BASED ON AN ENTELLUS SURVEY FILED AS #8299 IN THE DAVIS COUNTY SURVEYOR'S OFFICE.



**TRUST ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, PAUL K. HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021, TRUST, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**TRUST ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, HAILEE WINEGAR, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021, TRUST, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 7098776 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

STEPHEN M. BURT, P.L.S. UT #7098776

**BOUNDARY DESCRIPTION**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN MOST CORNER OF LOT 15, BRIDLEWOOD SUBDIVISION PHASE 1, RECORDED AS ENTRY #753507 IN THE DAVIS COUNTY RECORDER'S OFFICE, SAID POINT IS NORTH 22°42'45" WEST 1435.40 FEET ALONG THE QUARTER SECTION LINE AND NORTH 90°00'00" EAST 474.16 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, SAID QUARTER CORNER IS NORTH 89°15'30" WEST 2600.52 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION PER SURVEY #8299 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE; AND RUNNING THENCE ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (3) CALLS: 1) NORTH 43°05'50" EAST 161.75 FEET; 2) SOUTH 63°30'00" EAST 252.39 FEET; 3) SOUTH 42°00'00" WEST 23.08 FEET TO THE NORTHERN MOST CORNER OF LOT 10 OF SAID SUBDIVISION; THENCE SOUTH 57°29'04" WEST 162.10 FEET TO THE NORTHWEST CORNER OF SAID LOT AND TO A POINT ON A NON-TANGENT, 54.00-FOOT RADIUS CURVE TO THE LEFT ON THE NORTH RIGHT OF WAY OF 4050 SOUTH STREET IN BOUNTIFUL, UTAH; THENCE ALONG SAID CURVE 141.83 FEET NORTHWESTERLY AND SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 150°29'17" (CHORD BEARING SOUTH 72°14'24" WEST 104.44 FEET) TO A POINT OF TANGENCY ON A 15.00-FOOT REVERSE CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 13.75 FEET SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 52°30'17" (CHORD BEARING SOUTH 23°14'51" WEST 13.27 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 49°30'00" WEST 55.26 FEET TO A POINT OF TANGENCY ON A 293.00-FOOT RADIUS CURVE TO THE RIGHT; THENCE ALONG SAID CURVE 59.98 FEET SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 11°43'42" (CHORD BEARING SOUTH 55°21'42" WEST 59.87 FEET) TO A POINT OF NON-TANGENCY AT THE SOUTHWEST CORNER OF LOT 14 OF SAID SUBDIVISION; THENCE NORTH 17°30'00" WEST 111.03 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE NORTH 12°45'00" EAST 105.00 FEET TO THE EASTERN MOST CORNER OF LOT 15 OF SAID SUBDIVISION AND TO THE POINT OF BEGINNING.

CONTAINING 1.285 ACRES.

**OWNER'S DEDICATION**

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS BRIDLEWOOD SUBDIVISION PHASE 1 AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ANDREW WINEGAR \_\_\_\_\_ PAUL K. HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021  
 HAILEE WINEGAR \_\_\_\_\_ KIMBERLY HANSEN, TRUSTEE OF THE PAUL AND KIMBERLY HANSEN REVOCABLE TRUST DATED OCTOBER 4, 2021

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ANDREW WINEGAR, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**ACKNOWLEDGEMENT**

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, HAILEE WINEGAR, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com  
 PROJECT #2140001 2023/06/21 JJS  
 2023/07/10 JJS

**CITY COUNCIL'S APPROVAL**

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOUNTIFUL CITY ENGINEER \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING DIRECTOR \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**

APPROVED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BOUNTIFUL CITY ATTORNEY \_\_\_\_\_

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORD TO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 AT \_\_\_\_\_ O'Clock \_\_\_\_\_ OF \_\_\_\_\_  
 COUNTY RECORDER: \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

# Planning Commission Staff Report



**Item:** Variance Request to allow a Retaining Wall over 10' cut/fill Vertically and Encroach on Slopes Thirty Percent (30%) or Greater  
**Address:** 1874 East Ridge Point Drive  
**Author:** Lloyd Cheney, City Engineer  
**Date:** August 15, 2023

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## Background

Prior to the Planning Commission meeting held on August 1, 2023, Chad Snyder, Applicant, submitted a Variance Request to build a retaining wall which would exceed the ten-foot (10') cut and fill requirement and would be located on slopes exceeding thirty percent (30%). This Variance was to be presented to the Planning Commission for consideration at the August 1, 2023 meeting but was continued at the request of the Applicant. Mr. Snyder's request was made to allow him to substitute a new retaining wall plan which might be included for consideration at the Planning Commission's August 15, 2023 meeting.

The property is located at 1874 East Ridge Point Drive in the Residential Foothill (R-F) Subzone, where a single family residential structure is proposed to be built, and is currently under construction. Approval of the requested Variance would allow for a single-family dwelling currently under construction to be completed by replacing the previous retaining wall which has suffered a structural failure.

A Variance for the construction of a retaining wall exceeding ten feet (10') feet in height and to allow encroachment on slopes of thirty percent (30%) or greater was approved in October 2020. The approved retaining wall system consisted of one (1) retaining wall located on the sides and rear of the proposed structure. During construction of the single-family dwelling, the retaining wall, which was constructed earlier, suffered a failure which affected the stability of the remaining sections of the retaining wall and the structure foundation and framing. In order to stabilize the site and resume construction on the structure, a modification to the Variance is requested by the applicant. The updated proposal consists of a three tier retaining wall system instead of the single wall.

## Analysis

The retaining wall plan submitted by Mr. Snyder was revised to reflect the geometric configurations that can be constructed with the proposed precast concrete retaining wall blocks. The revised design reflects a 3-tier system of walls with corners that are roughly 90° turns. As indicated on the plan, the tallest exposed retaining wall will be 10 feet, located at the southeast corner of the lowest retaining wall section. All other exposed wall heights are indicated as being less than 10 feet in height. The structural provisions of the proposed retaining wall construction are substantial as a 10 ft deep x 2 ft wide and 6 ft deep x 2 ft wide concrete footing are to be constructed under portions of the wall. The large 54 inch wide (as measured from the face of the wall to the buried side of the block) precast blocks would then be installed on the concrete

“footings”. The backfill provisions of the retaining wall do not require a geogrid reinforcement due to avoid any potential conflict with the helical pier system which has been installed to support the house foundation. The wall will have a drainage system to collect and remove water from the backfill soils, with the intent of preserving the structural integrity of the retaining system. The revised plans indicate that fills will vary from approximately 6 to 21 feet. This is consistent with the previous variance that was granted for the first retaining wall. The extend of encroachment on to slopes exceeding 30% is shown for the first retaining wall, and for the proposed retaining system.

Land Use Code § 14-4-117(D)(4) requires top or bottom edges of slopes caused by an excavation or fill up to ten (10) vertical feet to be at least three (3) horizontal feet from the property line and/or street right-of-way lines in the R-F Subzone. Additionally, the Land Use Code § 14-4-104 (A) requires development, including retaining walls, to be located on ground of less than thirty percent (30%) slope. Granting a Variance to cut more than ten (10) vertical feet and development on ground thirty percent (30%) sloped or more would allow the dwelling under construction to be completed.

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

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

**Applicant:** *Yes. Because the lot can be re-engineered to support a home. We have also already had a variance approved for this lot and only need to redesign the retaining wall.*

**Staff Response:** The purpose of the Residential Land Use Code is to ensure minimal disturbance to the land, especially in the Residential Foothill Subzone. Literal enforcement would not allow for the single-family dwelling under construction to be completed. A previous variance was approved for a retaining wall which encroached into the thirty percent (30%) sloped area. The City Engineer and Building Official have approved the retaining wall redesign with conditions (noted on the attached plans).

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

**Applicant:** *This property has already had the variance approved by Bountiful Planning Commission. We only need to adjust the retaining wall design. The original design is not optimal to support the landscape and home.*

**Staff Response:** The Applicant’s property is unique to most other properties in the R-F Subzone because of the need to reconstruct the retaining wall to support the dwelling. The previous wall approved met the criteria for a variance to building a ten (10) foot tall wall in the thirty percent (30%) sloped area. This wall is slightly different where the retaining wall is required to be cut and terraced to support the construction of the dwelling.

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

**Applicant:** *Yes. Without the Variance the homeowner cannot complete the process of constructing the home. A variance has already been given to this property for the same reasons we are asking for now.*

**Staff Response:** Other properties in the R-F Subzone and in this subdivision have developed single-family dwellings. Properties in the R-F Subzone with buildable lots have been granted reasonable disturbance of the slopes greater than thirty percent (30%). The variance would allow this lot to complete development of a single-family dwelling.

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

**Applicant:** *This variance will help the community by allowing the land owner to complete a home that is already under construction. A variance has already been given for this property. Bountiful Planning Commission is forcing another variance application because the retaining wall design has been slightly modified from the original application.*

**Staff Response:** Granting the variance for the Applicant will not have a substantial effect on the General Plan as other properties in the R-F Subzone have been treated similarly regarding development on steep slopes. It is an interest to the city to have all buildable lots developed as opposed to remaining vacant.

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

**Applicant:** *Granting another variance allows the land owner to complete their already partially constructed project. The land is an approved and recorded building lot.*

**Staff Response:** The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Subzone with special circumstances. The variance process provides a way for these lots to be developed reasonably. Code 14-4-101 states that alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The reconstruction of the retaining wall is designed to preserve the sensitive land as much as physically possible, while supporting the development of the new single-family dwelling (see attached construction plans and notes).

### **Department Review**

This Variance Request has been reviewed by the City Engineer, Planning Director, and the City Attorney.

**Recommendation**

Staff recommends that the Planning Commission review the requested Variance, hold a public hearing, and approve the requested Variance to build a retaining wall exceeding the ten (10) feet vertical cut and fill requirement, as well as to encroach into the slopes thirty percent (30%) or greater, subject to meet the following:

1. Meet all staff review comments (see attached).
2. Obtain a building permit or Building Official Final Approval within one (1) year of the Variance Approval.

**Attachments**

1. Aerial Photo
2. Site Plan and Construction Analysis
3. Applicant's Narrative

### 1874 E Ridge Point Drive



Google AppGeo

1" = 63.05446374879203 ft

**Property Information**

**Owner** SNYDER, CHAD EVERETT & HOLLY C - TRUSTEES  
**Address** 325 SOUTH 675 WEST  
**Property ID** 051170504



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

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

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

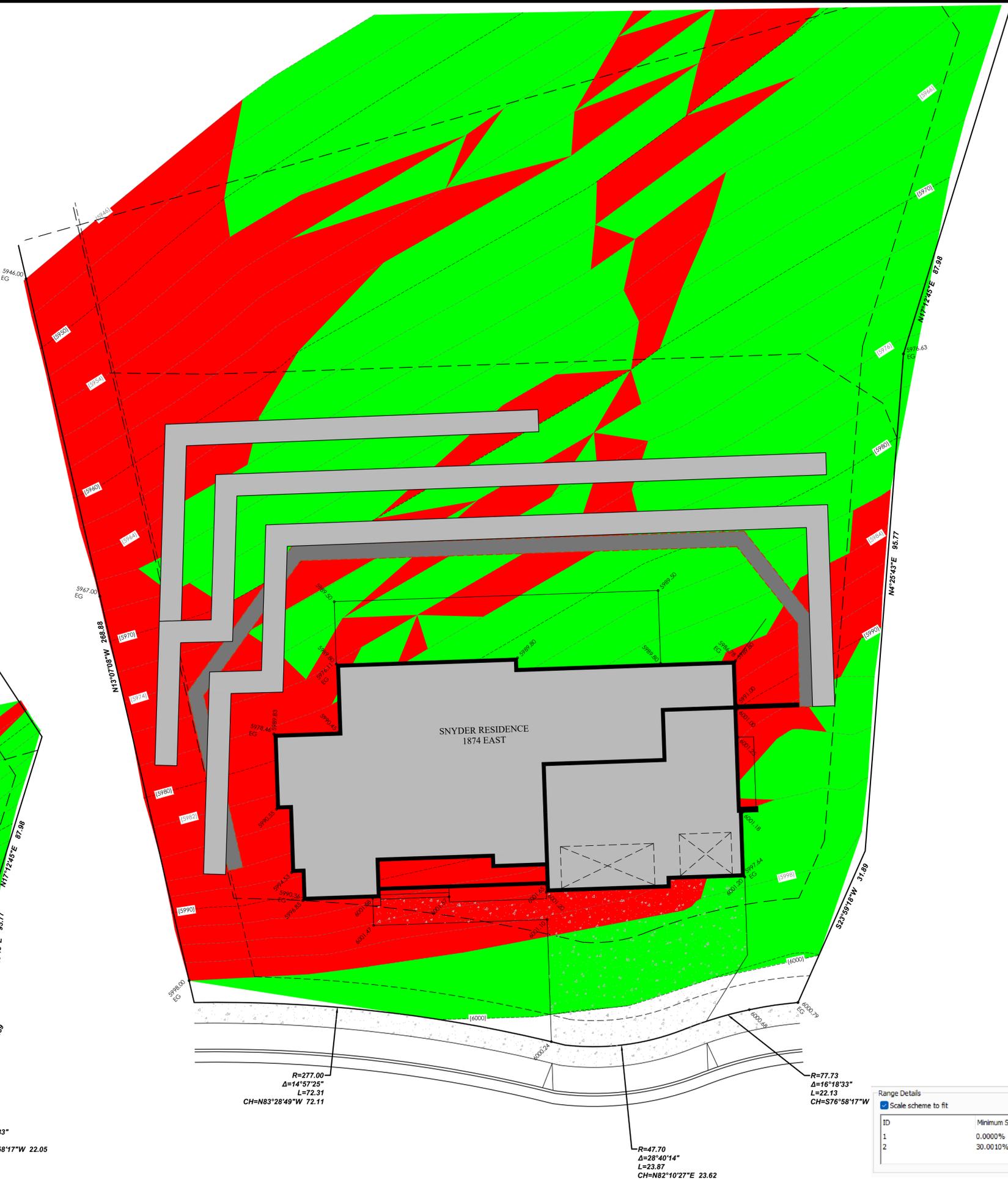
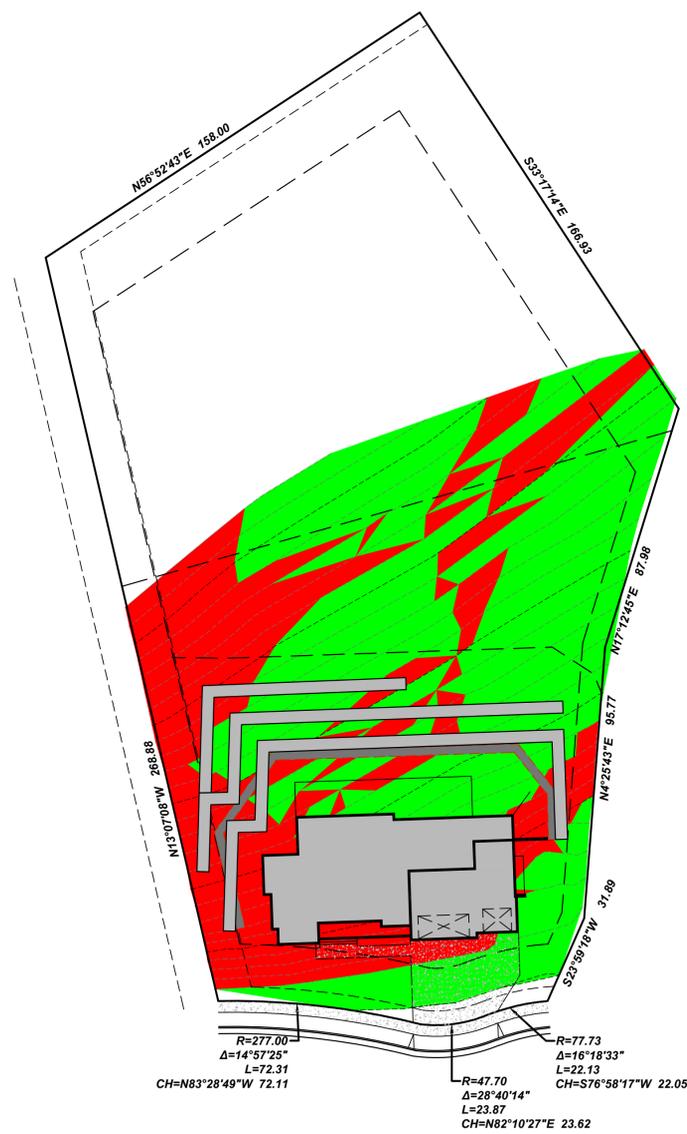




GRAPHIC SCALE



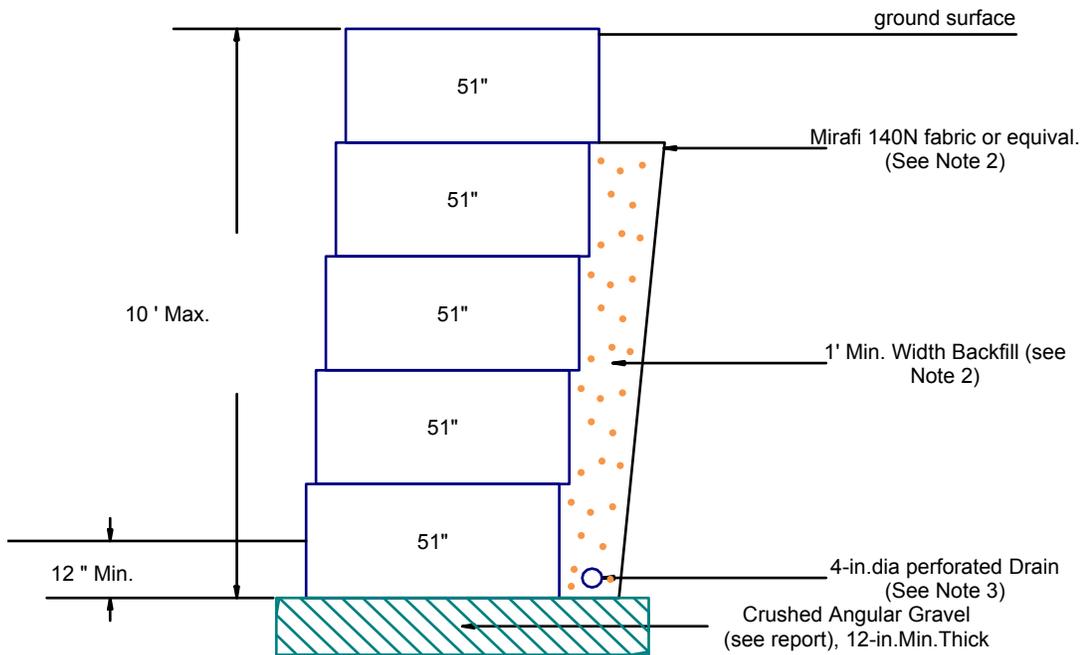
(IN FEET)  
1 inch = 10 ft.



# World Block Wall Details

**NOTES:**

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within  $\pm 2\%$  of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).
2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.
3. Perforated drain shall be wrapped with fabric, sloped to one or more low points, and discharged to an appropriate drainage device or area.
4. Block depths shown for individual blocks.



**NOT TO SCALE**

## Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

August 15, 2023 Bountiful City Planning Commission

**CMT TECHNICAL SERVICES**

**Wall Details**

Date	21-Jul-23
Job No.	16916

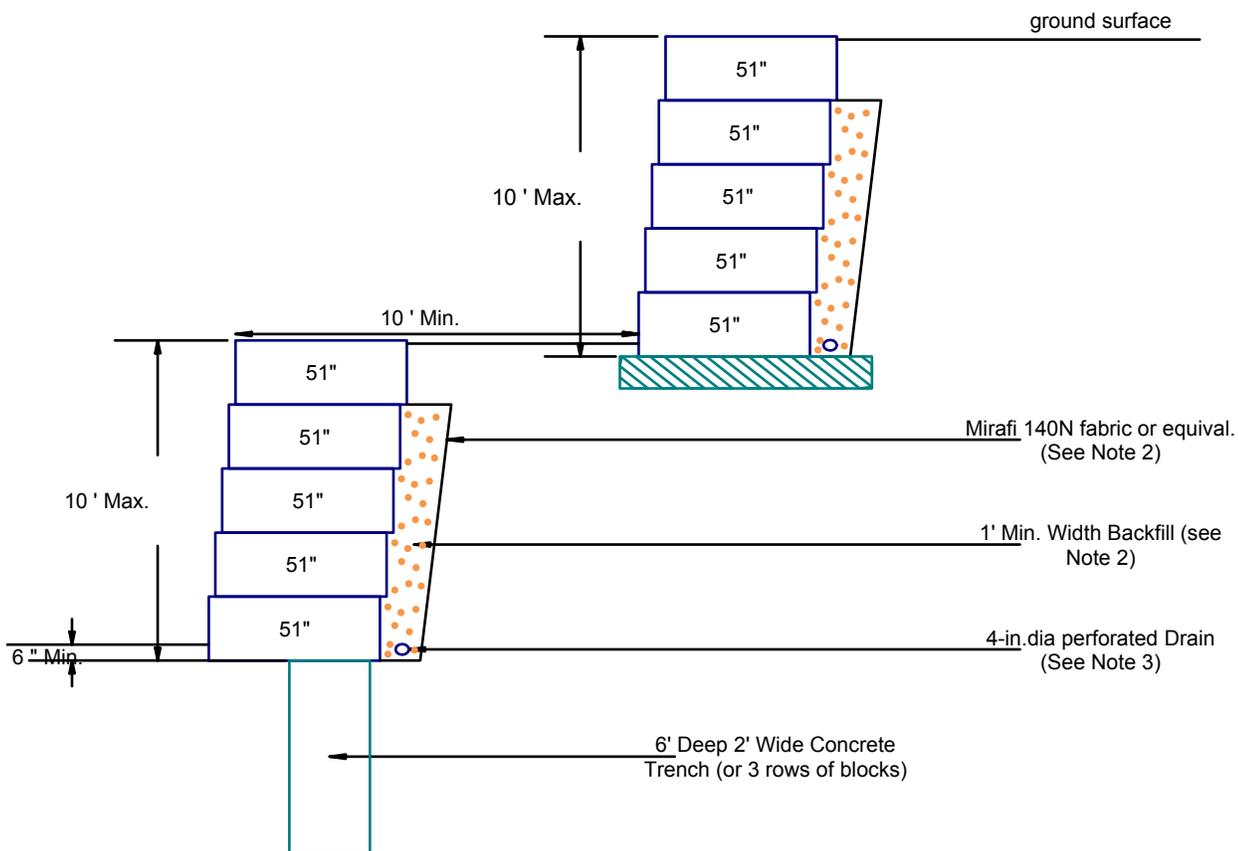
Figure

5

# World Block Wall Details

**NOTES:**

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within  $\pm 2\%$  of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).
2. Free-draining backfill shall consist of gravel having less than 5% passing the No. 200 sieve. A separation fabric (i.e. Mirafi 140N or equivalent) shall be placed between gravel and backfill.
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4. Block depths shown for individual blocks.



**NOT TO SCALE**

**Lot 502 Ridge Estates**

**1874 East Ridge Point Drive, Bountiful, Utah**

August 15, 2023 Bountiful City Planning Commission



**Wall Details**

Date	21-Jul-23
Job No.	16916

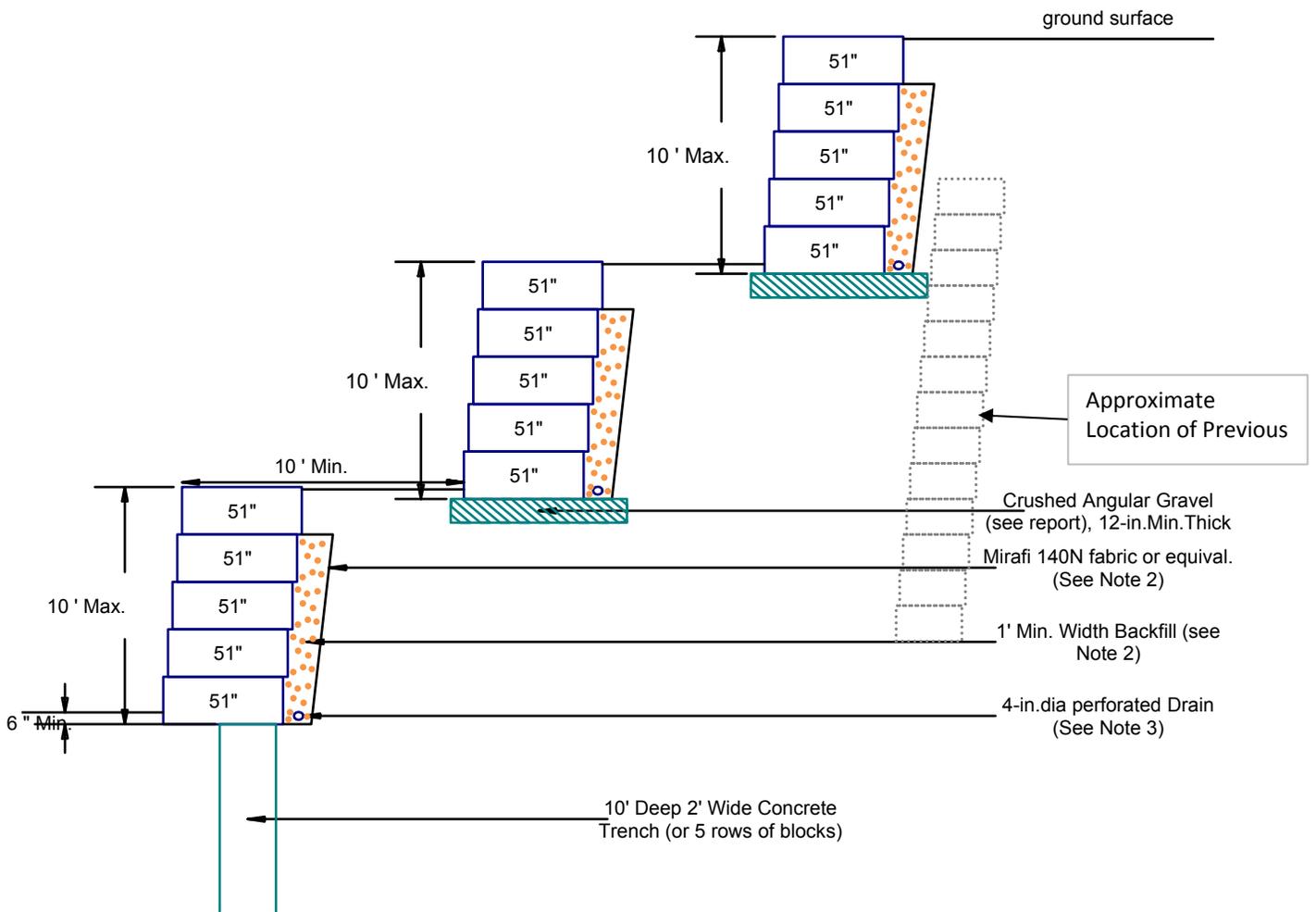
Figure

**6**

# World Block Wall Details

**NOTES:**

1. Backfill soils should be placed in loose lifts not exceeding 12 inches thickness, moisture conditioned to within  $\pm 2\%$  of optimum, and compacted from 95% to 98% of the maximum dry density per ASTM D 1557 (Modified Proctor).
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4. Block depths shown for individual blocks.



## Lot 502 Ridge Estates

1874 East Ridge Point Drive, Bountiful, Utah

August 15, 2023 Bountiful City Planning Commission

**CMT** TECHNICAL SERVICES

Wall Details

Date 21-Jul-23

Job No. 16916

Figure

7

Page 22 of Page 23

## We are applying for a variance for 14-4-117 D - Grading, Cut and Fills

1. How does the proposed variance request meet 1) literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out land use ordinance purpose: **Yes. Because the lot can be re-engineered to support a home. We have also already had a variance approved for this lot and only need to redesign the retaining wall.**
2. How does the proposed variance request meet 2) special circumstances attached to the property that do not generally apply to other properties in the same zone?: **This property has already had the variance approved by Bountiful Planning commission. We only need to adjust the retaining wall design. The original design is not optimal to support the landscape and home.**
3. How does the proposed variance request meet 3) granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone?: **Yes. Without the Variance the homeowner cannot complete the process of constructing the home. A variance has already been given to this property for the same reasons we are asking for now.**
4. How does the proposed variance request meet 4) not substantially affect the general plan and will not be contrary to the public interest?: **This variance will help the community by allowing the land owner to complete a home that is already under construction. A variance has already been given for this property. Bountiful Planning commission is forcing another variance application because the retaining wall design has been slightly modified from the original application.**
5. How does the proposed variance request meet 5) the spirit of the land use ordinance is observed and substantial justice done?: **Granting another variance allows the land owner to complete their already partially constructed project. The land is an approved and recorded building lot.**
6. What City Ordinance(s) do you want a variance from?: **Bountiful City**
7. Statement of Intent: **A variance has already been applied for and approved for this building lot. A slight modification in the design of the retaining wall described in the original variance application is warranted. We have been notified by the Bountiful Planning office that we need to re-apply for the variance that includes the modified retaining wall design.**