BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 06, 2026
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.

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1. Welcome

2. Meeting Minutes from December 16, 2025

   - Review
   - Action

3. Final Architectural & Site Plan Review for a Wellness Center at 485 South100 East
   Senior Planner Corbridge

   - Review
   - Recommendation

4. Final Architectural & Site Plan Review for a Retail Store/Private Fitness Facility at 420 West 500 South
   Assistant Planner Leech

   - Review
   - Recommendation

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

6. Adjourn

DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, December 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, Aaron Arbuckle, Beverly Ward, Krissy Gilmore, and Sean Monson
	Planning Director	Francisco Astorga
	Assistant City Engineer	Todd Christensen
	Assistant City Attorney	Aaron Nelson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Alan Bott and Richard Higginson

1. Welcome

Chair Jacobs called the meeting to order at 6:31 p.m. and welcomed everyone.

2. Meeting Minutes from October 07, 2025

Commissioner Monson made a motion to approve the minutes from October 07, 2025. Commissioner Ward seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting “aye.”

3. Meeting Minutes from October 21, 2025

Commissioner Monson made a motion to approve the minutes from October 21, 2025. Commissioner Ward seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting “aye.”

4. Meeting Minutes from November 18, 2025

Commissioner Monson made a motion to approve the minutes from November 18, 2025. Commissioner Ward seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting “aye.”

5. Architectural & Site Plan Review for Medical Office at 471 West 800 South

Assistant Planner Leech presented the item as outlined in the packet.

Commissioner Monson asked for Staff to explain Legal Non-Conforming regarding the parking spaces. Planning Director Astorga explained that it would be Legal Non-Conforming as long as no physical changes to the site.

Kelley Cook, Property Owner, gave a history on the property and its changes using all proper channels. Kelley Cook also addressed the conditions, specifically the temporary carport structure.

Commissioner Arbuckle asked about an ADA parking stall. Planning Director Astorga explained that the building department handles the ADA parking stall process.

Chair Jacobs asked about the carport. Planning Director Astorga explained the legal non-conforming code from 2007 and explained that the temporary carport structure would not have been allowed.

Commissioner Monson motioned to forward a positive recommendation to the City Council. Commissioner Gilmore seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting "aye."

6. 2026 Annual Meeting Schedule Public Notice

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

Commissioner Gilmore motioned to approve. Commissioner Arbuckle seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting "aye."

7. 2026 Planning Commission Election of Chairperson and Vice-Chair

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

Commissioner Gilmore motioned to continue the item and temporarily appoint Commissioner Jacobs as Chair and Commissioner Bott as Vice-Chair. Commissioner Monson seconded the motion. The motion was unanimously approved with Commissioners Jacobs, Arbuckle, Ward, Gilmore, and Monson voting "aye."

8. Planning Director's Report/Update

Planning Director Astorga mentioned that the Planning Department would like to extend appreciation of the General Plan and attendance at our Annual Christmas Appreciation Dinner.

9. Adjourn

Chair Jacobs adjourned the meeting at 7:05 p.m.

DRAFT

Planning Commission Staff Report

Subject: **Final Architectural and Site Plan for a Wellness Center at 485 South 100 East**
Author: **Amber Corbridge, Senior Planner**
Date: **January 6, 2026**

Background

The applicant, Erin Ottley, owner of *Soul Elevation Health and Wellness*, is requesting (with owner *Debbie Noorda Maplewood MHP LLC* consent) **Final Architectural Site Plan Approval** to operate a wellness center at 485 South 100 East (Parcel 03-033-0108). The property is zoned Professional Office Neighborhood (PO-N), where this proposed use as massage therapy and professional office, is listed as a permitted use. The applicant's business includes yoga and meditation events, classes, mental health support groups, and other therapeutic type services. Currently, the property includes parking and structures for professional offices, as shown below in Figure 1, below. This proposed use requires Site Plan Approval (Land Use Code §14-8-111). There are no proposed changes to the building or site.

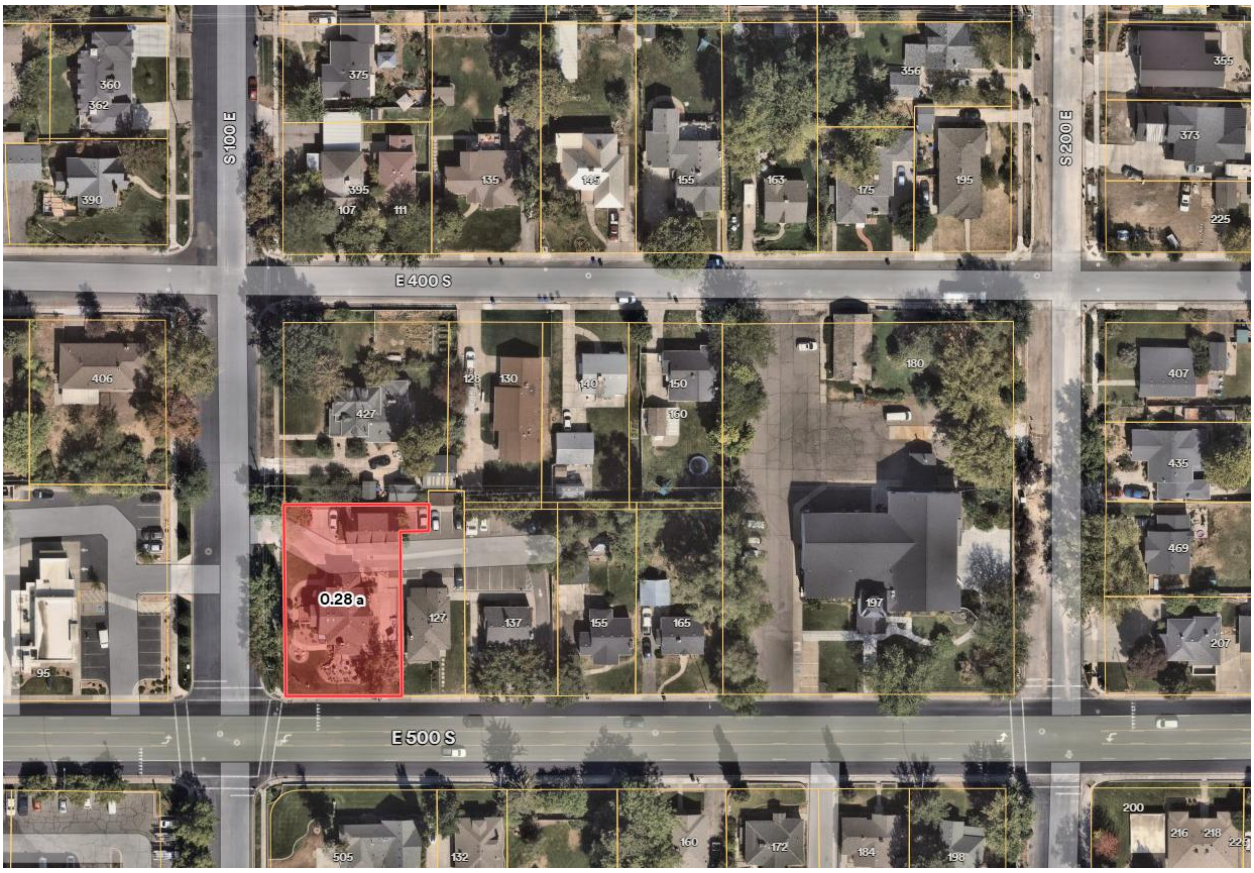


Figure 1. Aerial of 485 S 100 E, Basemap from Nearmap, September 2025

Analysis

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 proposed use would occupy a vacant office space along 500 South, where adding a wellness center to the site will benefit other surrounding businesses and meet the goals and objectives of the General Plan. The Plan's guiding principles support a "business-friendly community that serves the community with a variety of locally focused services." (Bountiful City General Plan, 2025, Pg. 15)

The architectural and site plans have been reviewed by staff, where the intensity of the use is the same as the former use and does not impact the site's existing setbacks, height, landscaping, screening, lighting, and all other applicable standards. The property, and two (2) adjacent properties to the east, received final site plan and plat approval on February 15, 2011, to improve the site by converting single-family dwellings to professional offices (See attached Planning Commission Staff Report, plans, and City Council minutes). The three (3) separate properties were designed to operate under shared ownership of parking, landscaping, and access. The improvements to the site were made since approval; however, the PUD plat (McArthur Park Office Plaza PUD) was not recorded, leaving the parcels unchanged and under separate ownership, as shown in Figure 2.

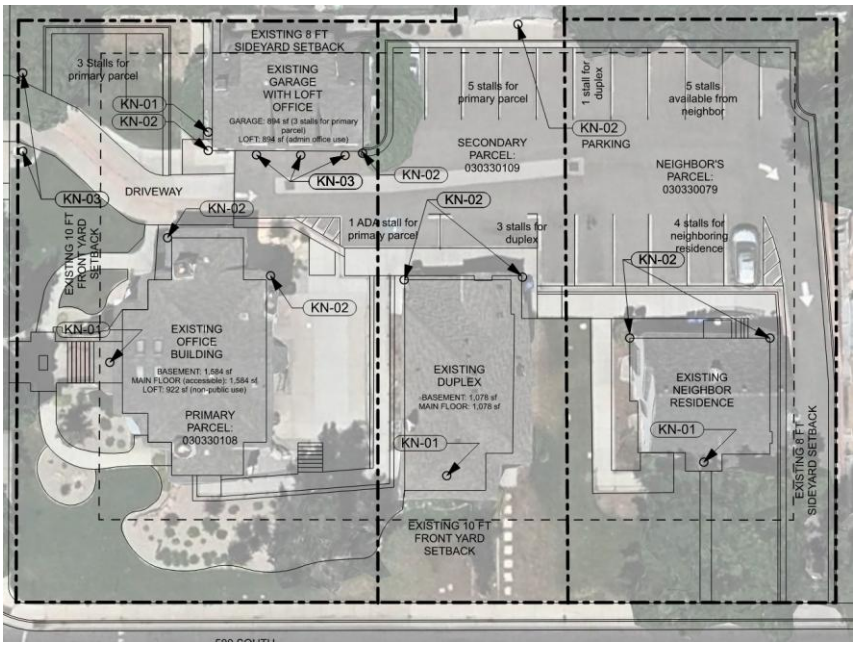


Figure 2. Applicant's Site Plan Submittal, 485 S 100 E

Parking Requirements
The owner of the subject property (corner lot on 100 E and 500 S) also owns the residential property directly to the east (Parcel 03-033-0109). The owner has indicated on the attached parking plan the number of parking spaces which would be shared between the two (2) properties. The owner also completed a parking study to show the two (2) properties meeting parking demands for both residential and wellness center. The parking study also includes the number of stalls required if the wellness center converted to a bookstore (a concept which was explored, but not formally submitted). The following table shows the Hales Engineering Parking Comparison for proposed parking supply, city's parking requirements, and recommended supply based on the ITE Parking Generation rates.

Table 4: Parking Comparison

Parking Rate Source	# of Stalls
Existing Site Plan	16
Existing Land Use and Density (Wellness Center)	
City Requirement	17
ITE Parking Generation	13
Time-of-Day Parking (Existing Need)	**10**
Proposed Future Use (Café/Bookstore)	
City Requirement	17
ITE Parking Generation	21
Time-of-Day Parking (Future Need)	**18**

Staff finds the attached parking study meets parking stalls needed for the wellness center and the residential dwelling. Staff recommends the applicant work with the owner to complete a recorded shared cross-access and parking agreement between the two (2) properties.

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

Significant Impacts
No significant impacts are anticipated, as the proposed use will occupy an existing commercial space and does not involve changes to the site, building, or surrounding infrastructure.

Recommendation

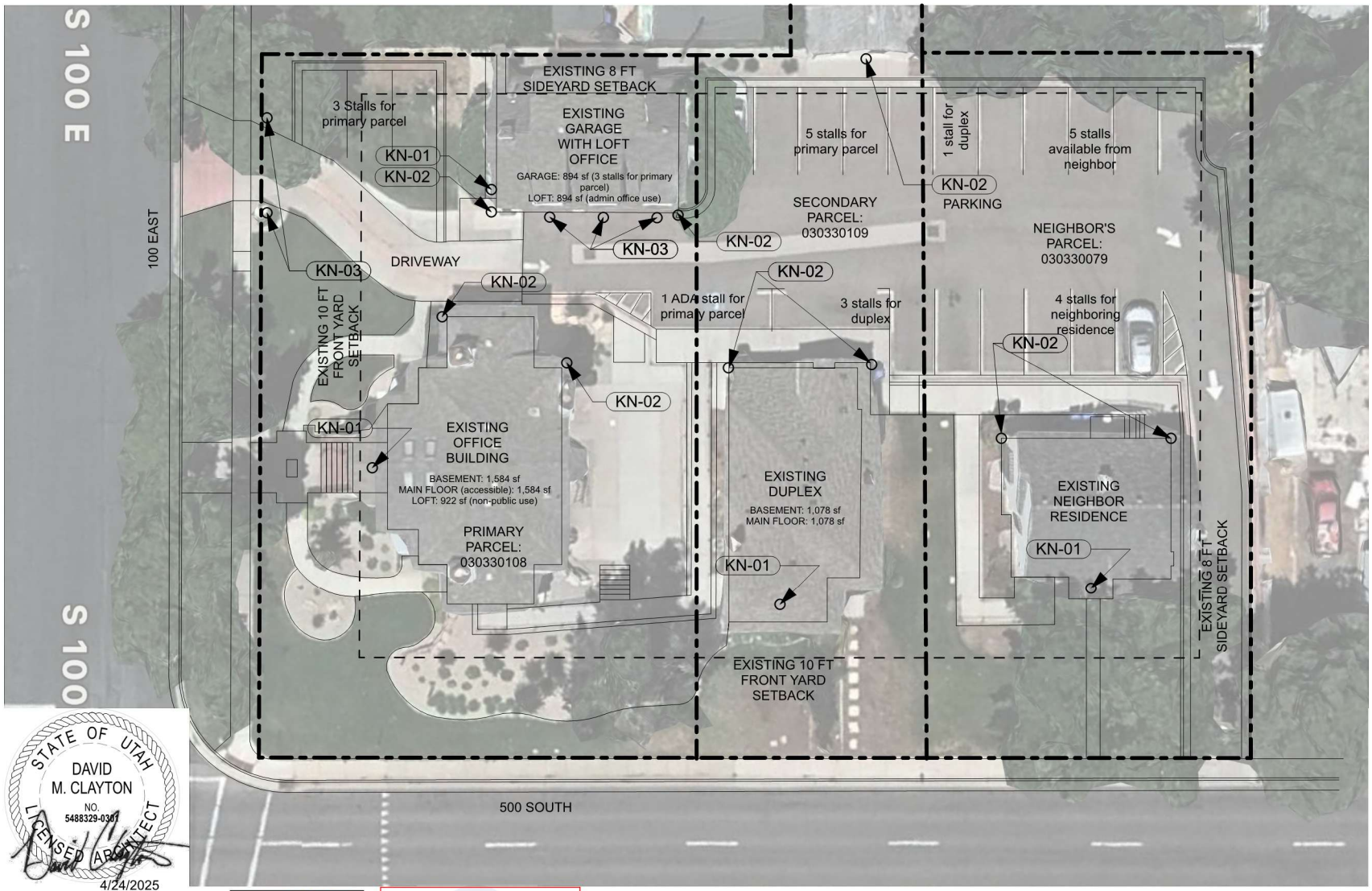
Staff recommends that the Planning Commission review the Final Architectural and Site Plan application for the property located at 485 South 100 East and forward a positive recommendation to the City Council, subject to the following conditions of approval:

1. Prior to issuance of a business license, the applicant and property owner shall complete and record a cross-access and shared parking agreement between Parcels 03-033-0108 and 03-033-0109.

2. The applicant shall address and comply with all applicable staff review comments.

Attachments

1. Site Plan
2. Parking Study
3. Parking Plan
4. 2011 Planning Commission Staff Report and Plans
5. 2011 City Council Meeting Minutes



CODE ANALYSIS IS BASED ON 2021 UTAH BUILDING CODE AND THE CITY OF BOUNTIFUL LAND USE ORDINANCE.

Proposed use is for a business occupancy involving appointment only health and wellness services including: yoga instruction, nutrition instruction, and related activities.

The primary parcel contains two buildings. The main building on the primary parcel is an older single family home that had previously been converted to office use and has three levels: a basement, main floor, and loft. The main floor is wheelchair accessible. It is planned by the business to use the main floor and basement for customer areas with the main floor containing all types of services so that accessibility can be maintained. The loft space is planned for employee only use, and all employees, due to the nature of their work need to be able bodied.

The second building on the primary parcel is a garage building with a loft. The garage portion has 3 stalls. The loft of this building is also planned by the business to be used for employee functions only.

OCCUPANCY:

Main building: 1,584 sf + 1,584 sf + 922 sf = 4,090 sf

Garage building:
894 sf garage (excluded from occupancy count)
894 sf loft (B-occupancy)

Total B-occupancy: 4,984 sf / 150 = 33 people.

Plumbing fixtures: Garage building contains one unisex toilet room. Primary building contains 3 unisex toilet rooms. This is sufficient per chapter 29 of the IBC.

Business will provide water coolers for drinking water.

Across the three parcels, the parking is shared with 4 stalls for the existing neighbor residence, 4 stalls for the duplex, and the remainder (including the ADA stall) being allocated to the primary parcel for the business. The means 17 total parking spaces are available to the business.

The business proposed is most similar to a medical office, thus architect proposes the 1 space per 250 sf be used instead of the general business requirement of 200 sf per stall. With that, 19 stalls would be needed. Due to the shared parking and the likelihood that the residential uses primarily will park at night time while the business parks during business hours, the architect proposes the extra two stalls be shared access as it is unlikely the residences will need all 8 stalls allotted during business hours.

STATE OF UTAH
DAVID M. CLAYTON
NO. 5488329-0301
LICENSED ARCHITECT
4/24/2025

PLAN REVIEW
05/05/2025 10:26:42 AM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

PLAN REVIEW
05/06/2025 1:46:07 PM
AMBER CORBRIDGE, SENIOR PLANNER

PROVIDE A CROSS ACCESS AND PARKING AGREEMENT

KN-01 EXISTING PORCH LIGHT
KN-02 EXISTING SECURITY FLOOD LIGHT
KN-03 EXISTING STAGE COACH LIGHT

1 SITE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

DEIV Architecture and Design
PO Box 991
Bountiful, UT 84011

OTTLEY TENANT IMPROVEMENT SITE PLAN
ERIN OTTLEY

SITE PLAN
4/24/25

HALES ENGINEERING
innovative transportation solutions

MEMORANDUM



Date: October 14, 2025

To: Bountiful City

From: Hales Engineering

Subject: Bountiful 485 S 100 E Parking Study

UT25-3096

Executive Summary

The key findings of this study are as follows:

- There is currently a parking supply of 16 stalls on the project property, not including the unshared parking with the neighboring property to the east
- The existing parking supply is adequate to meet the demand of 10 parking stalls for the existing wellness center and residential duplex
- There are plans to convert the wellness center to a café/bookstore, which is expected to generate a demand of 18 parking stalls
    - It is recommended that at least two additional parking stalls be provided to accommodate this change in demand
    - There is potential for additional parking stalls to be provided on the property or to be leased from the neighboring property.

Introduction

This memorandum discusses the parking study completed for the existing Bountiful 485 S 100 property located in Bountiful, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). A shared time-of-day analysis is also provided for complimentary land uses on the property that may be able to share parking stalls throughout the day. A vicinity map of the project site is shown in Figure 1.

Project Description

The project property currently consists of a wellness center providing counseling and therapy services and a single duplex on the eastern portion of the property. A supply of 16 stalls is currently provided for both land uses. Additionally. there are possible future plans to convert the wellness center to a café/bookstore. This alternative was also analyzed and included within the parking study to determine the amount of parking needed in both existing and future conditions.



Figure 1: Site vicinity map of the project in Bountiful, Utah

The project property shares a parking lot with an adjacent property to the east that also consists of a single duplex with 8 additional parking stalls. This property was considered to be separate and not included within the parking study or the shared parking analysis.

Although the conventional approach is to run the gross square footage of the building, discussions with the City approved using only usable square footage to be included in the parking rates for the wellness center building. The building was considered to contain a high percentage of unusable space compared to similar land uses. Non-usable square footage was identified and subtracted out by the client and only the remaining approximately 2,480 square feet were used for the parking calculations. The usable square footage breakdown is provided in Appendix A.

City Parking Code

The Bountiful City code specifies parking rates for various land use types. The land uses identified for the wellness center (offices providing customer services) and the café/bookstore (general business/retail) have the same parking rate, so only one calculation is provided. The required

parking rates found in the City code for the study land uses are shown in Table 1. The calculations for the parking required by the City are shown in Table 2. As shown, it is anticipated that the City would require 17 stalls for the proposed development without any shared use reductions in both existing and future conditions.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
General Business/Retail	KSF	5.00
Dwellings Multiple Family	DU	2.25
Source: Bountiful City code, 2025		

Table 2: City Parking Calculations

City Parking Calculations Bountiful - 485 S 100 E				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Dwellings Multiple Family	2	DU	2.25	5
General Business/Retail	2.48	KSF	5.00	12
TOTAL				17
Source: Bountiful City code, 2025.				

ITE Parking Demand

Hales Engineering also referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (6th Edition, 2023) to identify national parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. The number of stalls needed based on these rates is shown in Table 3, rounded up to the nearest whole number. As shown in the "demand" columns, ITE would suggest that the parking demand for the existing land uses is 12 stalls and that number would increase to 20 stalls for the proposed land use changes.

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to enter and exit the parking lot to find an open stall. Hales Engineering recommends providing 10% additional stalls beyond the anticipated demand for commercial land uses and 5% for residential land uses. Based on this, the recommended parking supply is 13 stalls for the existing land uses and 21 stalls for the proposed land use changes, as shown in the "supply" columns of Table 3. These represent recommendations before any shared parking reductions are taken into account.

Table 3: ITE Parking Generation

ITE Parking Demand and Supply (Existing Uses) Bountiful - 485 S 100 E					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply
Medical-Dental Office Building (ITE LU 720)	2.48	KSF	2.98	7	8
Single-Family Attached Housing (ITE LU 215)	2	DU	2.27	5	5
TOTAL				**12**	**13**
Source: ITE Parking Generation, 6th Edition, 2023					

ITE Parking Demand and Supply (Proposed Uses) Bountiful - 485 S 100 E					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply
Coffee/Donut Shop without Drive-Through (ITE LU 936)	.70	KSF	16.80	12	13
Variety Store (ITE LU 814)	1.78	KSF	1.85	3	3
Single-Family Attached Housing (ITE LU 215)	2	DU	2.27	5	5
TOTAL				**20**	**21**
Source: ITE Parking Generation, 6th Edition, 2023					

Time-of-Day Parking Demand

To further identify a reduction in parking supply requirements, Hales Engineering utilized ITE time-of-day parking demand percentages for the proposed land uses on a typical weekday to identify the needed parking supply at each hour of the day. Land uses that have offset peaks throughout the day, such as residential and office, can reduce the amount of parking demand for the site overall. Vehicles utilizing the residential land uses may need all the parking during the nighttime and reduced parking during the day time, and vice versa for the office/retail land uses. A time-of-day parking supply requirement chart depicting these offset peaks has been provided in Figure 2.

As shown, with the existing 16 parking stall on the property, there is sufficient parking to meet the recommended 16 parking stalls for the existing land uses. However, there is anticipated to be insufficient parking for the proposed land use changes if the existing supply is maintained. For the alternative land uses (cafe/bookstore), a total of 18 parking stalls is recommended and a minimum of two additional parking stalls should be provided. This could be accommodated through adding two new parking stalls or sharing two parking stalls with the neighboring property.

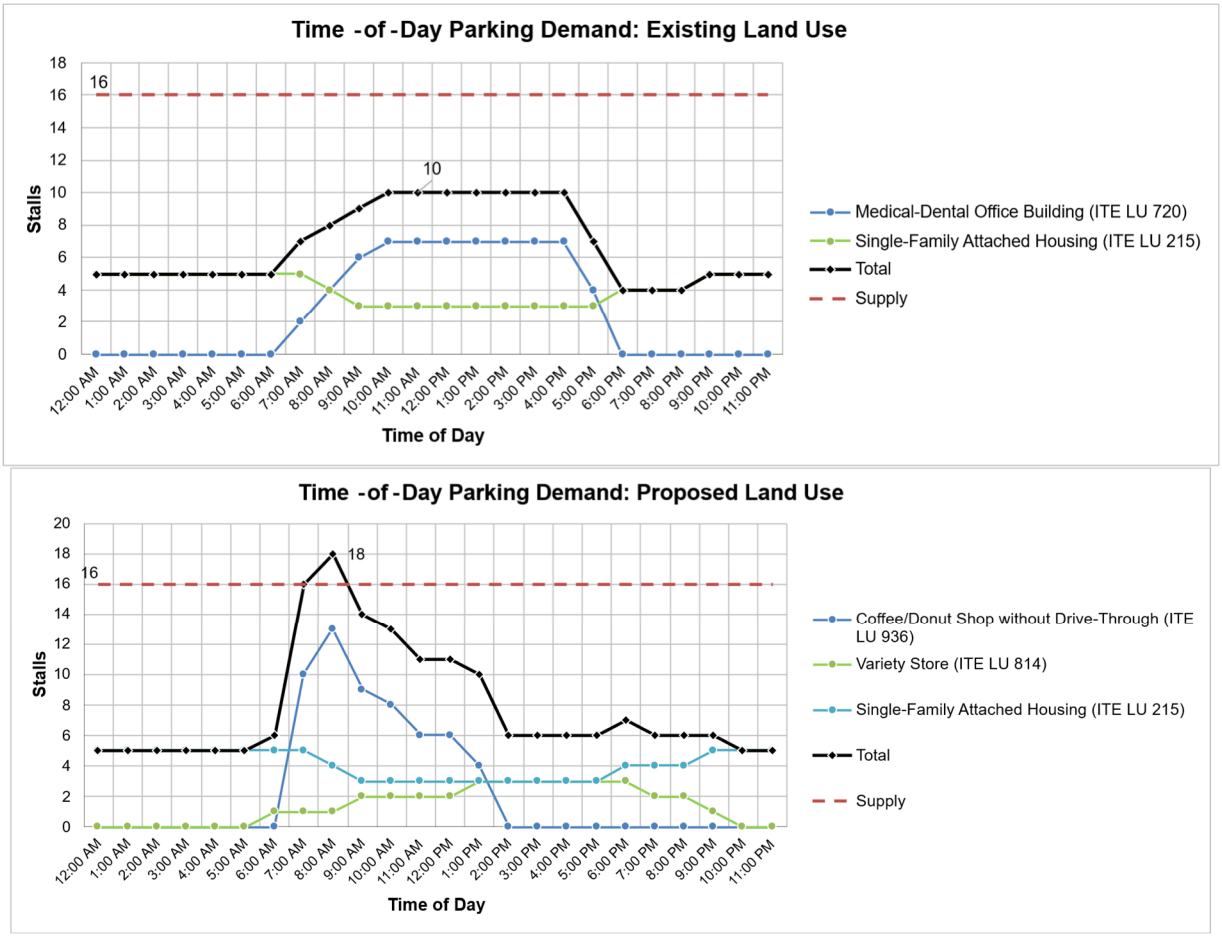


Figure 2: Time-of-day parking supply requirements

Comparison and Recommendation

A comparison of the proposed supply, the city's parking requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 4 for both land use scenarios. Based on the information provided, Hales Engineering found that the existing land uses have sufficient parking with 16 parking stalls when accounting for shared uses throughout the day. However, if the wellness center is converted into a café/bookstore, it is recommended that a total of 18 stalls be provided. Two additional stalls are recommended to be built onsite or to be leased from the neighboring property.

Table 4: Parking Comparison

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Conclusions

The key findings of this study are as follows:

- There is currently a parking supply of 16 stalls on the project property, not including the unshared parking with the neighboring property to the east
- The existing parking supply is adequate to meet the demand of 10 parking stalls for the existing land uses
- There are plans to convert the wellness center to a café/bookstore, which is expected to generate a demand of 18 parking stalls
    - It is recommended that at least two additional parking stalls be provided to accommodate this change in demand
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If you have any questions regarding this memorandum, please contact us at 801.766.4343.

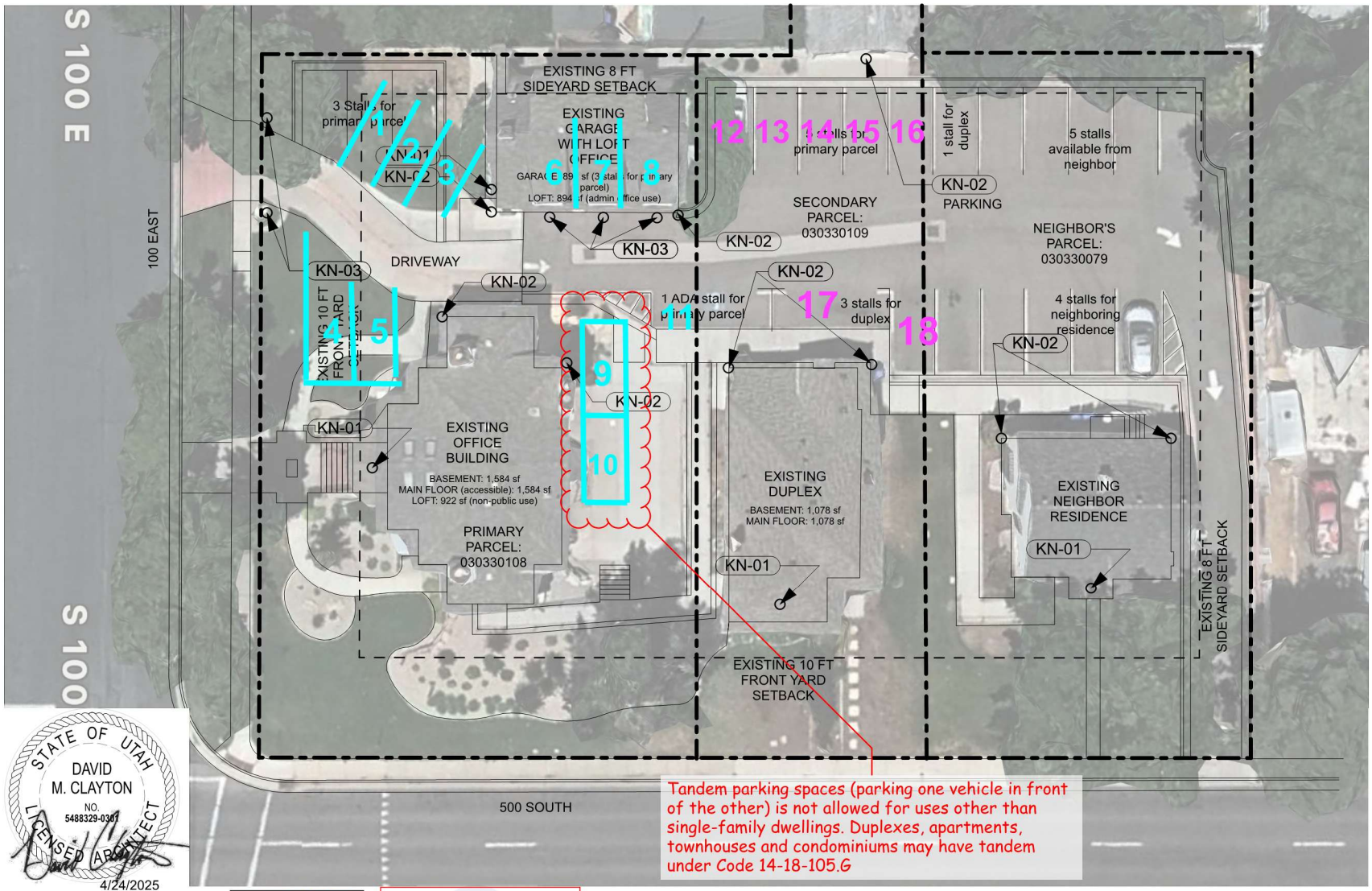
HALES ENGINEERING
innovative transportation solutions

APPENDIX A

Land Use Density Summary

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

	TOTAL SQ FOOTAGE	TOTAL OF UNUSABLE SPACE	TOTAL USEABLE SQ FOOTAGE
Total Unusable on 1st Floor	1,584	648	937
Total Unusable on 2nd Floor	1,584	555	1,029
Total Unusable on 3rd Floor	923	923	-
Total Unusable above Garage of Carriage	894	383	511
Total Unusable Sq Footage	**4,985**	**2,509**	**2,476**



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Proposed use is for a business occupancy involving appointment only health and wellness services including: yoga instruction, nutrition instruction, and related activities.

The primary parcel contains two buildings. The main building on the primary parcel is an older single family home that had previously been converted to office use and has three levels: a basement, main floor, and loft. The main floor is wheelchair accessible. It is planned by the business to use the main floor and basement for customer areas with the main floor containing all types of services so that accessibility can be maintained. The loft space is planned for employee only use, and all employees, due to the nature of their work need to be able bodied.

The second building on the primary parcel is a garage building with a loft. The garage portion has 3 stalls. The loft of this building is also planned by the business to be used for employee functions only.

OCCUPANCY:

Main building: 1,584 sf + 1,584 sf + 922 sf = 4,090 sf

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894 sf loft (B-occupancy)

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The business proposed is most similar to a medical office, thus architect proposes the 1 space per 250 sf be used instead of the general business requirement of 200 sf per stall. With that, 19 stalls would be needed. Due to the shared parking and the likelihood that the residential uses primarily will park at night time while the business parks during business hours, the architect proposes the extra two stalls be shared access as it is unlikely the residences will need all 8 stalls allotted during business hours.

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PROVIDE A CROSS ACCESS AND PARKING AGREEMENT

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KN-02 EXISTING SECURITY FLOOD LIGHT
KN-03 EXISTING STAGE COACH LIGHT

1 SITE PLAN
SCALE: 1" = 20'

0 10' 20' 40'

DEIV Architecture and Design
PO Box 991
Bountiful, UT 84011

OTTLEY TENANT IMPROVEMENT SITE PLAN
ERIN OTTLEY

SITE PLAN
4/24/25

Reviewed by 11/19/2025
Building Department
BOUNTIFUL EST. 1847 Don Simons, Building Official
COMMENTS: RED BORDER, YELLOW BACKGROUND & BLUE LETTERS.

Bountiful City Planning Department Staff Report

Item# 3

For: Planning Commission
Item: Preliminary and Final Site Plan and Preliminary and Final Plat Review – McArthur Park Office Plaza P.U.D.
Address: 100 East 500 South
Date: February 15, 2011

Background

Mr. Todd McCormick, applicant, requests preliminary and final site plan and preliminary and final plat approval for a professional office development on the northeast corner of 500 South and 100 East, Bountiful, Utah. In brief, the subject properties are located in the Professional Office Neighborhood Zone (PO-N), a zone that was created several years ago in conjunction with local residents to specifically address the deteriorating appearance of properties along 500 South between 100 East and 400 East. The proposal is to convert four existing structures, three of which were originally built as single family homes, into professional offices. Mr. Marv Blosch developed a very similar project on the opposite side of 500 South approximately two years ago (adjacent to Riley Court).

This area was originally developed primarily with single-family homes. As the City started developing further to the east and traffic along 500 South increased, most of the properties were converted into duplexes, demolished and rebuilt as multi-family developments, or simply rented out as-is. As a result, the area gradually fell into decline. In approximately 2005, a group of residents living in the vicinity of Brentwood Circle and 200 East approached the City with concerns about the worsening condition of the area. Over a period of approximately one year the City worked with the residents and Mr. Blosch to create a zone that would allow the conversion of the existing residential structures along 500 South into small, cottage style professional office buildings. The main objectives of the zone were to preserve a residential atmosphere, reduce drive approaches onto 500 South, and to encourage reinvestment and long term maintenance of these properties.

Changing from residential to commercial will require upgrades of the buildings for accessibility and building codes.

Analysis

As proposed, the site is approximately 2/3 of an acre in size (28,007 sq ft). The four existing structures comprise approximately 8,000 gross square feet, of which approximately 6,000 is used for offices and 2,000 for storage. As configured, the minimum parking requirement for this site is 22 stalls, and the proposed plan contains 22 stalls. The stalls would be accessed in a one way drive configuration, with the entrance on 100 East and the exit on 500 South.

The total project landscaping is slightly less than 45%, which is well in excess of the 15% required in the zone. Since these are existing properties, most of the proposed landscaping already exists and is mature. As driveways and curb cuts are removed, the applicant will need to install some additional landscaping to fill in those areas.

The majority of the storm water would be detained in the parking lot and drain through a reduced orifice into the existing storm drain system in 100 East. The only areas that wouldn't be detained are the first 30 feet or so of the two driveways, which will sheet flow to 500 South and 100 East.

The PUD plat is fairly straightforward; however, the minimum requirements for a P.U.D. plat have changed since the last compilation of the Land Use Ordinance. Also, the PUD drawing currently attached to this staff report is a previous iteration that has some errors, including a Lot 5, which is eliminated on the redlined plans. If the corrected plans are available prior to mailing the staff report, a copy will be included separately. If not, it will be presented at the Commission meeting. The following is an excerpt of the Ordinance as it was revised in June 2010:

14-20-601 MINIMUM NUMBER AND SIZE OF UNITS AND/OR LOTS

A. Any condominium subdivision in any zone shall have a minimum of four (4) legal units, except that in the Downtown (DN) zone a mixed-use or non-residential condominium subdivision shall have a minimum of two (2) legal units.

B. Any planned unit development (PUD) subdivision in any zone shall have a minimum of four (4) legal pads/lots, with the following exceptions:

1. In the PO-N zone, a professional office subdivision shall have a minimum of two (2) legal pads/lots,
2. In the C-N zone, a commercial subdivision shall have a minimum of two (2) legal pads/lots,
3. In the DN zone, a mixed-use subdivision shall have a minimum of two (2) legal pads/lots.

C. It is unlawful to create a condominium unit smaller than 500 sq ft in area, or a PUD pad/lot smaller than 1,500 sq ft in area, in any zone.

D. Any PUD pad site in any zone shall be generally rectangular in shape with a length to width ratio between 3:1 and 1:3.

14-20-604

A. Any legally existing development in any zone, except for multi-family developments, may be platted as a PUD development only if the development meets the minimum requirements of this Chapter and the minimum lot size requirements of the zone in which it is located.

Based on these requirements, the proposed plat as redlined meets the minimum requirements because: 1. It is larger than the minimum 0.25 acre lot size in the PO-N zone, 2. It has at least 2 building pads/lots, and 3. All of the pads/lots will be at least 1,500

square feet in size and generally rectangular in shape with length to width ratios between 3:1 and 1:3.

Recommended Action

Recommend preliminary and final site plan and preliminary and final plat approval for the McArthur Park Office Plaza with the following conditions:

1. Provide a landscaping plan meeting the minimum City requirements and to the satisfaction of City staff during construction but prior to the granting of final occupancy,
2. Make all redline corrections as indicated by staff.
3. Post the required bonds and pay any required fees.
4. Provide the necessary plat documents ready for signatures.
5. Sign a Development Agreement with the City.

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS PRIOR TO
THE COMMENCEMENT OF ANY
CONSTRUCTION.

McARTHUR PARK
OFFICE PLAZA

100 EAST 500 SOUTH
BOUNTIFUL, UTAH

INDEX OF DRAWINGS

1 of 1	PLAT
C 1.0	DEMOLITION PLAN
C 2.0	SITE DIMENSION PLAN
C 3.0	GRADING AND DRAINAGE PLAN
C 4.0	EROSION CONTROL PLAN
C 5.0	GENERAL NOTES

FOR CONSTRUCTION

DATE PRINTED
April 4, 2011

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS. THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

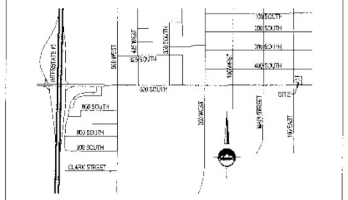
UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO SITE, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

CITY ENGINEER ACCEPTANCE OF IMPROVEMENT PLANS

THE IMPROVEMENT PLANS FOR THIS SUBDIVISION HAVE BEEN REVIEWED BY THE CITY ENGINEER FOR GENERAL CONFORMANCE WITH THE REQUIREMENTS OF THE CITY SUBDIVISION ORDINANCE. THIS SET OF CITY APPROVED DRAWINGS SHALL BE USED FOR CONSTRUCTION OF THE REQUIRED SUBDIVISION IMPROVEMENTS. THE DEVELOPERS ENGINEER, PROFESSIONAL STAMP, ON THESE DRAWINGS, IS RESPONSIBLE FOR THE ENGINEERING DESIGN SHOWING AND RELATED FIELD INFORMATION. THE CONSTRUCTION CONTRACTOR IS RESPONSIBLE FOR THE DIMENSIONS WHICH SHALL BE CONFIRMED AND CORRELATED AT THE JOB SITE, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, COORDINATION OF HIS OR HER WORK WITH THAT OF ALL OTHER TRADES, AND THE SATISFACTORY PERFORMANCE OF HIS OR HER WORK.

BY: _____ DATE: _____
CITY ENGINEER

VICINITY MAP



NO SCALE

GENERAL NOTES

1. ALL WORK SHALL CONFORM WITH BOUNTIFUL CITY STANDARDS & SPECIFICATIONS.
2. CALL BLUE STAKES 48 HOURS PRIOR TO DIGGING.
3. BENCHMARK ELEVATION = BOUNTIFUL CITY MONUMENT, SX SOUTH STREET & 100 EAST STREET (SOUND) ELEV. = 4600.00 (ASSUMED).
4. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE CONSTRUCTING ANY IMPROVEMENTS.

ENGINEER/SURVEYOR:

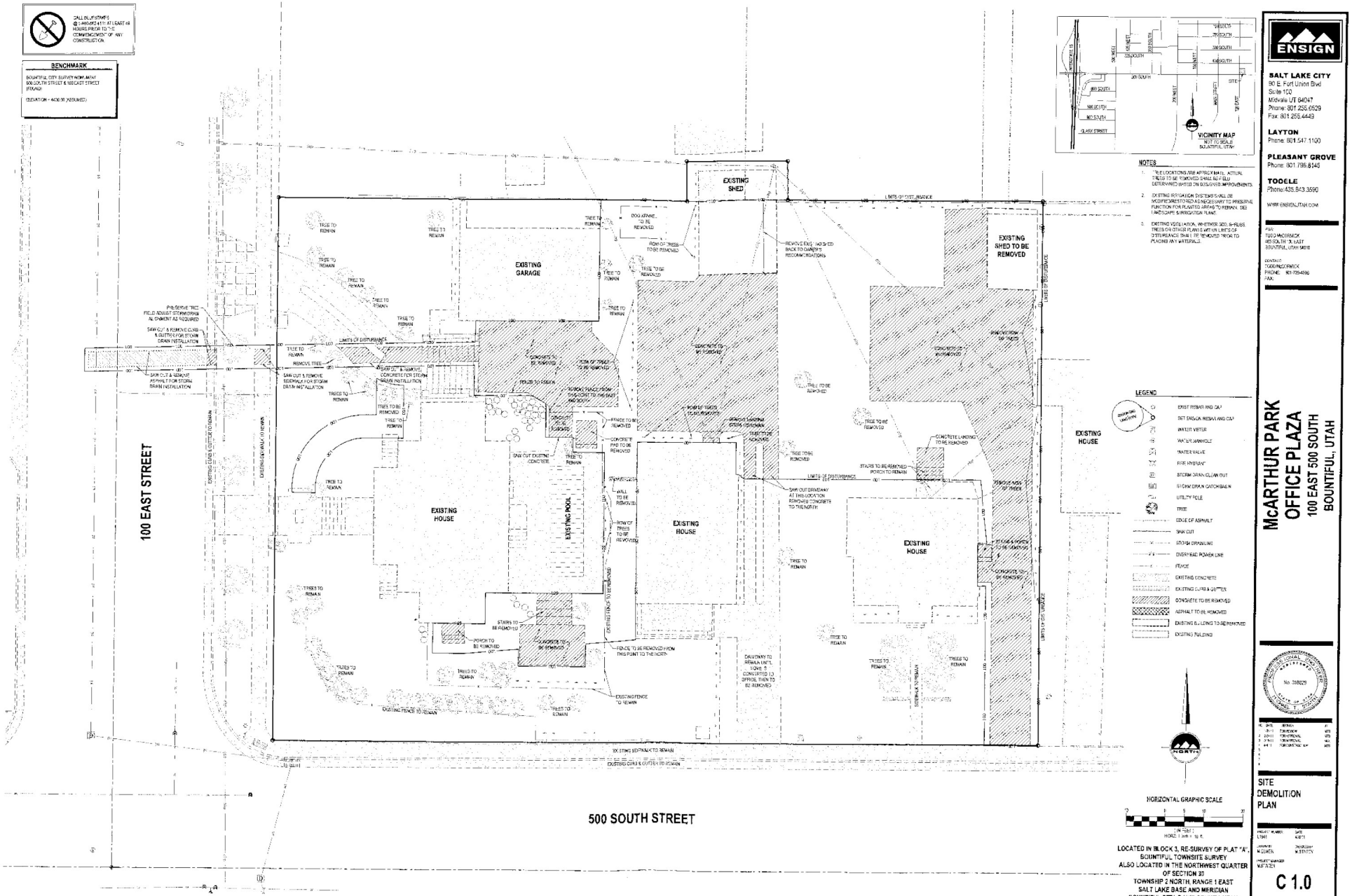


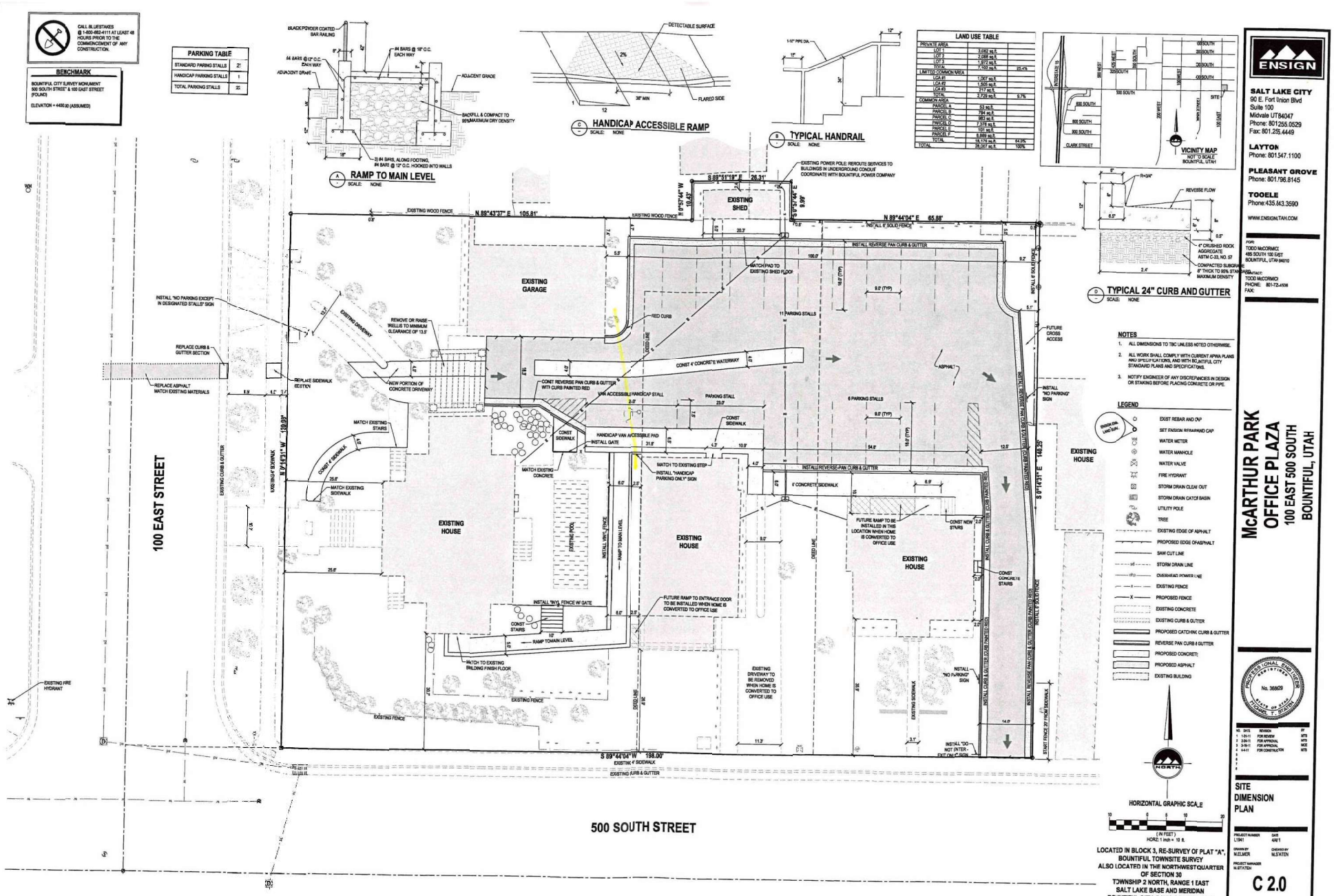
ENSIGN

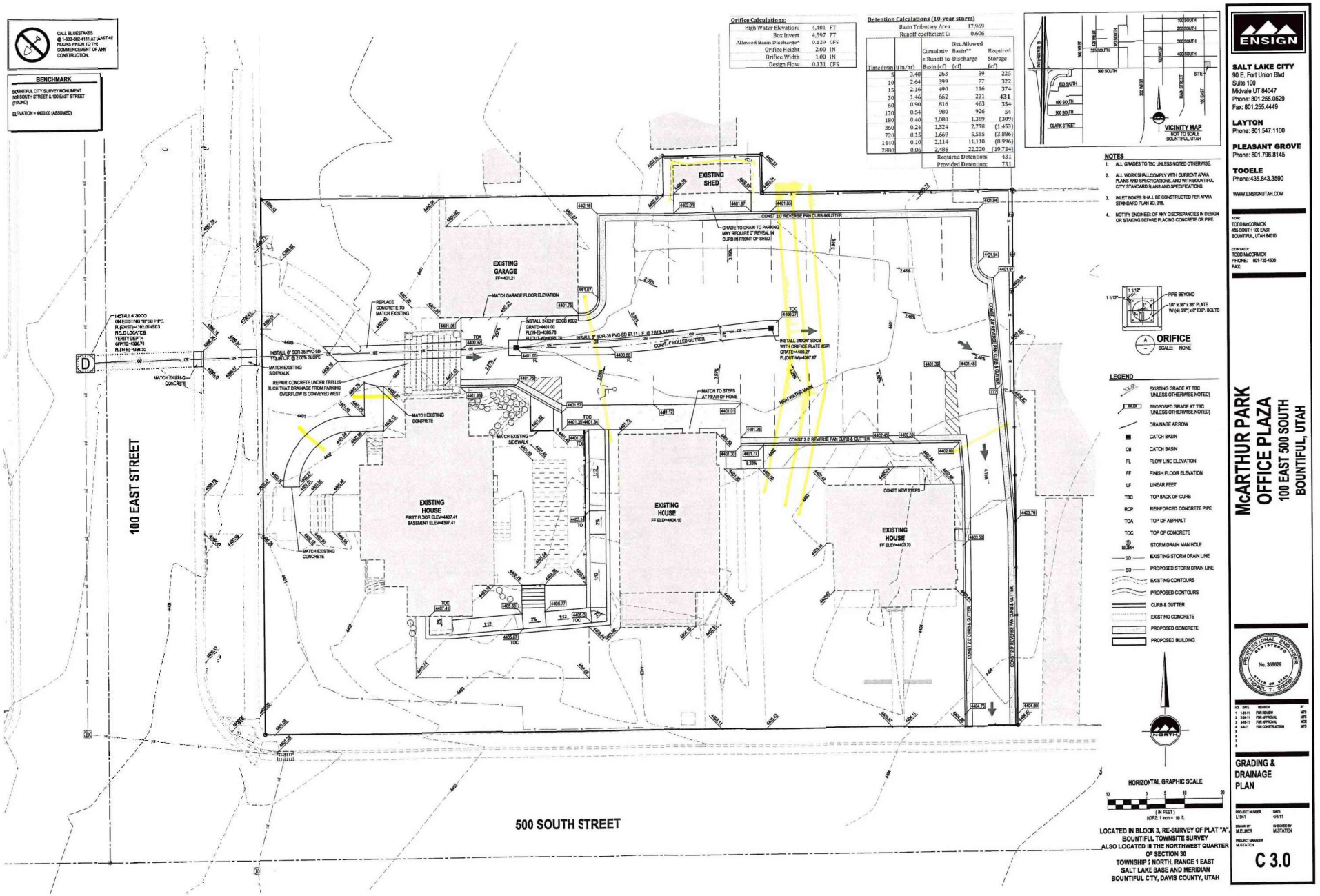
LAYTON
SALT LAKE CITY
PLEASANT GROVE
TOOELE

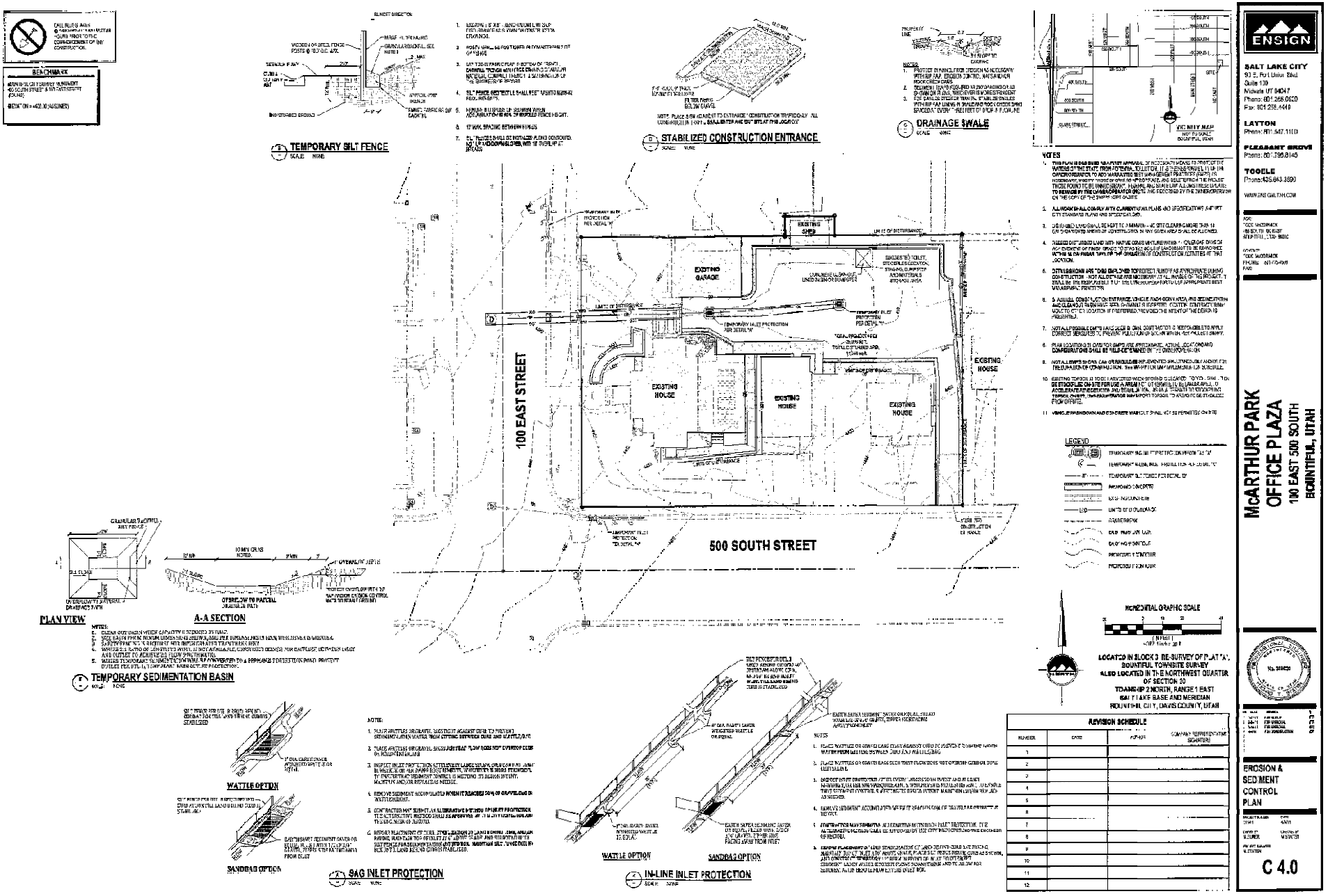
ENSIGN

McARTHUR PARK OFFICE PLAZA
FOR CONSTRUCTION - March 16, 2011


CALL BLUESTAKES
811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION
BENCHMARK
BOUNTIFUL CITY SURVEY MONUMENT
500 SOUTH STREET & 100 EAST STREET (ROAD)
ELEVATION = 4426.90 (ASSUMED)
VICINITY MAP
NOT TO SCALE
BOUNTIFUL, UTAH
NOTES
1. TREE LOCATIONS ARE APPROXIMATE. ACTUAL TREES TO BE REMOVED SHALL BE FIELD DETERMINED WHILE ON SITE DURING IMPROVEMENTS
2. EXISTING IRRIGATION SYSTEMS SHALL BE MODIFIED/RESTORED AS NECESSARY TO PRESERVE FUNCTION FOR PLANTED AREAS TO REMAIN. SEE LANDSCAPE & IRRIGATION PLANS
3. EXISTING VEGETATION, WHETHER SOD, SHRUBS TREES OR OTHER PLANTS WITHIN LIMITS OF DISTURBANCE THAT IS TO BE REMOVED PRIOR TO PLACING ANY MATERIALS
EXISTING SHED
EXISTING GARAGE
EXISTING SHED TO BE REMOVED
EXISTING HOUSE
EXISTING POOL
100 EAST STREET
500 SOUTH STREET
LIMITS OF DISTURBANCE
LEGEND
EXIST REBAR AND CAP
SET ENSIGN REBAR AND CAP
WATER VALVE
FIRE HYDRANT
STORM DRAIN CLEAN OUT
STORM DRAIN CATCH BASIN
UTILITY POLE
TREE
EDGE OF ASPHALT
SAW CUT
STORM DRAIN LINE
OVERHEAD POWER LINE
FENCE
EXISTING CONCRETE
EXISTING CURB & GUTTER
CONCRETE TO BE REMOVED
ASPHALT TO BE REMOVED
EXISTING BUILDING TO BE REMOVED
EXISTING BUILDING
NORTH
HORIZONTAL GRAPHIC SCALE
LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A", BOUNTIFUL TOWNSITE SURVEY
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8146
TOOELE
Phone:435.843.3590
WWW.ENSIGNUTAH.COM
FOR:
TODD MCCORMICK
485 SOUTH 'D' EAST
BOUNTIFUL, UTAH 84010
CONTACT:
TODD MCCORMICK
PHONE: 801-759-4590
FAX:
McARTHUR PARK
OFFICE PLAZA
100 EAST 500 SOUTH
BOUNTIFUL, UTAH
No. 388029
SITE
DEMOLITION
PLAN
C 1.0


CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
BENCHMARK
BOUNTIFUL CITY SURVEY MONUMENT 500 SOUTH STREET & 100 EAST STREET (FOUND)
ELEVATION = 4400.30 (ASSUMED)
PARKING TABLE
STANDARD PARKING STALLS 21
HANDICAP PARKING STALLS 1
TOTAL PARKING STALLS 22
A RAMP TO MAIN LEVEL SCALE: NONE
C HANDICAP ACCESSIBLE RAMP SCALE: NONE
B TYPICAL HANDRAIL SCALE: NONE
LAND USE TABLE
PRIVATE AREA
LOT 1 3,082 sq.ft.
LOT 2 2,088 sq.ft.
LOT 3 1,972 sq.ft.
TOTAL 7,102 sq.ft. 25.4%
LIMITED COMMON AREA
LCA #1 1,067 sq.ft.
LCA #2 1,505 sq.ft.
LCA #3 717 sq.ft.
TOTAL 2,729 sq.ft. 9.7%
COMMON AREA
PARCEL A 53 sq.ft.
PARCEL B 794 sq.ft.
PARCEL C 383 sq.ft.
PARCEL D 7,378 sq.ft.
PARCEL E 101 sq.ft.
PARCEL F 8,869 sq.ft.
TOTAL 18,178 sq.ft. 64.9%
TOTAL 28,007 sq.ft. 100%
VICINITY MAP NOT TO SCALE BOUNTIFUL, UTAH
D TYPICAL 24" CURB AND GUTTER SCALE: NONE
NOTES
1. ALL DIMENSIONS TO TBC UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH BOUNTIFUL CITY STANDARD PLANS AND SPECIFICATIONS.
3. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
LEGEND
EXIST REBAR AND CAP
SET ENSIGN REBAR AND CAP
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
STORM DRAIN CLEAN OUT
STORM DRAIN CATCH BASIN
UTILITY POLE
TREE
EXISTING EDGE OF ASPHALT
PROPOSED EDGE OF ASPHALT
SAW CUT LINE
STORM DRAIN LINE
OVERHEAD POWER LINE
EXISTING FENCE
PROPOSED FENCE
EXISTING CONCRETE
EXISTING CURB & GUTTER
PROPOSED CATCHING CURB & GUTTER
REVERSE PAN CURB & GUTTER
PROPOSED CONCRETE
PROPOSED ASPHALT
EXISTING BUILDING
NORTH
HORIZONTAL GRAPHIC SCALE
(IN FEET) HORZ: 1 inch = 10 ft.
LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A", BOUNTIFUL TOWNSITE SURVEY ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 30 TOWNSHIP 2 NORTH, RANGE 1 EAST SALT LAKE BASE AND MERIDAN BOUNTIFUL CITY, DAVIS COUNTY, UTAH
100 EAST STREET
500 SOUTH STREET
EXISTING GARAGE
EXISTING SHED
EXISTING HOUSE
EXISTING HOUSE
EXISTING HOUSE
EXISTING HOUSE
EXISTING DRIVEWAY TO BE REMOVED WHEN HOME IS CONVERTED TO OFFICE USE
FUTURE RAMP TO BE INSTALLED IN THIS LOCATION WHEN HOME IS CONVERTED TO OFFICE USE
FUTURE RAMP TO ENTRANCE DOOR TO BE INSTALLED WHEN HOME IS CONVERTED TO OFFICE USE
FUTURE CROSS ACCESS
11 PARKING STALLS
6 PARKING STALLS
VAN ACCESSIBLE HANDICAP STALL
HANDICAP VAN ACCESSIBLE PAD
RAMP TO MAIN LEVEL
RAMP TO MAIN LEVEL
EXISTING POWER POLE; REROUTE SERVICES TO BUILDINGS IN UNDERGROUND CONDUIT COORDINATE WITH BOUNTIFUL POWER COMPANY
ENSIGN
SALT LAKE CITY 90 E. Fort Union Blvd Suite 100 Midvale UT 84047 Phone: 801.255.0529 Fax: 801.255.4449
LAYTON Phone: 801.547.1100
PLEASANT GROVE Phone: 801.796.8145
TOOELE Phone: 435.843.3590
WWW.ENSIGNUTAH.COM
FOR: TODD McCORMICK 485 SOUTH 100 E/ST BOUNTIFUL, UTAH 84010
CONTACT: TODD McCORMICK PHONE: 801-72-4506 FAX:
McARTHUR PARK OFFICE PLAZA
100 EAST 500 SOUTH
BOUNTIFUL, UTAH
No. 36609
SITE DIMENSION PLAN
C 2.0


CALL BLUESTAKES @ 1-800-662-4111 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
BENCHMARK
BOUNTIFUL CITY SURVEY MONUMENT 500 SOUTH STREET & 100 EAST STREET (FOUND)
ELEVATION = 4400.00 (ASSUMED)
Orifice Calculations:
High Water Elevation: 4,401 FT
Box Invert 4,397 FT
Allowed Basin Discharge* 0.129 CFS
Orifice Height 2.00 IN
Orifice Width 1.00 IN
Design Flow 0.131 CFS
Detention Calculations (10-year storm)
Basin Tributary Area 17,969
Runoff coefficient C 0.606
Time (min) i (in/hr) Cumulative Basin Runoff (cf) Net,Allowed Basin** Discharge (cf) Required Storage (cf)
5 3.48 263 39 225
10 2.64 399 77 322
15 2.16 490 116 374
30 1.46 662 231 431
60 0.90 816 463 354
120 0.54 980 926 54
180 0.40 1,080 1,389 (309)
360 0.24 1,324 2,778 (1,453)
720 0.15 1,669 5,555 (3,886)
1440 0.10 2,114 11,110 (8,996)
2880 0.06 2,486 22,220 (19,734)
Required Detention: 431
Provided Detention: 731
VICINITY MAP
NOT TO SCALE
BOUNTIFUL, UTAH
NOTES
1. ALL GRADES TO TBC UNLESS NOTED OTHERWISE.
2. ALL WORK SHALL COMPLY WITH CURRENT APWA PLANS AND SPECIFICATIONS, AND WITH BOUNTIFUL CITY STANDARD PLANS AND SPECIFICATIONS.
3. INLET BOXES SHALL BE CONSTRUCTED PER APWA STANDARD PLAN NO. 315.
4. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR PIPE.
ORIFICE
SCALE: NONE
LEGEND
EXISTING GRADE AT TBC (UNLESS OTHERWISE NOTED)
PROPOSED GRADE AT TBC (UNLESS OTHERWISE NOTED)
DRAINAGE ARROW
CATCH BASIN
CB CATCH BASIN
FL FLOW LINE ELEVATION
FF FINISH FLOOR ELEVATION
LF LINEAR FEET
TBC TOP BACK OF CURB
RCP REINFORCED CONCRETE PIPE
TOA TOP OF ASPHALT
TOC TOP OF CONCRETE
SDMH STORM DRAIN MAN HOLE
SD EXISTING STORM DRAIN LINE
SD PROPOSED STORM DRAIN LINE
EXISTING CONTOURS
PROPOSED CONTOURS
CURB & GUTTER
EXISTING CONCRETE
PROPOSED CONCRETE
PROPOSED BUILDING
NORTH
HORIZONTAL GRAPHIC SCALE
(IN FEET)
HORZ. 1 inch = 10 ft.
LOCATED IN BLOCK 3, RE-SURVEY OF PLAT "A", BOUNTIFUL TOWNSITE SURVEY
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
EXISTING SHED
EXISTING GARAGE
FF=4401.21
EXISTING HOUSE
FIRST FLOOR ELEV=4407.41
BASEMENT ELEV=4397.41
EXISTING HOUSE
FF ELEV=4404.10
EXISTING HOUSE
FF ELEV=4403.70
100 EAST STREET
500 SOUTH STREET
CONST 2.2' REVERSE PAN CURB &GUTTER
GRADE TO DRAIN TO PARKING MAY REQUIRE 5" REVEAL IN CURB IN FRONT OF SHED
MATCH EXISTING GARAGE FLOOR ELEVATION
REPLACE CONCRETE TO MATCH EXISTING
INSTALL 24X24" SDCB #SD2
INSTALL 8" SDR-35 PVC-SD @7.11% L.F. @ 2.81% SLOPE
CONST. 4' ROLLED GUTTER
INSTALL 24X24" SDCB WITH ORIFICE PLATE #SD1
INSTALL 4" SDCO
INSTALL 8" SDR-35 PVC-SD 11.28' L.F. @ 2.00% SLOPE
MATCH EXISTING SIDEWALK
REPAIR CONCRETE UNDER TRELLIS SUCH THAT DRAINAGE FROM PARKING OVERFLOW IS CONVEYED WEST
MATCH EXISTING CONCRETE
MATCH TO STEPS AT REAR OF HOME
HIGH WATER MARK
CONST NEW STEPS
ENSIGN
SALT LAKE CITY
90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449
LAYTON
Phone: 801.547.1100
PLEASANT GROVE
Phone: 801.796.8145
TOOELE
Phone:435.843.3590
WWW.ENSINUTAH.COM
FOR:
TODD McCORMICK
485 SOUTH 100 EAST
BOUNTIFUL, UTAH 84010
CONTACT:
TODD McCORMICK
PHONE: 801-725-4508
FAX:
McARTHUR PARK OFFICE PLAZA
100 EAST 500 SOUTH
BOUNTIFUL, UTAH
No. 368629
REVISIONS
1 1-31-11 FOR REVIEW MTS
2 2-9-11 FOR APPROVAL MTS
3 3-15-11 FOR APPROVAL MCE
4 4-4-11 FOR CONSTRUCTION MTS
GRADING & DRAINAGE PLAN
PROJECT NUMBER L1941
DATE 4/4/11
DRAWN BY M.ELMER
CHECKED BY M.STATEN
PROJECT MANAGER M.STATEN
C 3.0


CALL BLUE STAKES
BENCHMARK
TEMPORARY SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE
DRAINAGE SWALE
VICINITY MAP
NOTES
LEGEND
100 EAST STREET
500 SOUTH STREET
EXISTING GARAGE
EXISTING HOUSE
PLAN VIEW
A-A SECTION
TEMPORARY SEDIMENTATION BASIN
WATTLE OPTION
SANDBAG OPTION
SAG INLET PROTECTION
IN-LINE INLET PROTECTION
HORIZONTAL GRAPHIC SCALE
LOCATED IN BLOCK 3 RE-SURVEY OF PLAT "A" BOUNTIFUL TOWNSITE SURVEY
ALSO LOCATED IN THE NORTHWEST QUARTER OF SECTION 30
TOWNSHIP 2 NORTH, RANGE 1 EAST
SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
REVISION SCHEDULE
ENSIGN
SALT LAKE CITY
LAYTON
PLEASANT GROVE
TOOELE
McARTHUR PARK OFFICE PLAZA
110 EAST 500 SOUTH
BOUNTIFUL, UTAH
EROSION & SEDIMENT CONTROL PLAN
C 4.0

40-year warranty. Councilwoman Holbrook made a motion to approve the purchase of the cable as recommended, in the total amount of $12,424.00. Councilman Tolman seconded the motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

Dispatch Building S&C Switchgear: Mr. Johnson explained that the electrical service to the new Dispatch building will be connected to the power system between the new Titan generators and the new Generation Step-up transformer. This is an area which will have a very high fault current potential. The standard equipment is not rated for this level of fault current, so the Power Department has requested bids for switchgear with the appropriate ratings. Two bids were received and it is the recommendation of staff, ICPE and the Power Commission that the low bid from Northern Power Equipment in the amount of $34,460 be approved. Councilman Moss motioned to approve the purchase, as recommended. Councilman Myers seconded the motion and voting was unanimous. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

PRELIMINARY AND FINAL SITE PLAN APPROVED FOR McARTHUR PARK OFFICE PLAZA, 100 EAST 500 SOUTH

Mr. Rowland presented the request of Todd McCormick, applicant, for preliminary and final site plan approval for a professional office development on the northeast corner of 500 South and 100 East. He reviewed that the subject properties are located in the Professional Office Neighborhood Zone (PO-N), a zone which was created several years ago in conjunction with local residents to specifically address the deteriorating appearance of properties along 500 South. The Planning Commission reviewed this proposal and it is their recommendation, together with staff, the preliminary and final site plan approval be granted subject to the following conditions:

1. Provide a final landscaping plan meeting the minimum City requirements and to the satisfaction of City staff during construction but prior to the granting of final occupancy.
2. Make all redline corrections as required by staff and the Fire Marshall.
3. Increase the amount and visibility of the "Do Not Enter/Exit Only" signage for the proposed driveway on 500 South, to the satisfaction of City staff.

Councilman Myers made a motion to approve the request of Mr. McCormick, as presented and recommended. Councilwoman Holbrook seconded the motion which carried unanimously. Councilpersons Holbrook, Knight, Moss, Myers and Tolman voted "aye".

PUBLIC HEARING TO CONSIDER ZONE CHANGE, APPROXIMATELY 3100 SOUTH BETWEEN ORCHARD DR AND 200 EAST, FROM R-4 TO R-1 WITH LIMITED DOMESTIC FARM ANIMAL RIGHTS

Mr. Jensen reviewed that a group of property owners in the approximate area of 3100 South between Orchard Drive and 200 East have requested a zone map amendment from Single-Family (R-4) and Single-Family (R-3) to Single Family with domestic farm animal keeping (R-1) for multiple properties in the Val Verda area. He showed the properties on a map and aerial photo. He noted that Ord. No. 2010—04 provides for the keeping of certain domestic farm animals on properties that are at least one acre in size (Table 14-4-103a and section 14-4-119 of

Planning Commission
Staff Report

Subject:	**Final Architectural and Site Plan Review for a Retail Store/Private Fitness Facility**
Address:	**420 West 500 South**
Author:	**Chaz Leech, Assistant Planner**
Date:	**January 6, 2026**

Background

The applicant, Joel LaSalle, property owner with LaSalle Yi LLC, is requesting Final Architectural Site Plan Approval at 420 West 500 South to use the existing site for a retail store / private fitness facility (gymnasium). The parcel is approximately 1.8 acres and includes various active businesses, such as Starbucks and Bountiful Emissions; however, the project being considered involves reviewing a remodel of the existing bicycle (Guthrie Bicycle) shop, approximately 11,700 square ft. The proposal would create two (2) indoor spaces which would be used as private fitness and retail specialty sports equipment .



Figure 1. Aerial Photo of 420 W 500 S and Surrounding Properties, 2025

Analysis

The property is in the Commercial General (C-G) Zone, where Bountiful Land Use Code 14-6-111 states that Site Plan Approval shall be required for any new construction or change in use in the (C) Zone.

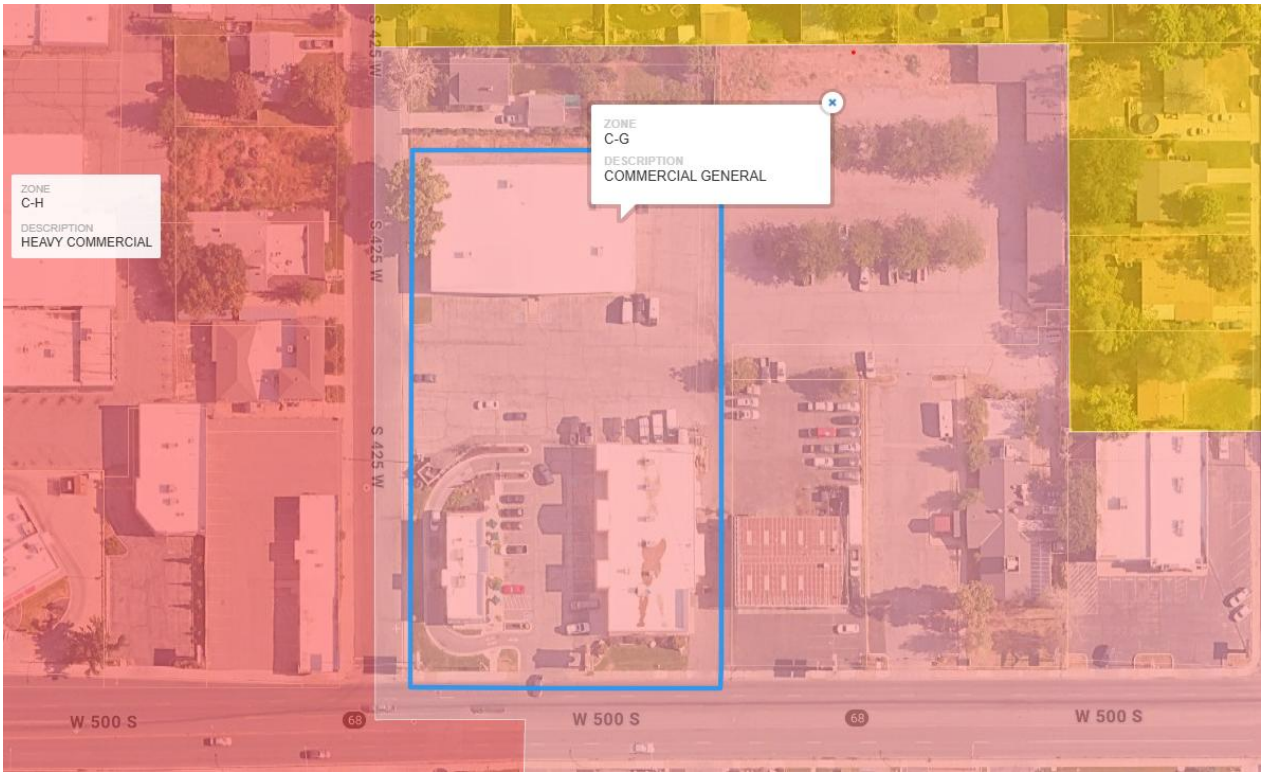


Figure 2. Current Bountiful Zoning of 420 W 500 S

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 plans have been reviewed by staff, where landscaping, parking, lighting, screening, and all other applicable standards are reviewed for compliance. The site meets all of the current applicable standards with the exception of parking. The proposed use would require 58 parking spaces based on the concept that the previous use and proposed use are equal in intensity. The submitted site plan indicates 28 spaces, however, there are 24 additional

parking spaces adjacent to existing building (on the same parcel) that could be utilized with the implementation of a shared parking agreement.

The existing on-site parking supply is sufficient to accommodate the proposed use. The applicant's request does not increase the building's floor area, occupancy load, or operational intensity compared to the previous approved use. The proposed activity is expected to generate a parking demand of similar magnitude and duration, with no additional peak-hour impacts. Based on this comparable intensity and the site's historical performance, the current parking configuration is adequate and no additional parking improvements or modifications are warranted at this time.



Figure 3. New Northeast Exterior Perspective



Figure 4. Comparison of New and Current Perspectives

The applicant is proposing several improvements to the existing building and parking areas. Regarding the building upgrades, the proposal includes; remove all existing exterior finishes, install new façade cladding with EIFS finish, ledgestone wainscot and synthetic wood siding, construct new storefront entries with canopy lighting, place extended parapets to conceal new rooftop HVAC equipment.

The improvements to the parking area would include new pole and building mounted lighting, and new parking lot surfacing and striping which would increase the number of parking stalls. Additionally, the applicant is proposing to landscape the northern portion of the site adjacent to the boundary line, thereby increasing the overall landscaping for the site to approximately eleven percent (11%). The proposed architectural improvements exceed the requirements of Chapter 15 (14-15-104) in that the primary façade would have fifty-one percent (51%) upgraded architectural features (where twenty-five (25%) is required), and the secondary facade would have twenty-five (25 %) architectural upgrades (where fifteen percent (15%) is required).

The proposed private fitness facility supports General Plan goals by reinvesting in an existing building, improving site appearance through several architectural, structural and landscaping improvements. It aligns with the Community Commercial place type by providing a mid-level intensity and adding to the mix of commercial business types.

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

Significant Impacts
There are minimal impacts of this proposed development on the property and surrounding uses, as the proposed use and site does not require additional parking, landscaping, or traffic flow. The existing infrastructure, such as water, sewer, culinary water, and transportation are in place to support this development.

Recommendation
Staff recommends that the Planning Commission review the Final Architectural and Site Plan application at 420 West 500 South and forward a positive recommendation to the City Council, subject to the following:

1. The applicant shall provide a recorded shared cross-parking agreement prior to building occupancy approvals.
2. The applicant shall obtain necessary building permits for remodels, signage, etc.
3. The applicant shall meet all staff review comments.

Attachments

1. Statement of Intent
2. Site Plan
3. Landscape Plan
4. Proposed Façade Remodel

DXU ARCHITECTS

- Chicago
- Scottsdale
- Los Angeles

September 30, 2025

Bountiful City Planning
795 South Main Street
Bountiful, UT 84010

Subject: **420 West 500 South**
Architectural Site Plan Review (Non-Residential)
Statement of Intent
Application Number: PREPSPR25-031

The above-mentioned property will be undergoing a façade and parking lot remodel.

The building currently houses a business named Guthrie Bicycle.

Proposed work includes the following:

1. Removal of all existing exterior finishes.
2. New façade cladding with EIFS finish, ledgestone wainscot and wood (synthetic) siding.
3. New storefront entries and canopies with lighting.
4. Extended parapets to conceal new rooftop HVAC equipment.
5. New parking lot surfacing and striping to increase number of parking stalls.
6. New pole mounted parking lot lighting and building mounted area lighting.
7. Updated landscaping.

If you have any questions or concerns, please contact me at (480) 397-0005.

Sincerely,

DXU Architects

Keith Sullivan
Senior Project Manager
ksullivan@dxuarch.com

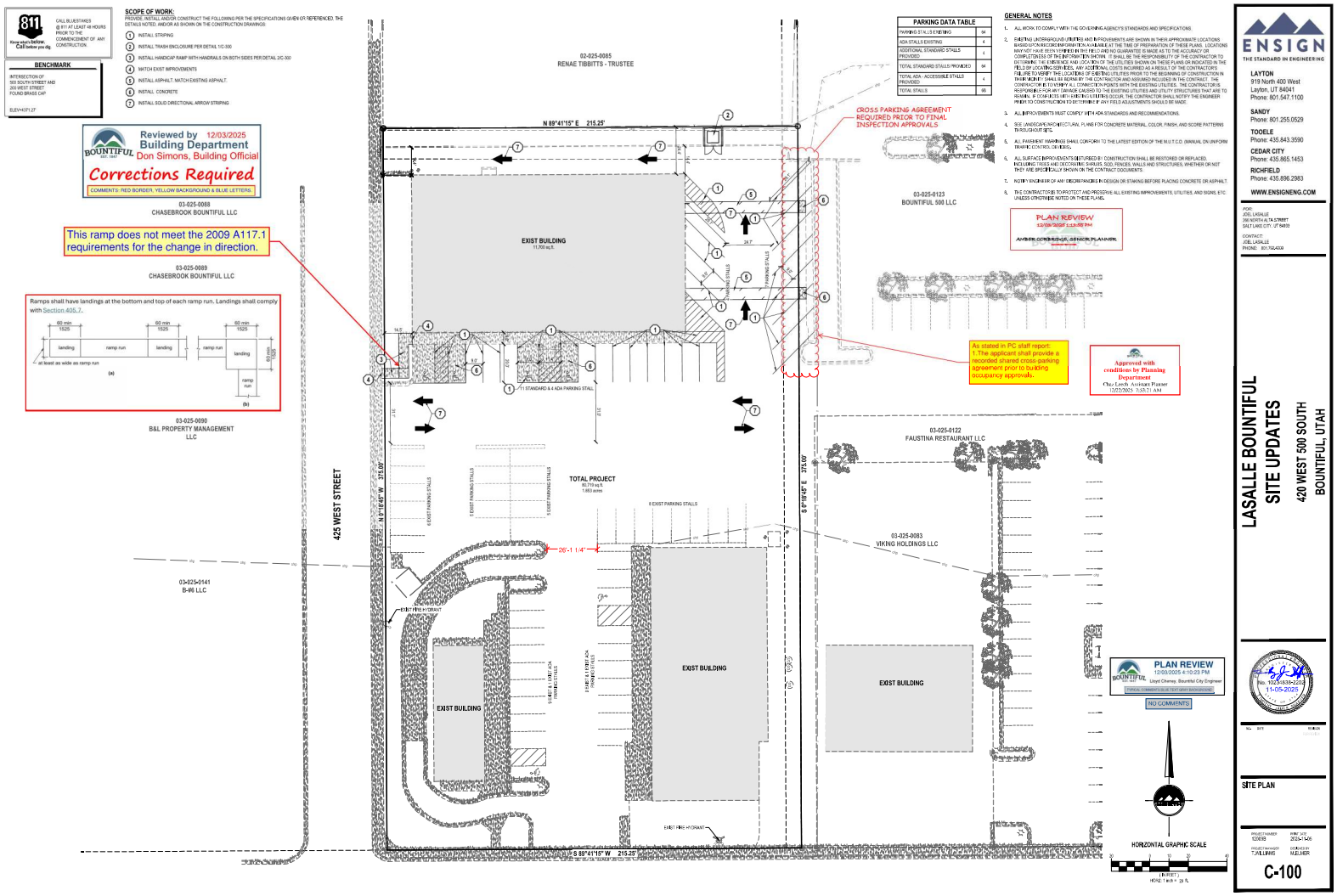
D:\DXU LLC Dropbox\Danielle Wilson\DxU-Projects\Xponential Brands\Rumble\24-379 Oceanside, CA (2)\3.0\3.4 Permit Submittals\Building - 2nd Submittal\Response Letter.doc

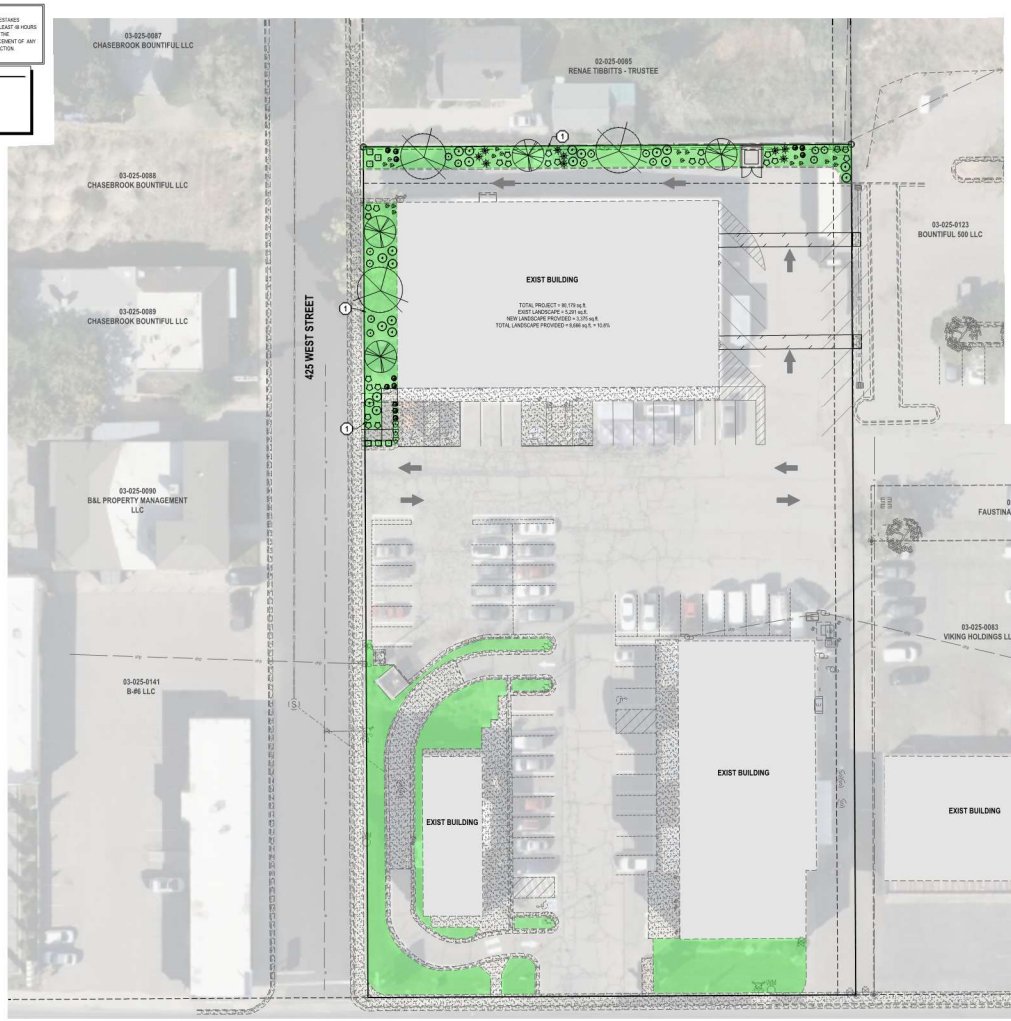
Reviewed by Planning Department
Chaz Leech Assistant Planner
12/22/2025 8:04:42 AM

Reviewed by 10/15/2025
Building Department
Don Simons, Building Official
COMMENTS: RED BORDER, YELLOW BACKGROUND & BLUE LETTERS.

PLAN REVIEW
10/08/2025 4:59:40 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND

NO COMMENTS


811
Know what's Below. Call before you dig.
CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
BENCHMARK
INTERSECTION OF 500 SOUTH STREET AND 200 WEST STREET
FOUND BRASS CAP
ELEV=4371.27
SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED. THE DETAILS NOTED AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
1 INSTALL STRIPING
2 INSTALL TRASH ENCLOSURE PER DETAIL 1/C-300
3 INSTALL HANDICAP RAMP WITH HANDRAILS ON BOTH SIDES PER DETAIL 2/C-300
4 MATCH EXIST IMPROVEMENTS
5 INSTALL ASPHALT. MATCH EXISTING ASPHALT.
6 INSTALL CONCRETE
7 INSTALL SOLID DIRECTIONAL ARROW STRIPING
Reviewed by 12/03/2025
Building Department
Don Simons, Building Official
Corrections Required
COMMENTS: RED BORDER, YELLOW BACKGROUND & BLUE LETTERS
03-025-0088
CHASEBROOK BOUNTIFUL LLC
This ramp does not meet the 2009 A117.1 requirements for the change in direction.
03-025-0089
CHASEBROOK BOUNTIFUL LLC
Ramps shall have landings at the bottom and top of each ramp run. Landings shall comply with Section 405.7.
60 min 1525
landing
ramp run
at least as wide as ramp run
(a)
(b)
03-025-0090
B&L PROPERTY MANAGEMENT LLC
02-025-0085
RENAE TIBBITTS - TRUSTEE
N 89°41'15" E 215.25'
EXIST BUILDING
11,700 sq.ft.
PARKING STALLS
11 STANDARD & 4 ADA PARKING STALL
TOTAL PROJECT
80,719 sq.ft.
1.853 acres
8 EXIST PARKING STALLS
5 EXIST PARKING STALLS
425 WEST STREET
N 0°18'48" W 315.00'
S 0°18'48" E 315.00'
26'-1 1/4"
EXIST FIRE HYDRANT
03-025-0141
B-#6 LLC
EXIST BUILDING
EXIST BUILDING
EXIST BUILDING
S 89°41'15" W 215.25'
PARKING DATA TABLE
PARKING STALLS EXISTING 94
ADA STALLS EXISTING 4
ADDITIONAL STANDARD STALLS PROVIDED 4
TOTAL STANDARD STALLS PROVIDED 94
TOTAL ADA - ACCESSIBLE STALLS PROVIDED 4
TOTAL STALLS 98
GENERAL NOTES
1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES, AND ADDITIONAL UTILITIES WHICH MAY EXIST. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF EXISTING UTILITIES PRIOR TO THE BEGINNING OF CONSTRUCTION IN THEIR VICINITY. SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT. THE CONTRACTOR IS TO VERIFY ALL CONNECTION POINTS WITH THE EXISTING UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN. IF CONFLICTS WITH EXISTING UTILITIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO CONSTRUCTION TO DETERMINE IF ANY FIELD ADJUSTMENTS SHOULD BE MADE.
3. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
4. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT PE.
5. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
6. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
7. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
8. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC UNLESS OTHERWISE NOTED ON THESE PLANS.
CROSS PARKING AGREEMENT REQUIRED PRIOR TO FINAL INSPECTION APPROVALS
03-025-0123
BOUNTIFUL 500 LLC
PLAN REVIEW
AMBER CORBRIDGE, SENIOR PLANNER
As stated in PC staff report: 1.The applicant shall provide a recorded shared cross-parking agreement prior to building occupancy approvals.
Approved with conditions by Planning Department
Chaz Lesch Assistant Planner
12/03/2025 7:53:51 AM
03-025-0122
FAUSTINA RESTAURANT LLC
03-025-0083
VIKING HOLDINGS LLC
PLAN REVIEW
12/03/2025 4:10:23 PM
Lloyd Chaney, Bountiful City Engineer
NO COMMENTS
HORIZONTAL GRAPHIC SCALE
ENSIGN
THE STANDARD IN ENGINEERING
LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100
SANDY
Phone: 801.255.0529
TOOELE
Phone: 435.843.3590
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2983
WWW.ENSIGNENG.COM
FOR:
JOEL LASALLE
390 NORTH ALTA STREET
SALT LAKE CITY, UT 84103
CONTACT:
JOEL LASALLE
PHONE: 801.750.4049
LASALLE BOUNTIFUL
SITE UPDATES
420 WEST 500 SOUTH
BOUNTIFUL, UTAH
No. 10251639-2202
11-05-2025
REGISTERED PROFESSIONAL ENGINEER
STATE OF UTAH
SITE PLAN
PROJECT NUMBER 120698
DWG NAME 2025-1206
PROJECT MANAGER T. WILLIAMS
DESIGNED BY M.ZLIMEN
C-100



811 Know what's below. Call before you dig.

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

INTERSECTION OF 500 SOUTH STREET AND 200 WEST STREET
FOUND BRASS CAP

ELEV=4371.27'

Landscape

Trees

Qty	Symbol	Common Name	Botanical Name	Plant Size
4		Norway Maple	Acer Platanoides	2" Cal.
3		Carrier Hawthorn	Crategus Lavellei	2" Cal.

Shrubs

Qty	Symbol	Common Name	Botanical Name	Plant Size
13		Barberry, 'Crimson Pygmy'	Berberis thunbergii atropurpurea nana	5 Gallon
8		Boxwood, Littleleaf	Buxus microphylla	5 Gallon
24		Cinquefoil	Potentilla fruticosa 'Abbotswood'	5 Gallon
20		Winged Euonymus	Euonymus alatus 'Grovel's Compactus'	5 Gallon
9		Pine, Mugo	Pinus mugo 'Compacta'	5 Gallon
12		Fountain Grass	Pennisetum setaceum	1 Gallon

Annuals-Perennials

Qty	Symbol	Common Name	Botanical Name	Plant Size
16		Daylily	Hemerocallis	1 Gallon
3		Black-Eyed Susan	Rudbeckia hirta	1 Gallon

1 In all planter bed areas, install 4" deep 2"-3" dia. Nephi Rock & Gravel color 'Southtown' or equiv. decorative rock over weed barrier, typ.

LANDSCAPE TABLE	
TOTAL PROJECT	80,178 sq.ft.
EXISTING LANDSCAPE	5,291 sq.ft.
NEW LANDSCAPE PROVIDED	3,370 sq.ft.
TOTAL LANDSCAPE PROVIDED	10.8%

Reviewed by 12/03/2025
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.

PLAN REVIEW
12/03/2025 4:10:23 PM
Lloyd Chenny, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT GRAY BACKGROUND
NO COMMENTS

Reviewed by Planning Department
Chaz Leech Assistant Planner
12/22/2025 7:54:55 AM

HORIZONTAL GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

LAYTON
919 North 400 West
Layton, UT 84041
Phone: 801.547.1100

SANDY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
JOEL LASALLE
286 NORTH ALTA STREET
SALT LAKE CITY, UT 84103

CONTACT:
JOEL LASALLE
PHONE: 801.792.4230

LASALLE BOUNTIFUL SITE UPDATES

420 WEST 500 SOUTH
BOUNTIFUL, UTAH

NO. DATE REVISION

LANDSCAPE PLAN

PROJECT NUMBER 120098
PRINT DATE 2025-11-05
PROJECT MANAGER T. WILLIAMS
DESIGNED BY M.ELMER

L-100

PROPOSED FACADE REMODEL
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

THIS REMODEL QUALIFIES FOR A LEVEL 3 ALTERATION WITH A CHANGE OF OCCUPANCY IN THE EXISTING BUILDING CODE. YOU MUST PROVIDE AN SEISMIC EVALUATION WITH RECOMMENDATIONS FROM A LICENSED ENGINEER.

2021 IEBC
SECTION 604 ALTERATION - LEVEL 3
604.1 SCOPE. LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
604.2 SCOPE. LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS THE PROVISIONS OF CHAPTER 9.
SECTION 605 CHANGE OF OCCUPANCY
605.1 SCOPE. CHANGE OF OCCUPANCY PROVISIONS APPLY WHERE THE ACTIVITY IS CLASSIFIED AS A CHANGE OF OCCUPANCY AS DEFINED IN CHAPTER 2.
605.2 APPLICATION. CHANGES OF OCCUPANCY SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 10.





THIS ARCHITECTURAL SHELL BUILDING IS A MODERN SINGLE-STORY RETAIL/FITNESS DEVELOPMENT DESIGNED TO ACCOMMODATE MULTIPLE TENANTS. THE STRUCTURE FEATURES A CLEAN AND CONTEMPORARY FAÇADE WITH A COMBINATION OF MATERIALS INCLUDING SMOOTH GRAY WALL PANELS, LEDGESTONE WAINSCOT, AND ACCENT CLADDING AT EACH STOREFRONT ENTRY. PROMINENT PARAPET ELEMENTS HIGHLIGHT TENANT SIGNAGE AREAS, FRAMED WITH CONTRASTING FINISHES TO CREATE STRONG VISUAL IDENTITY FOR EACH OCCUPANT.

Reviewed by Planning Department

Chaz Leech Assistant Planner
12/22/2025 8:10:48 AM



1 NEW EXTERIOR PERSPECTIVE - LOOKING NORTHEAST
N.T.S.

DXU ARCHITECTS

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

REVISIONS:
NO. DESCRIPTION DATE

TITLE:
PERSPECTIVE

DATE:
11.14.2025

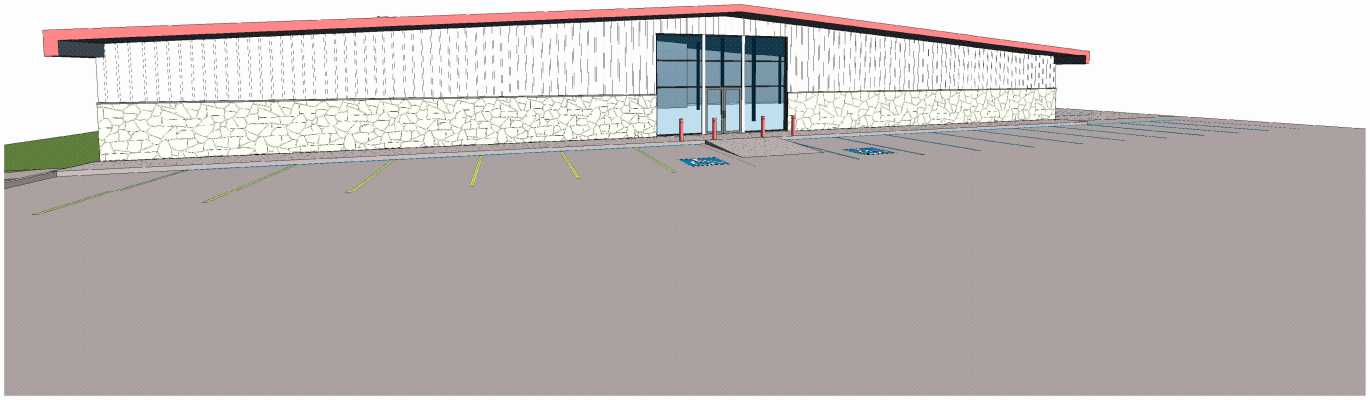
PROJECT NO.
25-415

SHEET NO.
3D-1C

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1 NEW EXTERIOR PERSPECTIVE - SOUTH VIEW
N.T.S.



2 EXISTING EXTERIOR PERSPECTIVE - SOUTH VIEW
N.T.S.

DXU ARCHITECTS

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

REVISIONS:
NO. DESCRIPTION DATE

TITLE:
PERSPECTIVE

DATE:
11.14.2025

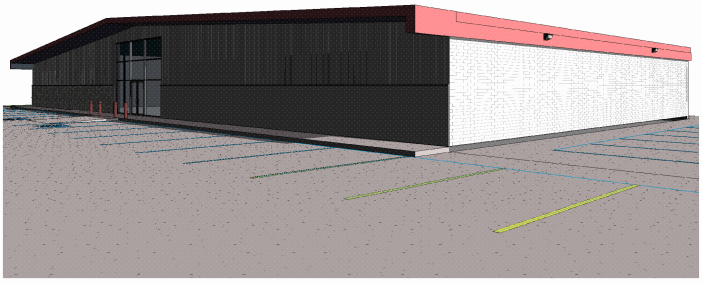
PROJECT NO.
25-415

SHEET NO.
3D-1B

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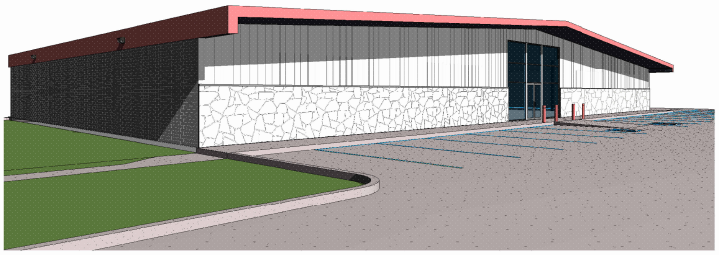
4 NEW EXTERIOR PERSPECTIVE - LOOKING NORTH WEST
N.T.S.



3 EXISTING EXTERIOR PERSPECTIVE - LOOKING NORTH WEST
N.T.S.



2 NEW EXTERIOR PERSPECTIVE - LOOKING NORTH EAST
N.T.S.



1 EXISTING EXTERIOR PERSPECTIVE - LOOKING NORTH EAST
N.T.S.

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DXU ARCHITECTS

D1

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

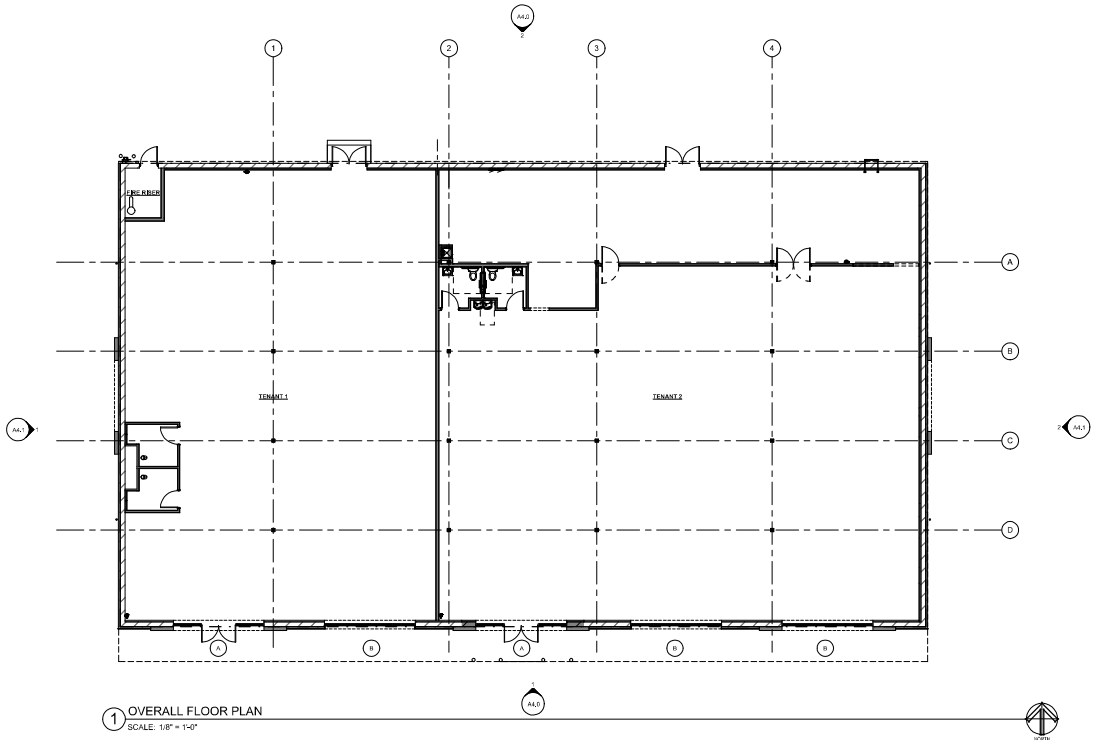
REVISIONS:
NO. DESCRIPTION DATE

TITLE:
PERSPECTIVE

DATE:
11.14.2025

PROJECT NO.
25-415

SHEET NO.
3D-1A



1 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

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DXU ARCHITECTS

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

REVISIONS:
NO. DESCRIPTION DATE

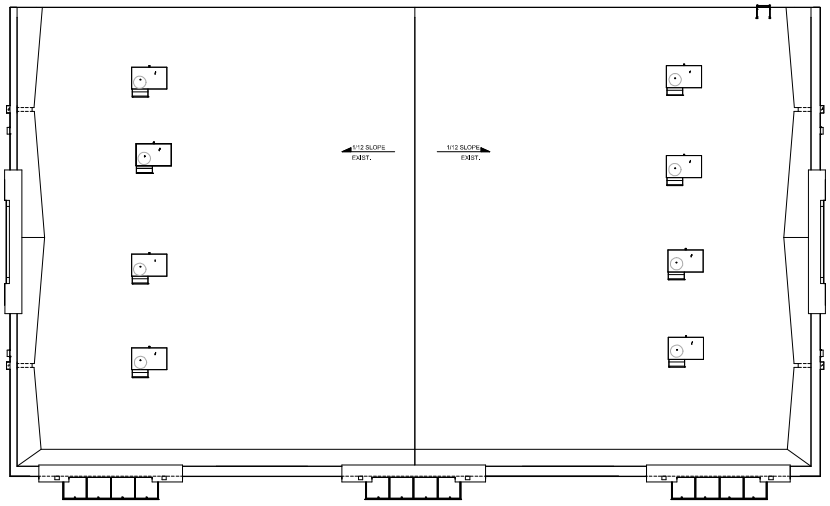
TITLE:
FLOOR PLAN

DATE:
11.14.2025

PROJECT NO.
25-415

SHEET NO.
A1.0

DESIGN BY: MD



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

NORTH

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DXU ARCHITECTS

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

REVISIONS:
NO. DESCRIPTION DATE

TITLE:
ROOF PLAN

DATE:
11.14.2025

PROJECT NO.
25-415

SHEET NO.
A2.0

DRAWN BY: Author

STOREFRONT SYSTEM SPECIFICATIONS:
6" THERMALLY BROKEN ALUM. W/ 1" INSULATED GLAZING UNITS.
OFFSET, DOORS: 1 3/8" MEDIUM STILE W/ 11" BOTTOM RAIL & 1" THICK GLAZING UNITS.

GLAZING UNIT SPECIFICATION:
PPG SOLARBAN 60, CLEAR 1" INSULATED GLAZING UNITS MEETING STATED BUILDING ENVELOPE REQUIREMETNS BELOW

BUILDING ENVELOPE REQUIREMENTS		
CLIMATE ZONE - 5B		
U - FACTOR		
METAL FRAMING WITH OR WITHOUT THERMAL BREAK		
CURTAIN WALLS / STOREFRONT	-	0,36
ENTRANCE DOOR	-	0,63
ALL OTHERS	-	0,36
SOLAR HEAT GAIN COEFFICIENT		
PROJECTION FACTOR	-	>0,2
FIXED	-	0,38

LEGEND:

STONE - CORONADO STONE - IDAHO DRYSTACK IN "VISTA POINTE" (ST-1)

WOOD - TIMBERTECH - COMPOSITE RESERVE COLLECTION IN "DRIFTWOOD" (WD-1)

STUCCO - DRYVIT - EIFS IN "TWILIGHT GREY" (PT-1)

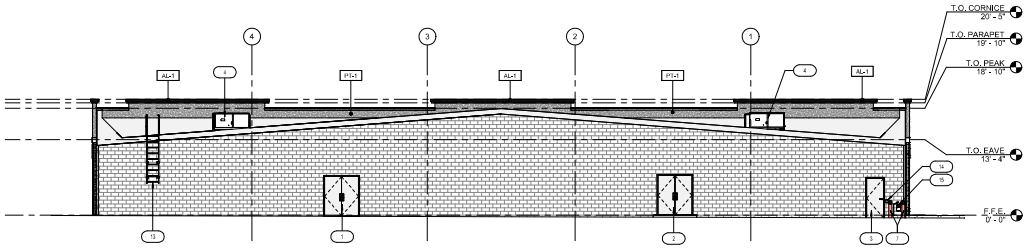
DARK BRONZE - ANODIZED ALUMINUM (AL-1)

GENERAL NOTES - EXTERIOR ELEVATIONS

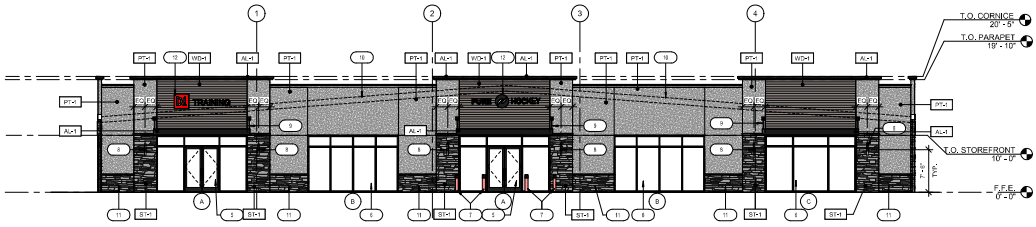
A. G.C. TO VERIFY EXISTING FLOOR CONSTRUCTION CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCY UPON DISCOVERY.

KEYNOTES - EXTERIOR ELEVATIONS

1 NEW REAR EXIT DOOR.
2 EXISTING DOOR TO REMAIN.
3 NEW FIRE RISER DOOR.
4 NEW ROOF-MOUNTED HVAC.
5 NEW STOREFRONT SYSTEM & DOOR, ALUMINUM-FRAMED, THERMALLY BROKEN WITH INSULATED GLAZING UNITS.
6 NEW STOREFRONT SYSTEM, ALUMINUM-FRAMED, THERMALLY BROKEN WITH INSULATED GLAZING UNITS.
7 EXISTING BOLLARDS TO REMAIN.
8 NEW EXTERIOR LIGHTING. SEE ELECTRICAL.
9 NEW DARK BRONZE ANODIZED ALUMINUM EXTRUSION CANOPY.
10 EXISTING ROOF SLOP BEYOND. REFER TO ROOF PLAN.
11 NEW LEDGESTONE. SEE SPECS.
12 NEW TENANT SIGNAGE BY OTHERS & UNDER SEPARATE SUBMITTAL.
13 NEW ROOF ACCESS LADDER.
14 NEW KNOX BOX, COORDINATE W/ FIRE MARSHALL.
15 EXISTING GAS METER.



2 NORTH - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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DXU ARCHITECTS

PROJECT ADDRESS:
420 WEST 500 SOUTH
BOUNTIFUL, UT 84010

REVISIONS:
NO. DESCRIPTION DATE

TITLE:
EXTERIOR ELEVATIONS

DATE:
11.14.2025

PROJECT NO.
25-415

SHEET NO.
A4.0

DESIGN BY: MD

STOREFRONT SYSTEM SPECIFICATION:
6" THERMALLY BROKEN ALUM. W/ 1" INSULATED GLAZING UNITS.
OFFSET DOORS: 1 3/8" MEDIUM STILE W/ 11" BOTTOM RAIL & 1" THICK GLAZING UNITS.

GLAZING UNIT SPECIFICATION:
PPG SOLARBAN 60, CLEAR 1" INSULATED GLAZING UNITS MEETING STATED BUILDING ENVELOPE REQUIREMETNS BELOW

BUILDING ENVELOPE REQUIREMENTS

CLIMATE ZONE - 5B

U-FACTOR		
METAL FRAMING WITH OR WITHOUT THERMAL BREAK		
CURTAIN WALLS / STOREFRONT	-	0.36
ENTRANCE DOOR	-	0.63
ALL OTHERS	-	0.36
SOLAR HEAT GAIN COEFFICIENT		
PROJECTION FACTOR	-	<0.2
FIXED	-	0.36

LEGEND:

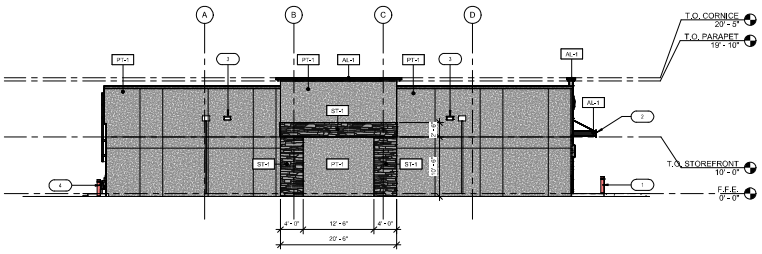
- STONE - CORONADO STONE - IDAHO DRYSTACK IN "VISTA POINTE" (ST-1)
- WOOD - TIMBERTECH - COMPOSITE RESERVE COLLECTION IN "DRIFTWOOD" (WD-1)
- STUCCO - DRYVIT - EIFS IN "TWILIGHT GREY" (PT-1)
- DARK BRONZE - ANODIZED ALUMINUM (AL-1)

GENERAL NOTES - EXTERIOR ELEVATIONS

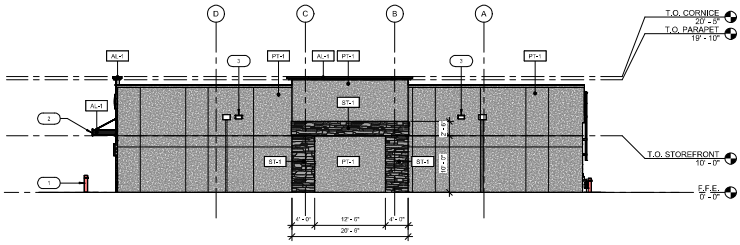
A. G.C. TO VERIFY EXISTING FLOOR CONSTRUCTION CONDITION AND NOTIFY ARCHITECT OF ANY DISCREPANCY UPON DISCOVERY.

KEYNOTES - EXTERIOR ELEVATIONS

1 EXISTING BOLLARDS TO REMAIN.
2 NEW DARK BRONZE ANODIZED ALUMINUM EXTRUSION CANOPY.
3 NEW EMERGENCY LIGHTING. SEE ELECTRICAL.
4 EXISTING GAS METER.



1 WEST - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST - EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

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REVISIONS:
NO. DESCRIPTION DATE

TITLE:
EXTERIOR ELEVATIONS

DATE:
11.14.2025

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25-415

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A4.1

DESIGN BY: MD