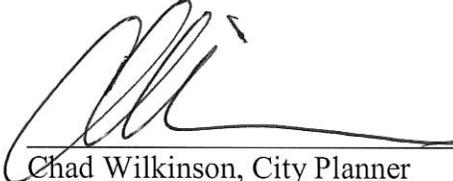


BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, January 5, 2016
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for November 17, 2015.
3. Consider approval of Findings of Fact for approval of an amended variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant.
4. Consider preliminary and final approval of an 8-unit condo to PUD conversion plat at 1240-1276 N. 200 West, Eric Beard, applicant.
5. Consider approval of a change in color for Natural Foods building, 55 W 500 South, Monet Ragsdale, applicant.
6. Consider approval of the 2016 Planning Commission Meeting Calendar
7. Election of Chairman and Vice Chairman of the Planning Commission for 2016.
8. Planning Director's report, review of pending applications and miscellaneous business.


Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
November 17, 2015
5:30 P.M.

Present: Chairman – Tom Smith; Vice Chairman – Dave Badham; City Council Representation - Richard Higginson; Planning Commission Members – Mike Allen, Von Hill, Sean Monson and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Chairman Smith opened the meeting at 5:30 pm and welcomed all those present.

2. Approval of the minutes for October 20, 2015.

Richard Higginson made a motion to approve the minutes for October 20, 2015 as written. Sean Monson seconded the motion.

Voting passed 5-0-2 in favor with Commission Members Badham, Higginson, Hill, Monson, and Smith voting Aye with Mike Allen and Sharon Spratley abstaining.

3. Consider approval of Findings of Fact and a Conditional Use Permit letter to install a telecommunications tower to be located at Muir Elementary School, 2275 South Davis Blvd, Jared White representing Verizon Wireless, applicant.

Von Hill made a motion to approve Findings of Fact and a Conditional Use Permit letter to install a telecommunications tower to be located at Muir Elementary School, 2275 South Davis Blvd with the one spacing correction on the Conditional Use Permit letter. Richard Higginson seconded the motion.

Voting passed 5-0-2 in favor with Commission Members Badham, Higginson, Hill, Monson, and Smith voting Aye with Mike Allen and Sharon Spratley abstaining.

4. CANCELLED - PUBLIC HEARING – Consider approval of a Variance for side yard setbacks for the property located at 581 N. 1100 E, Andrew Kent representing Milo Peck, owner.

Chad Wilkinson stated that this item had been cancelled. The property is subject to an exemption in Code that allows for vertical additions provided they are within the boundaries of the original foundation for the home. City staff determined that the proposed addition is within the boundaries of the original foundation and therefore no variance is required.

5. PUBLIC HEARING – Consider approval of an Amended Variance to allow disturbance of areas with slopes greater than 30 percent for property addressed 1303 East Canyon Creek Drive, Jeff Tenney, applicant.

Jeff Tenney, property owner and Jeremy Roberts, contractor for Roberts Property Management LLC were present. Chad Wilkinson presented the staff report.

The applicant, Jeff Tenney, has requested an amendment to the existing variance to allow for encroachments on slopes greater than 30 percent for the property located at 1303 East Canyon Creek Drive in the R-F (Residential Foothill) zone. The proposed amendment would allow retaining walls to be built in different locations than originally approved and for an extension of the encroachment further to the north on the lot.

The existing variance was approved by the Administrative Committee on June 1, 2015. The Committee found that the original proposed encroachments on the slope over 30% was the minimum necessary in order to develop the existing lot with a reasonably sized single family dwelling and that the proposed construction was consistent with other development in the area. During the original approval, it was explained to the applicant that any additional construction beyond what was approved by the variance was not authorized and it was also noted that further encroachment would be less likely to be approved because the purpose of the code is to minimize disturbance. Committee members also noted that no retaining walls were over 10 feet tall on the original plans.

The applicant has submitted a statement that describes the reasons for an amendment to the original variance. He states that his engineer determined that the walls supporting the driveway needed to be built differently due to existing site conditions and that there was a misunderstanding with the rock wall contractor, who installed one of the walls further north than what was originally planned.

Staff recommends approval of the amended variance for the revisions to the walls and encroachments related to the driveway. Staff recommends denial of the requested variance for additional encroachments north of the residence and recommends that these areas be restored and revegetated.

Mr. Allen asked the applicant to clarify the error of the 3 ft garage and the retaining wall. Mr. Roberts stated that the Excavator and the Engineering firm have argued that they both had stayed to the plans. Jeff is concerned that the vegetation will be difficult to be restored.

Mr. Monson asked about the structural integrity. Mr. Roberts stated that the two issues do not bring structural problems to the home.

Mr. Wilkinson made the Commission members aware of neighbor's letters that have been copied and e-mailed to them.

Chairman Smith opened the Public Hearing at 5:45 p.m.

Donna Parker resides at 1311 E Canyon Creek Dr. Mrs. Parker wanted to follow up with the letter her husband, Laurence Parker had sent to the Commission members. She was not concerned about the 8 ft setback but is worried about the massive cut for a retaining wall (possibly 18 ft in height). Mr. Roberts clarified that the retaining wall will be a terrace wall and

will be 2 walls at 6 ft each. Mrs. Parker wanted to make sure that the walls will have an Engineer stamp. Chairman Smith confirmed that will happen.

Mr. Rowland clarified the wall height currently being discussed is the same as stated in the surveyed elevation plan received.

Misty Larsen resides at 1292 E Canyon Creek Dr. Mrs. Larsen was concerned for the size of the driveway, porch and walkway. She was concerned that the building has structure problems and will fall since there is a crack in the foundation which goes all the way thru the building. Commission members and the City Engineer stated cracks are a normal part of foundations settling.

Mr. Wilkinson confirmed that the wall materials will be an on-going conversation with the applicant and City staff. The City engineering staff feels comfortable with the engineered drawings.

Emily Swanson wanted to clarify if scrub oak could be revegetated. Mr. Rowland reported that restoring scrub oak will take some time but they have had success in restoring and revegetating other properties.

Commission Members stated that they need to stay within the approvals of what the City code allows.

Richard Higginson made a motion to approve the amended variance for the revision to the walls and encroachments related to the driveway. He also makes a motion to deny the requested variance for additional encroachments north of the residence with the requirement that these areas be restored and revegetated. Dave Badham seconded the motion. Voting passed 5-1-1 in favor with Commission Members Allen, Badham, Higginson, Smith, and Spratley voting Aye, with Sean Monson voting nay and Von Hill abstaining.

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

1. Next Planning Commission meeting to be held on December 1, 2015.
2. Special City Council meeting to be held on November 17, 2015 at Mill Creek Junior High at 7:00 p.m following this Planning Commission meeting.
3. Next City Council meeting to be held on December 8, 2015.
4. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 6:07 p.m.

Chad Wilkinson, City Planner

**BOUNTIFUL CITY PLANNING COMMISSION
FINDINGS OF FACT AND CONCLUSIONS**

APPLICANT: Jeff Tenney

APPLICATION TYPE: Amendment to the existing variance to allow for encroachments on slopes greater than 30 percent within the R-F zone.

I. DESCRIPTION OF REQUEST:

The applicant, Jeff Tenney, has requested an amendment to the existing variance to allow for encroachments on slopes greater than 30 percent for the property located at 1303 East Canyon Creek Drive in the R-F (Residential Foothill) zone. The proposed amendment would allow retaining walls to be built in different locations than originally approved and for an extension of the encroachment further to the north on the lot.

II. LAND USE ORDINANCE AUTHORITY:

Section 14-2-111 authorizes the Administrative Committee as the review body for variance requests related to disturbance of slopes exceeding 30 percent and retaining walls exceeding 10 feet in height. Section 14-2-104 authorizes the chairman of the administrative committee to assign any item designated for administrative committee review to the Planning Commission, in which case the Planning Commission acts under the same authority granted to the Administrative Committee.

III. APPEAL PROCEDURE:

Bountiful City Land Use Ordinance section 14-2-108 states that an applicant, board or officer of the City, or any person adversely affected by a Land Use Authority's decision administering or interpreting a land use ordinance or ruling on a request for a variance may, within fourteen calendar days of the written decision, appeal that decision to the Appeal Authority. No other appeals may be made to the Appeal Authority.

The appeal must be in writing and specifically allege that there is an error in an order, requirement, decision or determination by the Land Use Authority. The appellant shall state every theory of relief that it can raise in District Court.

IV. SUMMARY OF EVIDENCE:

- A. The basic facts and criteria regarding this application are contained in the staff report, which is attached as **Exhibit A** and is incorporated herein.
- B. The minutes of the public meeting held by the Planning Commission on **Tuesday, November 17, 2015** which are attached as **Exhibit B** summarize the oral testimony presented and are hereby incorporated herein.

V. FINDINGS OF FACT:

Based upon the information presented and oral testimony given at the public hearing the Planning Commission made the following findings:

- A. **The literal enforcement of the land use ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinance;**

Bountiful City has a number of preexisting lots that are constrained by slopes exceeding 30 percent. Because many of these lots were created prior to current restrictions on buildable areas, the Land Use Ordinance provides for Administrative Committee review of variances on these existing lots. In determining whether or not a variance should be approved, the Committee focuses on whether the disturbance to steep slope areas is the minimum necessary to allow for reasonable development of the property while preserving steep slope areas to the greatest extent possible. The previous plan was found by the committee to be the minimum variance required to allow for construction on the lot. The changes to the walls along the driveway have been deemed necessary to provide for stability of the driveway access area. These changes have been designed to keep the walls under the 10-foot height maximum required by the R-F zoning district standards. Based on inspection of the walls, these changes are appropriate and are consistent with the original variance. However, the additional encroachments on the north side of the residence were based on an error by the grading contractor and are not necessary to provide stability to the lot. Therefore a variance to the encroachments on the 30 percent slopes for the walls supporting the driveway is appropriate, while the proposed additional encroachment on the north side is not appropriate and should be restored to its original slope and revegetated.

- B. **There are special circumstances attached to the property that do not generally apply to other properties in the district;**

The special circumstances related to a limited buildable area were addressed in the original variance approval. The additional encroachment on the north side of the residence is not necessary to construct a reasonably sized home on the lot.

C. Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the district;

The original variance preserved the right to construct a reasonably sized single family dwelling on the property while maintaining a minimal disturbance to the hillside. The proposed variance to the walls adjacent to the driveway will allow for access to the property and is appropriate. The encroachments north of the home are not necessary to preserve a property right enjoyed by other properties in the zoning district.

D. The variance will not substantially affect the general plan and will not be contrary to the public interest;

The original approval was consistent with development in the neighborhood, and the builder was required to fix and repair several sections of the sidewalk, curb, and gutter which were damaged. The changes to the walls related to the driveway are consistent with the public interest and will improve the safety and aesthetics of the access to the property. The additional encroachments on the north side of the residence are not in keeping with the public interest to preserve the hillsides in the R-F zone.

E. The spirit of the land use ordinance is observed and substantial justice done

The purpose of the land use ordinance that requires improvements be located on slopes less than 30% and retaining walls less than 10 feet tall is to preserve the hillside and manage runoff and erosion on properties located in the foothills. The amendment to the variance disturbs the slopes beyond the minimal amount necessary. In determining whether or not enforcement of the land use ordinance would cause unreasonable hardship, the planning commission may not find an unreasonable hardship if the hardship is self-imposed or economic. The amendments to the variance for the walls supporting the driveway are necessary to provide safe access to the residence. The request for an amended variance for the additional encroachments on the north of the residence are based on self imposed conditions and not on any unique characteristics of the property. Therefore a variance is not appropriate for the additional encroachments on the north side of the structure.

VI. DECISION AND SUMMARY

The Planning Commission approved the amended variance for the revision to the walls and encroachments related to the driveway and denied the requested variance for additional encroachments north of the residence with a requirement that these areas be restored and revegetated. The vote was 5-1-1 with Commission Members Allen, Badham, Higginson, Smith, and Spratley voting aye, with Sean Monson voting nay and Von Hill abstaining.

VII. FINDINGS OF FACT APPROVED BY THE Bountiful City Planning Commission this _____ day of January, 2016.

Thomas Smith, Chair
Bountiful City Planning Commission

Commission Staff Report

Item #4

Subject: Preliminary and Final PUD Plat approval Twin Homes at the Orchard PUD
Author: City Engineer, Paul Rowland
Address: 1240 North 200 West
Date: January 05, 2016



Background

The home owners association of the Orchard Condominiums is requesting preliminary and final PUD conversion approval for their eight unit condominium located at 1240 North 200 West St. This is an existing eight unit twin home style condominium development which is now requesting PUD status so that the word condominium can be removed from the development's name.

Analysis

This development met the requirements for parking and landscaping when it was granted site plan approval and has continued as a legal eight unit condominium since. The Bountiful City Zoning Ordinance provides that "any legally existing multi-family development...that does not have vertically stacked units may be platted as a PUD development regardless of whether or not it was developed under current or previous iterations of the Planned Development Overlay Zone". One of the requirements for conversion is that the development must have at least 4 units , which this proposal meets.

Department Review

This has been reviewed by the Engineering, Planning and Legal Departments.

Significant Impacts

This change will have no impacts.

Recommended Action

Recommend preliminary and final PUD plat approval for the Third North PUD with the following conditions:

1. Submit a current Title Report.
2. Make any and all other redline corrections.

Attachments

1. Aerial photo showing location of development.
2. Plat of the proposed PUD.

Aerial Photo of Twin Homes at the Orchard PUD



TWIN HOMES AT THE ORCHARD PLANNED UNIT DEVELOPMENT

PART OF THE SW QUARTER OF SECTION 18, T2N, R1E, SLB&M
BOONVILLE CITY, DAVIS COUNTY, UTAH
NOVEMBER 2015

ACKNOWLEDGMENT

I, the undersigned, hereby acknowledge that I am the owner of the above described property and that I have authorized the undersigned to execute this plat and to record the same in the public records of Davis County, Utah, for the purposes herein stated.

COMMISSION EXPENSES

LOT 1 _____ \$
LOT 2 _____ \$
LOT 3 _____ \$
LOT 4 _____ \$
LOT 5 _____ \$
LOT 6 _____ \$
LOT 7 _____ \$
LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

LOT 1 _____ \$
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LOT 3 _____ \$
LOT 4 _____ \$
LOT 5 _____ \$
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LOT 7 _____ \$
LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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LOT 7 _____ \$
LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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LOT 7 _____ \$
LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

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LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE

COMMISSION EXPENSES

LOT 1 _____ \$
LOT 2 _____ \$
LOT 3 _____ \$
LOT 4 _____ \$
LOT 5 _____ \$
LOT 6 _____ \$
LOT 7 _____ \$
LOT 8 _____ \$

NOTARY PUBLIC

My commission expires _____

REFERENCE



SURVEYOR'S CERTIFICATE

I, VON R. HILL, A REGISTERED LAND SURVEYOR HAVING CERTIFICATE NO. 1000, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS OF THE ABOVE DESCRIBED PROPERTY AND IN ACCORDANCE WITH THE PROVISIONS OF THE UTAH PLAT ACT AND THE UTAH SURVEYING ACT, I HAVE SURVEYED AND PLATED THE ABOVE DESCRIBED PROPERTY AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND PLATED AS SHOWN ON THIS PLAT.

VON R. HILL
DATE: _____

BOUNDARY DESCRIPTION

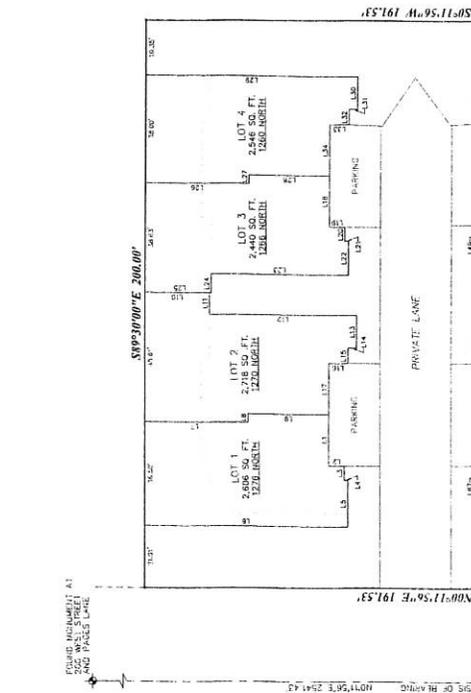
BEING AT A POINT 520.30 FEET NORTH FROM THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 2 NORTH, RANGE 1 EAST, SLM, AND 1000 FEET EAST FROM THE MONUMENT MARKING THE INTERSECTION OF 1000 NORTH AND 200 WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TRACT NORTH 191.53 FEET, R1E, S18E, T2N, R1E, SLB&M, BEING THE POINT OF BEGINNING.

ALSO DESCRIBED AS:
BEGINNING AT A POINT ON THE EAST LINE OF 200 WEST STREET 1000 FEET NORTH FROM THE MONUMENT MARKING THE INTERSECTION OF 1000 NORTH AND 200 WEST OF THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TRACT NORTH 191.53 FEET, R1E, S18E, T2N, R1E, SLB&M, BEING THE POINT OF BEGINNING.

CONTAINING 0.879 ACRES

OWNER'S DEDICATION
WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HEREBY DEDICATE TO THE PUBLIC THE RIGHT OF PERPETUAL DEVELOPMENT AND EGRESS TO BOONVILLE CITY FOR PERPETUAL USE AND ENJOYMENT OF THE PUBLIC AND WE HEREBY DEDICATE TO THE PUBLIC AS SHOWN FOR THE INSTALLATION, OPERATION, AND MAINTENANCE OF UTILITIES, WATER, SEWER, AND STORM DRAIN LINES NECESSARY TO SERVE THIS AREA OR ADJOINING AREAS.

Line #	Direction	Length	Line #	Direction	Length
1	N 89° 29' 47.4" W	16.96	17	N 89° 29' 47.4" W	16.96
2	S 70° 30' 12.6" E	5.90	18	S 70° 30' 12.6" E	5.90
3	N 69° 00' 00.0" E	11.94	19	N 69° 00' 00.0" E	11.94
4	S 50° 30' 12.6" E	5.90	20	S 50° 30' 12.6" E	5.90
5	N 89° 29' 47.4" W	16.96	21	N 89° 29' 47.4" W	16.96
6	S 70° 30' 12.6" E	5.90	22	S 70° 30' 12.6" E	5.90
7	N 69° 00' 00.0" E	11.94	23	N 69° 00' 00.0" E	11.94
8	S 50° 30' 12.6" E	5.90	24	S 50° 30' 12.6" E	5.90
9	N 89° 29' 47.4" W	16.96	25	N 89° 29' 47.4" W	16.96
10	S 70° 30' 12.6" E	5.90	26	S 70° 30' 12.6" E	5.90
11	N 69° 00' 00.0" E	11.94	27	N 69° 00' 00.0" E	11.94
12	S 50° 30' 12.6" E	5.90	28	S 50° 30' 12.6" E	5.90
13	N 89° 29' 47.4" W	16.96	29	N 89° 29' 47.4" W	16.96
14	S 70° 30' 12.6" E	5.90	30	S 70° 30' 12.6" E	5.90
15	N 69° 00' 00.0" E	11.94	31	N 69° 00' 00.0" E	11.94
16	S 50° 30' 12.6" E	5.90	32	S 50° 30' 12.6" E	5.90
17	N 89° 29' 47.4" W	16.96	33	N 89° 29' 47.4" W	16.96
18	S 70° 30' 12.6" E	5.90	34	S 70° 30' 12.6" E	5.90
19	N 69° 00' 00.0" E	11.94	35	N 69° 00' 00.0" E	11.94
20	S 50° 30' 12.6" E	5.90	36	S 50° 30' 12.6" E	5.90
21	N 89° 29' 47.4" W	16.96	37	N 89° 29' 47.4" W	16.96
22	S 70° 30' 12.6" E	5.90	38	S 70° 30' 12.6" E	5.90
23	N 69° 00' 00.0" E	11.94	39	N 69° 00' 00.0" E	11.94
24	S 50° 30' 12.6" E	5.90	40	S 50° 30' 12.6" E	5.90
25	N 89° 29' 47.4" W	16.96	41	N 89° 29' 47.4" W	16.96
26	S 70° 30' 12.6" E	5.90	42	S 70° 30' 12.6" E	5.90
27	N 69° 00' 00.0" E	11.94	43	N 69° 00' 00.0" E	11.94
28	S 50° 30' 12.6" E	5.90	44	S 50° 30' 12.6" E	5.90
29	N 89° 29' 47.4" W	16.96	45	N 89° 29' 47.4" W	16.96
30	S 70° 30' 12.6" E	5.90	46	S 70° 30' 12.6" E	5.90
31	N 69° 00' 00.0" E	11.94	47	N 69° 00' 00.0" E	11.94
32	S 50° 30' 12.6" E	5.90	48	S 50° 30' 12.6" E	5.90
33	N 89° 29' 47.4" W	16.96	49	N 89° 29' 47.4" W	16.96
34	S 70° 30' 12.6" E	5.90	50	S 70° 30' 12.6" E	5.90
35	N 69° 00' 00.0" E	11.94	51	N 69° 00' 00.0" E	11.94
36	S 50° 30' 12.6" E	5.90	52	S 50° 30' 12.6" E	5.90
37	N 89° 29' 47.4" W	16.96	53	N 89° 29' 47.4" W	16.96
38	S 70° 30' 12.6" E	5.90	54	S 70° 30' 12.6" E	5.90
39	N 69° 00' 00.0" E	11.94	55	N 69° 00' 00.0" E	11.94
40	S 50° 30' 12.6" E	5.90	56	S 50° 30' 12.6" E	5.90
41	N 89° 29' 47.4" W	16.96	57	N 89° 29' 47.4" W	16.96
42	S 70° 30' 12.6" E	5.90	58	S 70° 30' 12.6" E	5.90
43	N 69° 00' 00.0" E	11.94	59	N 69° 00' 00.0" E	11.94
44	S 50° 30' 12.6" E	5.90	60	S 50° 30' 12.6" E	5.90
45	N 89° 29' 47.4" W	16.96	61	N 89° 29' 47.4" W	16.96
46	S 70° 30' 12.6" E	5.90	62	S 70° 30' 12.6" E	5.90
47	N 69° 00' 00.0" E	11.94	63	N 69° 00' 00.0" E	11.94
48	S 50° 30' 12.6" E	5.90	64	S 50° 30' 12.6" E	5.90
49	N 89° 29' 47.4" W	16.96	65	N 89° 29' 47.4" W	16.96
50	S 70° 30' 12.6" E	5.90	66	S 70° 30' 12.6" E	5.90
51	N 69° 00' 00.0" E	11.94	67	N 69° 00' 00.0" E	11.94
52	S 50° 30' 12.6" E	5.90	68	S 50° 30' 12.6" E	5.90
53	N 89° 29' 47.4" W	16.96	69	N 89° 29' 47.4" W	16.96
54	S 70° 30' 12.6" E	5.90	70	S 70° 30' 12.6" E	5.90
55	N 69° 00' 00.0" E	11.94	71	N 69° 00' 00.0" E	11.94
56	S 50° 30' 12.6" E	5.90	72	S 50° 30' 12.6" E	5.90
57	N 89° 29' 47.4" W	16.96	73	N 89° 29' 47.4" W	16.96
58	S 70° 30' 12.6" E	5.90	74	S 70° 30' 12.6" E	5.90
59	N 69° 00' 00.0" E	11.94	75	N 69° 00' 00.0" E	11.94
60	S 50° 30' 12.6" E	5.90	76	S 50° 30' 12.6" E	5.90
61	N 89° 29' 47.4" W	16.96	77	N 89° 29' 47.4" W	16.96
62	S 70° 30' 12.6" E	5.90	78	S 70° 30' 12.6" E	5.90
63	N 69° 00' 00.0" E	11.94	79	N 69° 00' 00.0" E	11.94
64	S 50° 30' 12.6" E	5.90	80	S 50° 30' 12.6" E	5.90
65	N 89° 29' 47.4" W	16.96	81	N 89° 29' 47.4" W	16.96
66	S 70° 30' 12.6" E	5.90	82	S 70° 30' 12.6" E	5.90
67	N 69° 00' 00.0" E	11.94	83	N 69° 00' 00.0" E	11.94
68	S 50° 30' 12.6" E	5.90	84	S 50° 30' 12.6" E	5.90
69	N 89° 29' 47.4" W	16.96	85	N 89° 29' 47.4" W	16.96
70	S 70° 30' 12.6" E	5.90	86	S 70° 30' 12.6" E	5.90
71	N 69° 00' 00.0" E	11.94	87	N 69° 00' 00.0" E	11.94
72	S 50° 30' 12.6" E	5.90	88	S 50° 30' 12.6" E	5.90
73	N 89° 29' 47.4" W	16.96	89	N 89° 29' 47.4" W	16.96
74	S 70° 30' 12.6" E	5.90	90	S 70° 30' 12.6" E	5.90
75	N 69° 00' 00.0" E	11.94	91	N 69° 00' 00.0" E	11.94
76	S 50° 30' 12.6" E	5.90	92	S 50° 30' 12.6" E	5.90
77	N 89° 29' 47.4" W	16.96	93	N 89° 29' 47.4" W	16.96
78	S 70° 30' 12.6" E	5.90	94	S 70° 30' 12.6" E	5.90
79	N 69° 00' 00.0" E	11.94	95	N 69° 00' 00.0" E	11.94
80	S 50° 30' 12.6" E	5.90	96	S 50° 30' 12.6" E	5.90
81	N 89° 29' 47.4" W	16.96	97	N 89° 29' 47.4" W	16.96
82	S 70° 30' 12.6" E	5.90	98	S 70° 30' 12.6" E	5.90
83	N 69° 00' 00.0" E	11.94	99	N 69° 00' 00.0" E	11.94
84	S 50° 30' 12.6" E	5.90	100	S 50° 30' 12.6" E	5.90



200 WEST STREET
500 EAST STREET

FORMED MONUMENT AT 500 EAST STREET AND 200 WEST STREET

P.O.B. 189°20'00" W, 33.00'

FORMED MONUMENT AT 500 EAST STREET AND 200 WEST STREET

SW CORNER OF SECTION 18, T2N, R1E, SLB&M

UTILITY APPROVAL

SO LAYS SEWER AND CONCRETE: _____ DATE _____
BOONVILLE LIGHT AND POWER: _____ DATE _____
BOONVILLE CITY WATER: _____ DATE _____
CENTURY LW: _____ DATE _____
CONCRETE: _____ DATE _____
BOONVILLE IRRIGATION: _____ DATE _____
BOONVILLE GAS: _____ DATE _____

CITY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE
PLANNING COMMISSIONER OF BOONVILLE CITY: _____
BOONVILLE CITY ENGINEER: _____

CITY ATTORNEY'S APPROVAL

APPROVED THIS _____ DAY OF _____, 20____ BY THE
CITY ATTORNEY: _____

DAVIS COUNTY RECORDER

FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____ AT _____ IN BOOK _____ OF _____ COUNTY RECORDS: _____

HAS

184 N. Main Street, Suite 200
Boonville, Utah 84304
Phone: 435-734-2222
Fax: 435-734-2222

11/17/2015 10:00 AM

Commission Staff Report

Item # 5

Subject: Amendment to Approved Color for Natural Grocers
Author: Chad Wilkinson, City Planner
Address: 55 West 500 South
Date: January 5, 2016



Description of Request:

The applicant, Leadership Circle LLC, is requesting an amendment to the colors originally approved for the Natural Grocers building. The original site plan received approval on March 24, 2015. The property is located within the GC (General Commercial) Zoning District.

Background and Analysis:

Bountiful Land Use Ordinance Section 14-15-102 stipulates that as a part of site plan review all commercial projects must be reviewed for compliance with the design standards for non-single family development. Included in this section are guidelines and standards related to color and materials. Applicants are required to provide materials boards and color samples at the time of approval and materials and colors are a part of the review process.

The original approval included exterior finishes consisting of brown corrugated metal and dark green fiber cement siding with metal cornice elements. The building has windows on the north and east sides with the main entrance on the north east side. The new proposal includes a lighter green color for the fiber cement siding material. A copy of the original approved colors is attached along with the proposed color. The applicant has also submitted a sample which will be available to view at the planning commission meeting.

The Code does not give a specific color palette and allows for flexibility in approving a variety of colors and materials. While the code has requirements for certain types and percentages of materials and architectural features such as canopies, windows, and other architectural features, the code gives very little guidance on color. Color is largely a matter of personal preference. In considering whether to approve a change to the color for the building, consideration should be given to surrounding buildings and uses. The proposed color is part of a rebranding effort and the applicant has submitted examples from two of their new stores in Minnesota and Oklahoma showing the color in context.

The colors originally approved are attractive and fit well with the surrounding development. The existing darker green complements the brown metal and it should be carefully considered whether a change to a relatively new building is appropriate.

Department Review

This proposal has been reviewed by the Engineering and Planning Departments and the City Attorney.

Significant Impacts

If approved, impacts from the color change are expected to be minimal.

Recommended Action

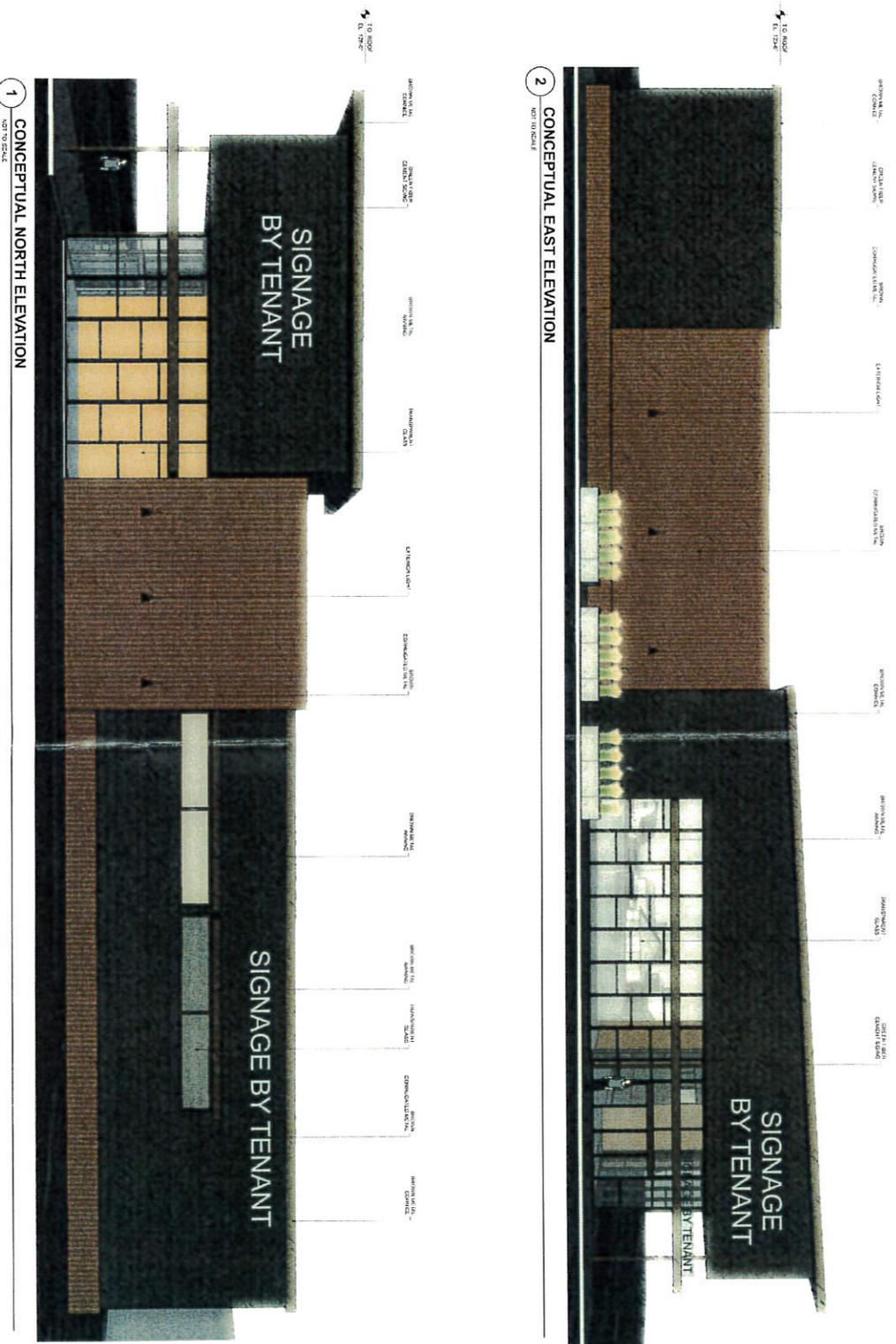
Staff recommends that the existing colors are attractive and fit well with surrounding development and that any change in color to a relatively new building should be carefully considered. The Planning Commission should consider the proposal and forward a recommendation to the City Council.

Attachments

1. Aerial photo
2. Zoning Map
3. Existing Building Elevations
4. Proposed Building Elevations
5. Photos of Existing Stores in Minnesota and Oklahoma

Aerial Photo





1 CONCEPTUAL NORTH ELEVATION

2 CONCEPTUAL EAST ELEVATION

sheet no. A4 of 6
 by
 for
 Prepared Exterior Elevation

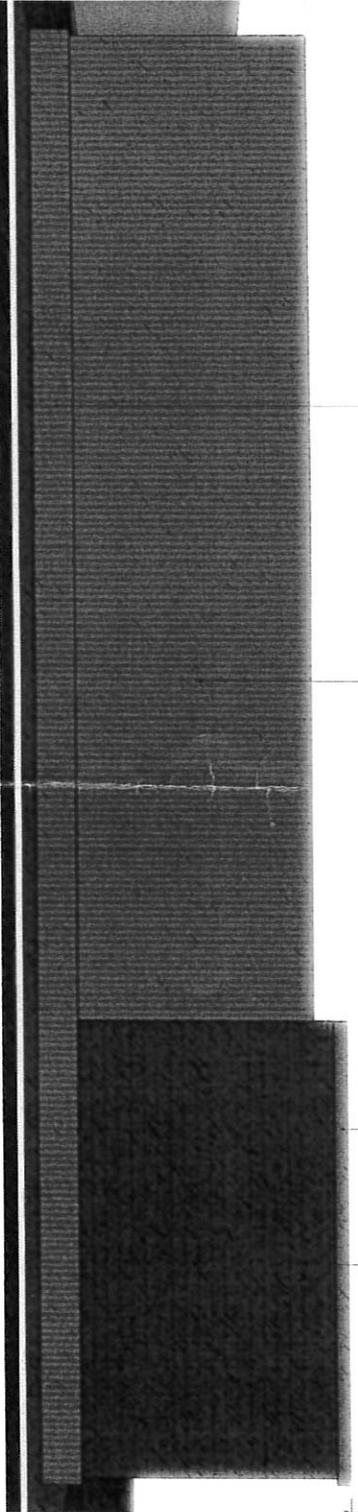
issue / date

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 55 WEST 500 SOUTH
 BOUNTIFUL, UTAH 84010

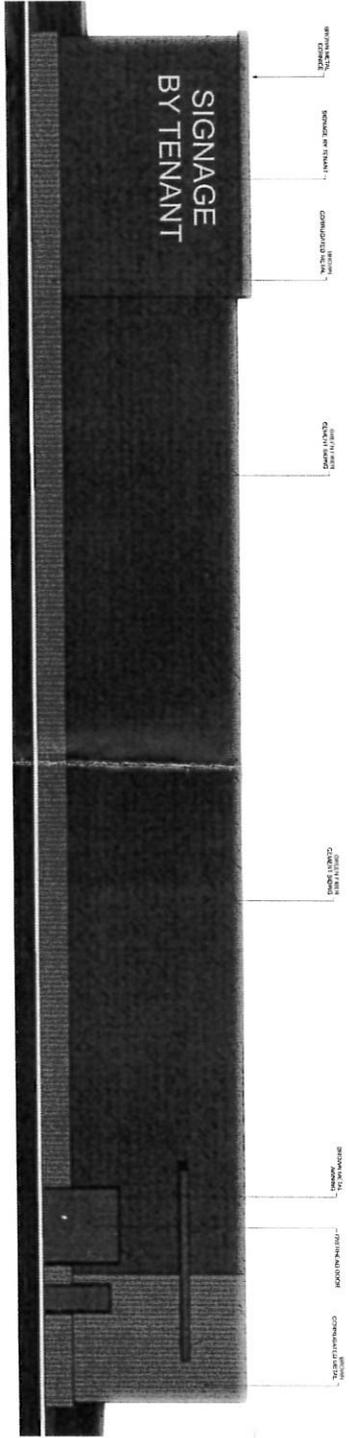
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 1205 west 41 unit a
 derwent co 84004
 303 872 0487
 vega@vegaarch.com

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1 CONCEPTUAL SOUTH ELEVATION



2 CONCEPTUAL WEST ELEVATION



sheet title	Proposed Exterior Elevation
date	08/17/2017
sheet no.	A5 of 6

issue / date

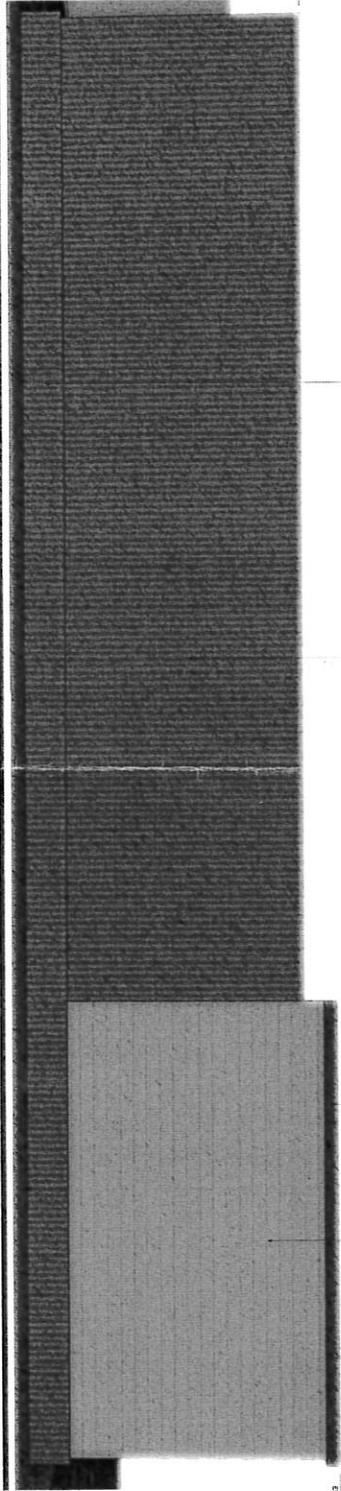
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55 WEST 500 SOUTH
BOUNTIFUL, UTAH 84010

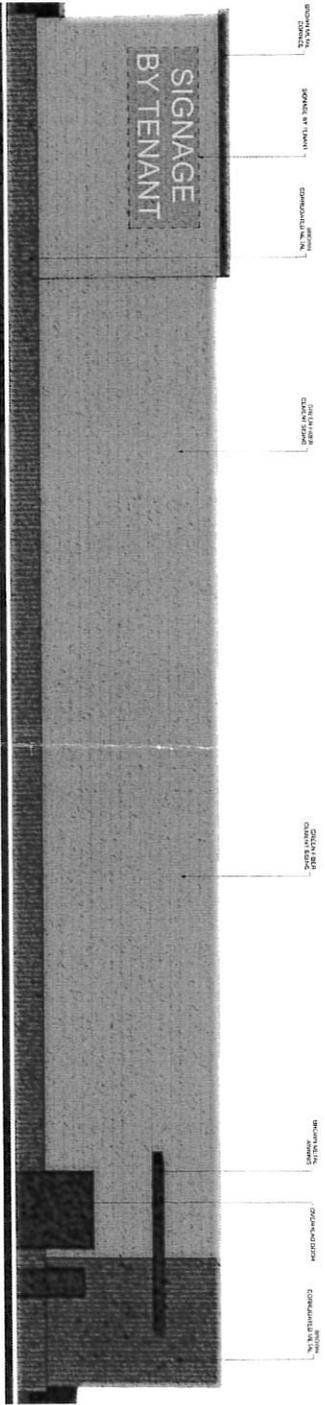
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15.0204.VVUTBO.CS
This drawing is a conceptual drawing and is not a contract document. It is intended to provide a general impression of the proposed design. It is not to be used for construction or other purposes without the written consent of the architect.

1 CONCEPTUAL SOUTH ELEVATION



2 CONCEPTUAL WEST ELEVATION



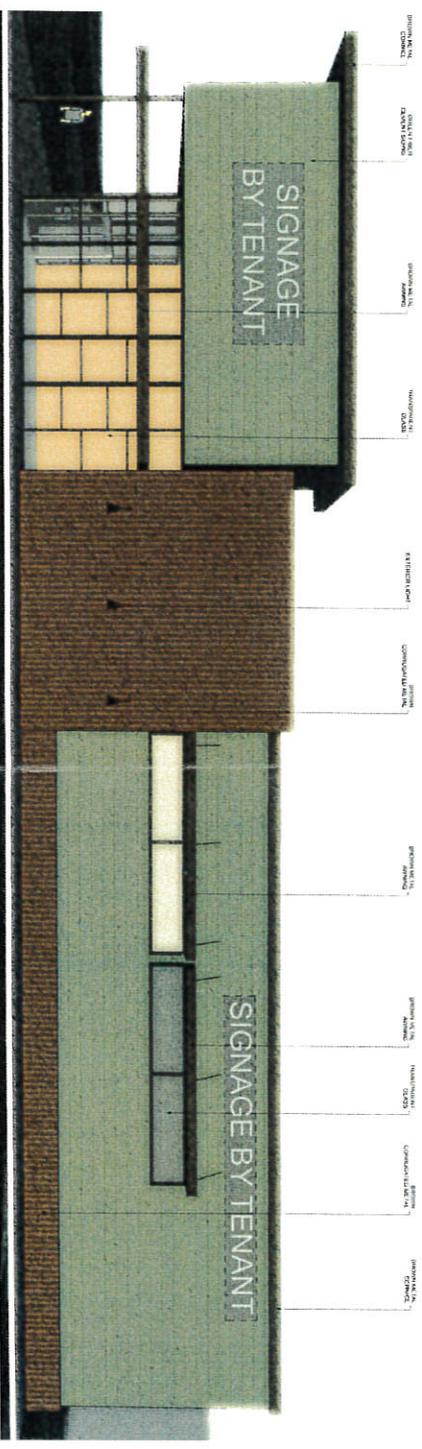
Proposed Exterior Elevations
 A5 of 6
 Sheet No.

SPECIALTY RETAILER
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 55 WEST 500 SOUTH
 BOUNTIFUL, UTAH 84010

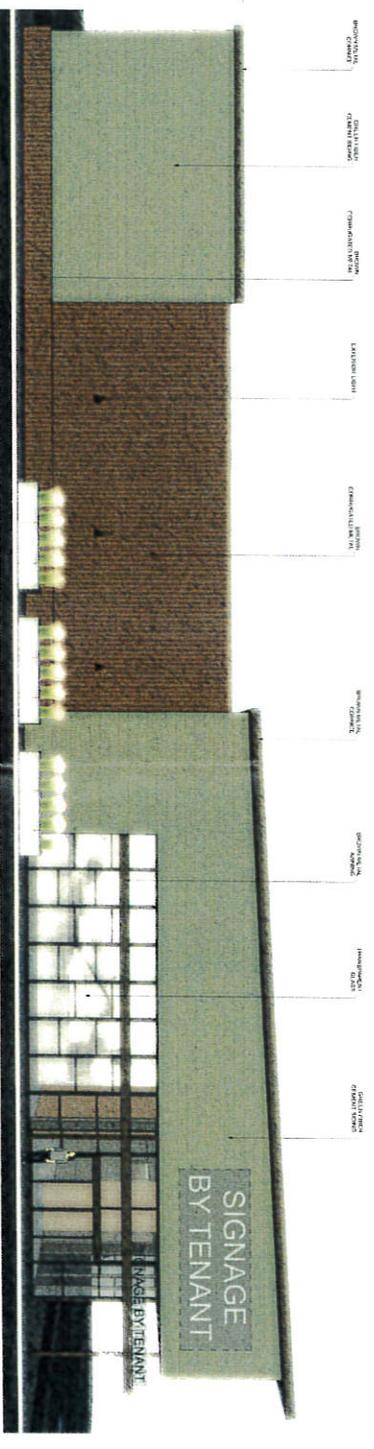
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1 CONCEPTUAL NORTH ELEVATION
NOT TO SCALE



2 CONCEPTUAL EAST ELEVATION
NOT TO SCALE

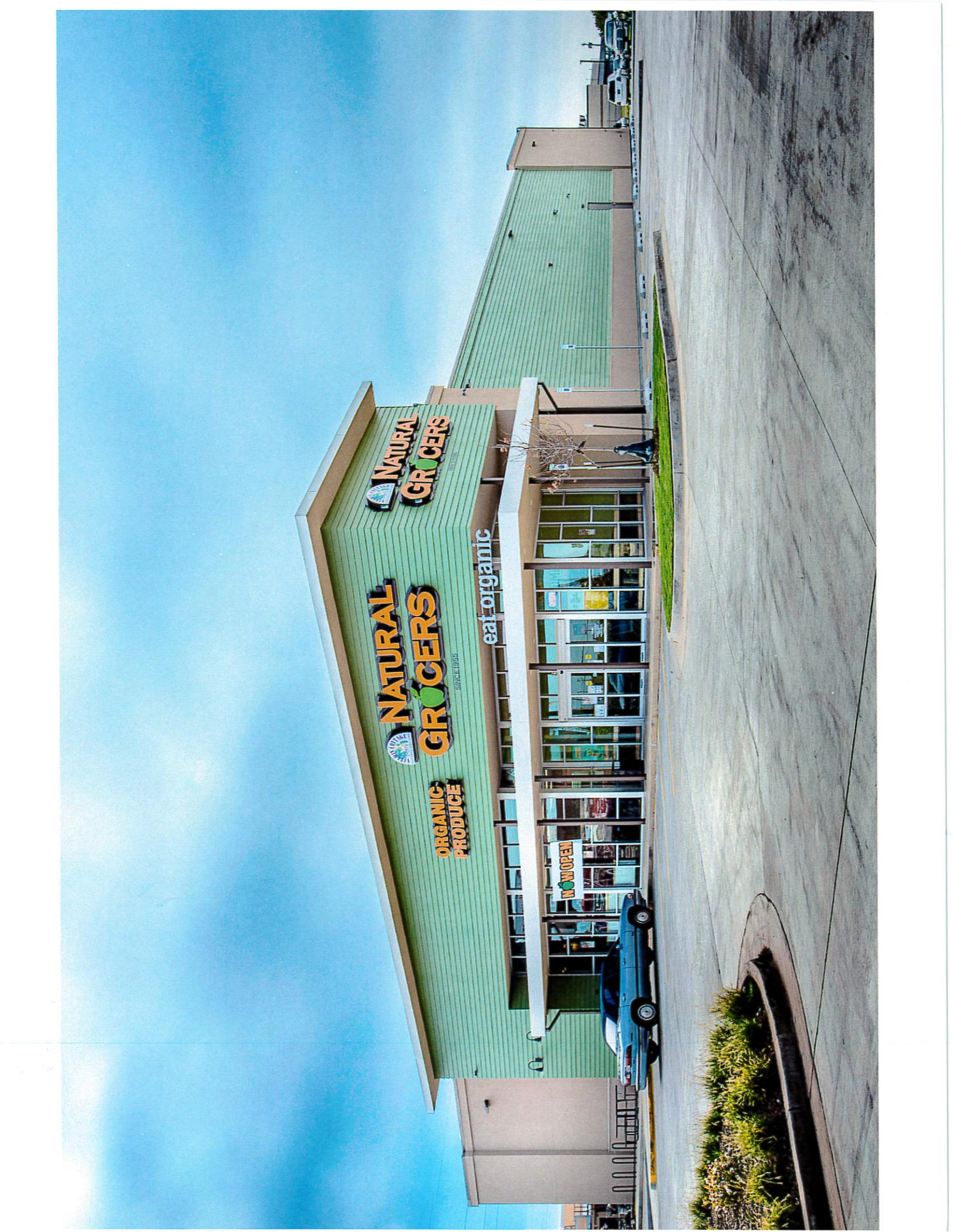


Proposed Exterior Elevations
20
8' by
A4 of 6

SPECIALTY RETAILER
15.0204.VVUTBO.CS
55 WEST 500 SOUTH
BOUNTIFUL, UTAH 84010

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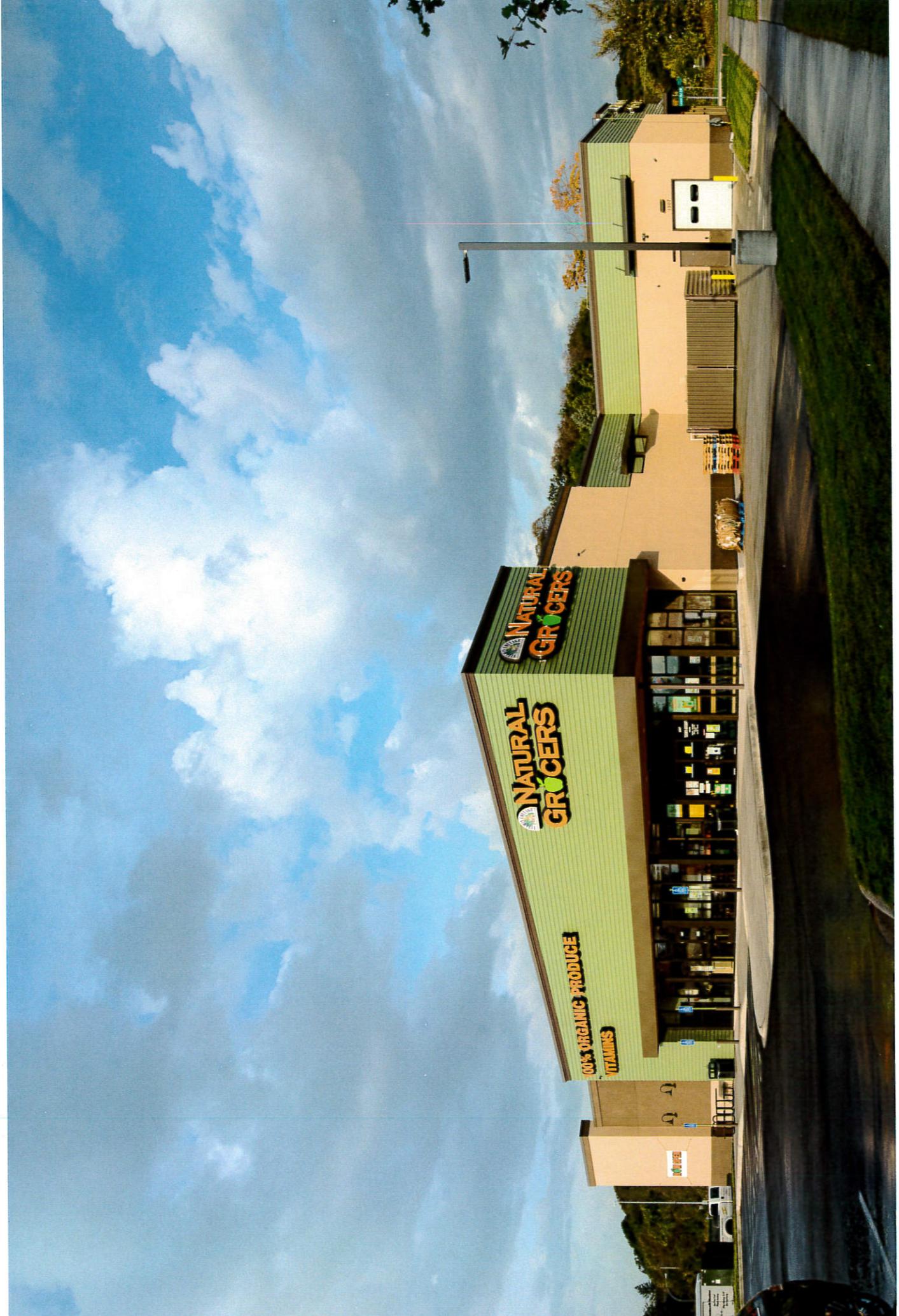
NATURAL GROCERS

NATURAL GROCERS
SINCE 1995

ORGANIC PRODUCE

eat organic

NOW OPEN



2016 PLANNING COMMISSION MEETING

<i>MEETING DATE</i>	<i>AGENDA ITEM SUBMISSION DEADLINE (3 weeks prior to mtg)</i>	<i>PUBLISH DATE (10 days prior)</i>
January 5, 2016	December 15, 2016	December 23, 2015
January 19, 2016	December 29, 2016	January 7, 2016
February 2, 2016	January 12, 2016	January 21, 2016
February 16, 2016	January 26, 2016	February 4, 2016
March 1, 2016	February 9, 2016	February 18, 2016
March 15, 2016	February 23, 2016	March 3, 2016
April 5, 2016	March 8, 2016	March 24, 2016
April 19, 2016	March 22, 2016	April 7, 2016
May 3, 2016	April 12, 2016	April 21, 2016
May 17, 2016	April 26, 2016	May 5, 2016
June 7, 2016	May 17, 2016	May 27, 2016
June 21, 2016	May 31, 2016	June 9, 2016
July 5, 2016	June 14, 2016	June 23, 2016
July 19, 2016	June 28, 2016	July 7, 2016
August 2, 2016	July 12, 2016	July 21, 2016
August 16, 2016	July 26, 2016	August 4, 2016
September 6, 2016	August 16, 2016	August 25, 2016
September 20, 2016	August 30, 2016	September 4, 2015
October 4, 2016	September 13, 2016	September 25, 2015
October 18, 2016	September 27, 2016	October 9, 2015
November 1, 2016	Election Day - No Meeting	
November 15, 2016	October 25, 2016	November 6, 2015
December 6, 2016	November 15, 2016	November 20, 2015
December 20, 2016	November 29, 2016	December 4, 2015
January 3, 2017	December 13, 2016	December 23, 2015