

**BOUNTIFUL CITY**  
**PLANNING COMMISSION AGENDA**  
**Tuesday, July 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 June 7, 2016.
3. Consider an amendment to the Deer Hollow at Stone Creek Subdivision, 1090 E 400 N, Joan Peterson, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.

  
\_\_\_\_\_  
Chad Wilkinson, City Planner

**Bountiful City**  
**Planning Commission Minutes**  
**June 7, 2016**  
**6:30 P.M.**

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

Excused: City Planner – Chad Wilkinson

**1. Welcome and Introductions.**

Chairman Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for May 17, 2016.**

Tom Smith made a motion to approve the minutes for May 17, 2016 as written. Von Hill seconded the motion. Voting passed 7-0 with Commission members Allen, Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

**3. Consider preliminary and final site plan approval for an enclosed storage addition at RB Automotive Machine Shop, 1193 S 425 W, Jay Mirci and JKM Construction Inc representing Roger Brasier, applicant.**

Roger Brasier owner and Jay Mirci were present. Andy Hulka presented the staff report.

The applicant, Roger Brasier is requesting preliminary and final site plan approval for an approximately 1890 square foot addition to an existing 2,800 square foot building used as an automotive machine shop.

The original building was constructed in 1990 (the original address was 1203 S. 425 West). The business has operated continuously since that time. Surrounding uses include a plumbing business to the north, auto sales and single family residential to the south, single family residential to the east and an automotive repair use to the west.

Because the use is adjacent to residential property to the east, a 20 foot building setback is required for the new building addition. The original landscape plan approved in 1990 required street trees along 425 West and a five foot wide landscape area along the east property line. Because the proposed building expansion will bring the structure closer to the residential property to the east, it is recommended that the current requirement of a ten-foot wide buffer be required. The proposed plan shows this ten foot wide area along with screening trees. Conditions included below also require that the landscaping in other areas of the lot be restored to the original approved landscape plan, including street trees on the west of the property adjacent to 425 West and restoration of landscaping in the small areas on the north and south of the property.

The Land Use Ordinance requires three parking spaces per stall service bay or work station for auto repair uses. The building has effectively one service stall and has three parking spaces located in the front of the building. Two spaces are directly to the west of the building with an additional space on the south west portion of the lot. The ordinance specifically states that the three required parking spaces are to be kept open for customer and that adequate parking for vehicles under repair must be provided elsewhere on the lot.

The area where the building is proposed is currently paved, so no new impervious surface is proposed. The applicant will be installing additional landscaping on the east side of the building, thereby creating additional pervious areas which will help mitigate storm water impacts.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Obtain required building permits for the proposed addition.
3. Install the 10-foot wide landscaping area along the east property line as shown in the submitted plan and restore landscaping as originally approved in other areas on the property. Specifically, the following landscaping shall be reestablished on the property:
  - a. Street trees required in the original approval shall be replanted along 425 West.
  - b. Landscaping along the north and south property lines consisting of low lying shrubs shall be reestablished
4. The three required off street parking spaces shall be used for customer and employee parking and shall not be used for storage of vehicles under repair.

Mr. Mirci asked to have approval for xeriscape for the landscaping. Mr. Hulka stated that the xeriscape is an approved landscape and the staff suggested smaller city approved trees to be planted under the powerlines.

Mr. Hulka reported that Mr. Mirci's neighbor to the east will also be required to restore the landscaping back to what was originally approved and action has already been taken.

Mr. Brasier clarified that his business is vintage auto restoration and machine shop and wants to have extra space for the restorations. There will not be a need for extra customer parking.

Von Hill made a motion to recommend preliminary and final site plan approval for an enclosed storage addition at RB Automotive Machine Shop, 1193 S 425 W, Jay Mirci and JKM Construction Inc representing Rodger Brasier, applicant. Richard Higginson seconded the motion.

Voting passed 7-0 in favor with Commission members Allen, Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

4. **Consider preliminary and final subdivision approval for Goodfellow Subdivision, 1290 N Main St., Kathryn Goodfellow, applicant.**

Kathryn Goodfellow was present. Paul Rowland presented the staff report.

Ms. Kathryn Goodfellow is requesting preliminary and final approval for a one lot subdivision, separating a single parcel with an existing home fronting onto Main Street, from the 5+ acre orchard at 1290 No. Main Street. The property was the subject of a recent Planning Commission rezone hearing and will be zoned R-4 with the presumed City Council approval on June 14.

The proposed subdivision consists of a single lot with an existing home and garage divided off of the larger orchard parcel. With 98.0 ft. of frontage and 0.304 acres of area, the proposed lot exceeds the minimums required for the zone and provides for adequate side yard and rear yards

Since this subdivision simply divides the property around an existing home from the larger undeveloped orchard parcel, all utilities are already provided to the dwelling and property. Any utilities for future development of the orchard will be brought in from the surrounding streets if and when that occurs.

Staff recommends preliminary and final approval of the Goodfellow Subdivision with the following conditions:

1. Provide a current title report.
2. Payment of all required fees.

Richard Higginson made a motion to forward a recommendation of approval to the City Council for a preliminary and final subdivision approval for Goodfellow Subdivision, 1290 N Main St., Kathryn Goodfellow, applicant. Dave Badham seconded the motion.

Voting passed 6-0-1 in favor with Commission members Allen, Badham, Higginson, Monson, Smith and Spratley voting aye with Von Hill abstaining.

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

1. Next City Council meeting to be held on June 14, 2016.
2. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:49

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Chad Wilkinson, City Planner

# Commission Staff Report

Item # 3

**Subject:** Preliminary and Final Subdivision Approval for Deer Hollow at Stone Creek Subdivision AMMENDED  
**Address:** 1090 East 400 North  
**Author:** City Engineer  
**Department:** Engineering, Planning  
**Date:** July 05, 2016

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## Background

In March of 2015, Ms. Joan Peterson was granted final approval for a four lot subdivision of the property on the southeast corner of 400 North Street and Davis Blvd. She is now requesting preliminary and final approval of an amendment to that plat.

## Analysis

In review, the existing subdivision is located in the R-3 zone and consists of four lots, two fronting onto Davis Blvd., one fronting onto 400 North St. and a corner lot fronting both streets. All of the lots contain more than the minimum required footage of 11,000 s.f., with the smallest being 11,023 sf. and the largest containing almost 30,200 s.f. The two lots fronting Davis Blvd. have just over 103 and 129 ft. of frontage, the corner lot has 110 ft. along Davis Blvd and 119 ft along 400 North, and the lot fronting 400 North has a frontage of almost 125 ft.

Ms. Peterson has decided to build a new home on lot 4 and is desirous of modifying this lot to accommodate her proposed house plans and to include more of the stream frontage. The change takes property from lot 1 and lot 3 and adds it to lot 4. Lot 2 is not affected. All of the modified lots still have more than the minimum frontage and area. The only significant change is taking a large part of the south portion of lot 1, which is in the FEMA Flood Area, and adding it to lot 4.

The final plat has now been prepared and is ready for final approval.

## Department Review

The proposed preliminary and final plats have been reviewed by the Engineering Department and Planning Department.

## Recommendation

We recommend that the Planning Commission pass a recommendation for Preliminary and Final Approval of the Deer Hollow at Stone Creek AMENDED to the full City Council with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. No building will be allowed in the mapped Special Flood Hazard Area.
4. Lot 2, the corner lot, shall have its access from Davis Blvd.

### **Significant Impacts**

This amended plat does not have any significant impacts..

### **Attachments**

Aerial photo showing the area to be subdivided

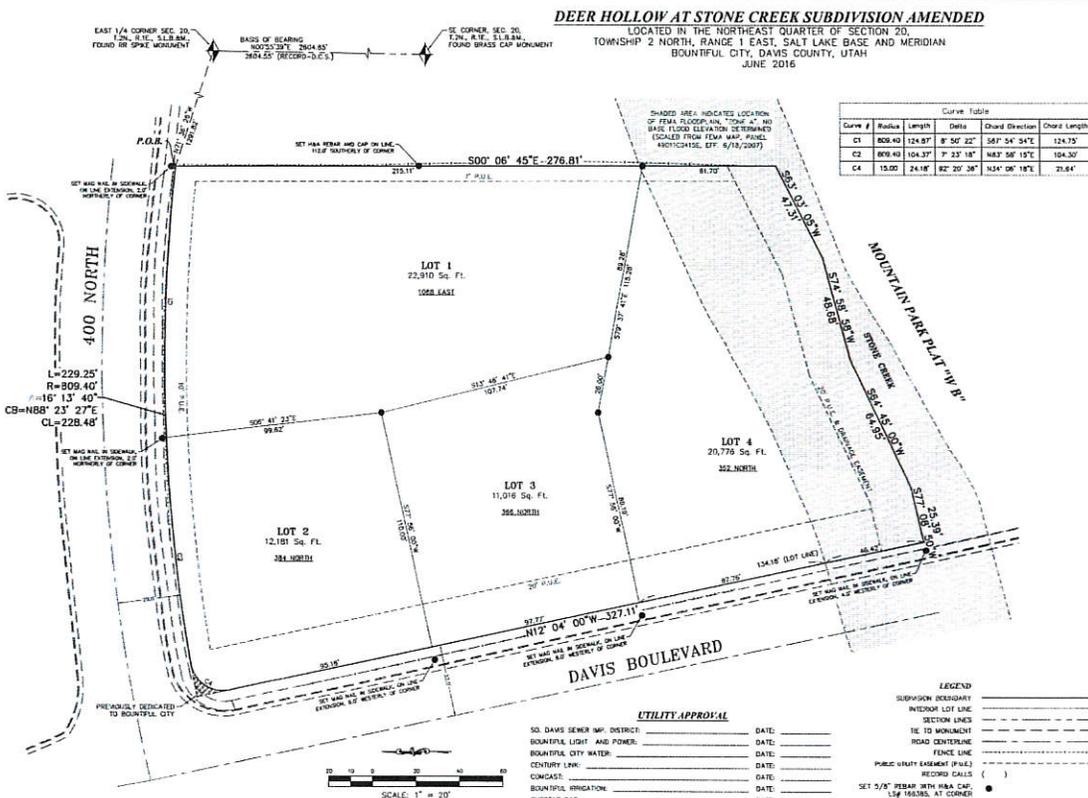
A copy of the Deer Hollow at Stone Creek Subdivision AMENDED plat.

Aerial Photo of the proposed Deer Hollow at Stone Creek Subdivision Amended





**DEER HOLLOW AT STONE CREEK SUBDIVISION AMENDED**  
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 20,  
 TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN  
 BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
 JUNE 2016



Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	809.40	124.87	8° 50' 22"	S47° 54' 34"E	124.75
C2	809.40	104.37	7° 23' 18"	N43° 58' 15"E	104.30
C4	15.00	24.18	82° 20' 38"	N34° 06' 18"E	21.84

**SURVEYOR'S CERTIFICATE**

I, DON H. HILL, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 16285 AS PROVIDED UNDER THE LAWS OF THE STATE OF UTAH DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED HEREIN AND HAVE DETERMINED SAID TRACT OF LAND INTO LOTS AND STREETS HEREIN TO BE KNOWN AS DEER HOLLOW AT STONE CREEK SUBDIVISION AMENDED AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

DATE: 6/16/16  
 SURVEYOR NO. 16285

**BOUNDARY DESCRIPTION**

BEGINNING ON THE SOUTH LINE OF 400 NORTH STREET, WHICH POINT IS NORTH 11°28'28" WEST 128.82 FEET FROM THE EAST QUARTER CORNER OF SECTION 20, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH (BASE OF BEARING NORTH 07°25'21" EAST FROM THE SOUTHWEST CORNER TO THE EAST QUARTER CORNER OF SAID SECTION 20) AND RUNNING THENCE SOUTH 00°04'45" EAST 276.81 FEET TO THE NORTH LINE OF THE MOUNTAIN PARK PLAT 'W-B' SUBDIVISION;

THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR (4) COURSES:  
 (1) SOUTH 43°03'07" WEST 41.26 FEET;  
 (2) SOUTH 74°58'47" WEST 48.88 FEET;  
 (3) SOUTH 77°58'02" WEST 25.39 FEET TO THE EAST LINE OF DAVIS BOULEVARD;  
 THENCE NORTH 17°00'00" WEST 227.11 FEET TO A POINT OF CURVATURE TO A 162.00-FOOT RADIUS CURVE TO THE RIGHT;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 124.87 FEET TO A CENTRAL ANGLE OF 8°50'22" BEARS NORTH 50°04'27" EAST 21.84 FEET TO A POINT ON A 15.00-FOOT RADIUS CURVE TO THE RIGHT, SAID POINT ON THE CURVE ALONG OF 400 NORTH LINE;

THENCE ALONG THE ARC OF SAID CURVE AND SAID SOUTH LINE 228.25 FEET THROUGH A CENTRAL ANGLE OF 162°04' TO A POINT BEARS NORTH 38°23'11" EAST 218.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.533 ACRES.

**OWNER'S DEDICATION**

AND/OR ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TO BE SURVEYED INTO PRIVATE LOTS, HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN AS INTENDED FOR PUBLIC USE, INCLUDING STREETS AND EASEMENTS, AND DOES WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EXCESSIVE OF OTHER ENCUMBRANCES WHICH MAY INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS AND SAID EASEMENTS.

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

JOHN PETERSON, TRUSTEE: JOHN PETERSON LYNN TRUST

**TRUST ACKNOWLEDGMENT**

ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ I, \_\_\_\_\_, HAVE PERSONALLY APPEARED BEFORE ME, JOHN PETERSON, TRUSTEE OF THE JOHN PETERSON LYNN TRUST, WHO BEING DULY SWORN, DO SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND HE/IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

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

**UTILITY APPROVAL**

SO. DAVIS SENIOR IMP. DISTRICT: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOUNTIFUL LIGHT AND POWER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOUNTIFUL CITY WATER: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CENTURY LINK: \_\_\_\_\_ DATE: \_\_\_\_\_  
 COMCAST: \_\_\_\_\_ DATE: \_\_\_\_\_  
 BOUNTIFUL IRRIGATION: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DOWNTOWN GAS: \_\_\_\_\_ DATE: \_\_\_\_\_

**LEGEND**

- SUBDIVISION BOUNDARY \_\_\_\_\_
- INTERIOR LOT LINE \_\_\_\_\_
- SECTION LINE \_\_\_\_\_
- 1/8" TO MONUMENT \_\_\_\_\_
- ROAD CENTERLINE \_\_\_\_\_
- FENCE LINE \_\_\_\_\_
- PUBLIC UTILITY EASEMENT (P.U.E.) \_\_\_\_\_
- RECORD CALLS ( ) \_\_\_\_\_
- SET 5/8" BEARER WITH PINK CAP, 1/8" 16285, AT CORNER (UNLESS OTHERWISE NOTED) \_\_\_\_\_

**CITY COUNCIL'S APPROVAL**

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

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

MAYOR: \_\_\_\_\_

**CITY ENGINEER'S APPROVAL**

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

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

**PLANNING COMMISSION APPROVAL**

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

CHAIRMAN: \_\_\_\_\_

**CITY ATTORNEY'S APPROVAL**

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

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

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

FILED FOR RECORD AND RECEIVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

AT \_\_\_\_\_ IN BOOK \_\_\_\_ OF \_\_\_\_

COUNTY RECORDER: \_\_\_\_\_

DEPUTY: \_\_\_\_\_

