



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, November 1, 2022
6:30 p.m.**

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

1. Welcome
2. Approval of the minutes for September 20, 2022.
3. Approval of the minutes for October 4, 2022
4. Lot Line Adjustment for 4317 S Monarch Dr, Brett Murdock, Applicant – *Engineering Director Lloyd Cheney*
 - a. Review
 - b. Action: Consider forwarding a recommendation to the City Council
5. Lot Line Adjustment for 153 South 300 East, Larry Dupaix, Applicant – *Engineering Director Lloyd Cheney*
 - a. Review
 - b. Action: Consider forwarding a recommendation to the City Council
6. Lot Line Adjustment for 4396 S Hidden Hollow Dr, Davis Crockett, Applicant – *Engineering Director Lloyd Cheney*
 - a. Review
 - b. Action: Consider forwarding a recommendation to the City Council
7. Training
8. Planning Director's report, review of pending applications and miscellaneous business.
9. Adjourn

Draft Minutes of the

Excused: Commission Members Alan Bott (vice-chair)

2. Approval of the minutes for July 19, 2022.

MOTION: Councilmember Price-Huish made a motion to approve the minutes for July 19, 2022 as written. Commissioner Spratley seconded the motion.

3. Approval of the minutes for August 16, 2022.

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

Randy Beyer representing Knowlton General was present. Planning Director Astorga presented the staff report.

Commissioner Spratley, Monson and Clark discussed the historic perspective from the previous approval and stated their concern for the change of building height.

Engineering Director Cheney has a concern about the space set aside for utilities. Utility installations

1 use more of a boring installation and repair. The proposed 10 (ten) foot easement would not give any
2 buffer for the utility work. There are easements all along the site.

3
4 The Design Standards are for a conceptual design and not used for approval of the Development Plan
5 Amendment at this meeting but will be resolved at site plan review. The fire department would be
6 able to fight a fire from the outside streets.

7
8 Mr. Beyer discussed that the proposed building would be a prominent building for the Renaissance
9 Towne Center as it would be wrapped at the corner. He understands the elevations are not complete
10 for this meeting but will be completed for site plan approval. He noted that the height of the
11 townhomes has been reduced and the changes that have been made were intentional. The developer
12 takes pride in the projects placed in front of them and have been approached by several businesses to
13 develop a building that could house their business.

14
15 Chair Jacobs opened the Public Hearing at 7:51 p.m.

16
17 Gary Davis resides at 2814 South 500 West. Mr. Davis was concerned about the problems that come
18 with reduced parking due to snow removal.

19
20 Chair Jacobs closed the Public Hearing at 7:53 p.m.

21
22 Commissioner Spratley appreciated the staff report. She has no problem with the zone change but
23 has issues with the change in height, setbacks, and doesn't want to crowd the easement.

24
25 Commissioner Monson feels that the height is a better change due to the location of the tall building.

26
27 Chair Jacobs prefers to see the building against the sidewalk and feels that the requested height of 69'
28 is pushing the height issue.

29
30 Councilwoman Price-Huish discussed the building's aesthetics and likes the walkability aspect. She
31 doesn't have a problem with the building even with the 5 stories due to the location of the building.

32
33 Commissioner Spratley made a motion to forward a positive recommendation to the City Council for
34 the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the
35 zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R) with a maximum
36 height of 55 feet of the commercial building and stepping down to the townhomes of a maximum of
37 42 feet and a 20 feet setback.

38
39 Commissioner Monson seconded the motion.

40
41 VOTE: 3-3 which did not pass.

42
43 Commissioner Gilmore made a motion to forward a positive recommendation to the City Council for
44 the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the
45 zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R) with the
46 maximum height of 69 feet of the commercial building with a step down to the townhomes with a
47 pyramid effect and a building setback at 10 feet on Main Street
48

1 There was no second to this motion.
2

3 Councilmember Price-Huish made a motion to forward a positive recommendation to the City
4 Council for the approval of the Development Plan Amendment for Lot 11 of Renaissance Towne
5 Centre for the zone change from General Commercial (C-G) to Mixed-Use Residential (MXD-R)
6 with the maximum height of 69 feet of the commercial building with the townhomes stepped with a
7 pyramid effect no higher than 42 feet with the setback of 20 feet on Main Street.
8

9 Commissioner Monson seconded the motion.
10

11 VOTE: 3-3 which did not pass.
12

13 Commissioner Spratley made a motion to forward a positive recommendation to the City Council for
14 the approve of the Development Plan Amendment for Lot 11 of Renaissance Towne Centre for the
15 zone change from General Commercial (C-G) to Mixed Use-Residential (MXD-R) with the
16 maximum height of 55 feet at the peak of the commercial building and the townhomes stepped down
17 with a pyramid effect with a maximum height of 42 feet and a building setback of 15 feet on Main
18 Street.
19

20 Commissioner Gilmore seconded the motion
21

22 VOTE: 6-0 in approval.
23

24 **5. Work Session to discuss Bountiful City Landscaping Code – Planning Director Francisco**
25 **Astorga**
26

27 This item was for discussion only and no motion will be given. Commissioners and Staff discussed
28 possible approved material for the parkstrip. The Commissioners were concerned that lava rock and
29 bark should be removed as an approved material.
30

31 Bountiful City Citizen, Mr. Jack Holt shared his strong feelings about water conservation. Shared
32 statistical info about the growth in Utah. Would prefer no landscaping including no trees in the park
33 strip.
34

35 **6. Training – Chapter 1 and Chapter 2 of “Ground Rules: Your Handbook to Utah Land Use**
36 **Regulation” – Planning Director Francisco Astorga**
37

38 Due to the time of the meeting, staff asked Commissioners to read the two chapters and tabled the
39 discussion of the two chapters to a later meeting.
40

41 Chair Jacobs adjourned the meeting at 8:02 p.m.

Draft Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
October 4, 2022

Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark, Krissy Gilmore, and Sharon Spratley
	Councilmember	Cecilee Price-Huish
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Sr. Planner	Amber Corbridge
	Recording Secretary	Darlene Baetz
Excused:	Commission Members	Sean Monson

1. Welcome.

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 20, 2022 to be approved at next meeting.

3. Lot Line Adjustment for Maple Hills No. 2 Plat D Lots 101, 102, 103 –*Engineering Director Lloyd Cheney*

Henry Ashworth was not present. Engineering Director Cheney presented the staff report.

The applicant is requesting approval for a lot line adjustment to combine lots 101, 102 and a remainder portion of lot 103 of Maple Hills No. 2 Plat D Subdivision. This request to combine the lots would provide accommodations for plans for a future detached garage. Because lots 101 and 103 does not have a primary structure, it would not be possible to issue a permit for the accessory structure until the lots are combined.

Commissioners and staff discussed if the second driveway would be in compliance.

MOTION: Commissioner Bott made a motion to table this item to a future date.

Commissioner Gilmore seconded the motion.

VOTE: 6-0 in approval.

Item was revisited at 8:45 p.m. Engineering Director Cheney discussed Bountiful Code 14-18-109 – Access Requirements and clarified the extra driveway would be allowed for this property.

MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City Council for the approval of the Lot Line Adjustment for Maple Hills No. 2 Plat D Lots 101, 102 and 103 with the two (2) conditions outlined by staff.

Commissioner Gilmore seconded the motion.

VOTE: 6-0 in approval.

1 **4. Bountiful City Land Use Code Text Amendment - Landscaping Code – Planning Director**
2 **Francisco Astorga**

3
4 *Mr. Jack Holt shared a paper copy of his landscaping options which was given to the Planning*
5 *Commissioners. Mr. Holt was unable to attend this meeting to present this in person.*

6
7 Planning Director Astorga reviewed all the proposed changes to this ordinance. He clarified the name
8 “WaterSense” which is a government named program.

9
10 Chair Jacobs opened the Public Hearing at 7:45 p.m.

11
12 Gary Davis resides at 2814 South 500 West. Mr. Davis feels strongly about water conservation and
13 feels the proposed code is restrictive and the citizens should have more choices for landscaping.

14
15 Lynn Beckman resides at Country Springs Condominiums located at 200 West and 1600 North. Mr.
16 Beckman is on the HOA board for Country Springs and noted the residents are discussing landscape
17 changes including the parkstrip. He discussed the requirements for the parkstrip landscape inside the
18 condo area and the huge challenge to understand this ordinance. He feels that there is a tremendous
19 number of citizens that would like to save water and use the water for other areas without the use of
20 trees and shrubs in the parkstrip.

21
22 Chair Jacobs closed the Public Hearing at 7:55 p.m.

23
24 Commissioner Bott discussed that drip systems would save a ton of water in the parkstrips for plants.

25
26 Commissioner Spratley discussed a desire to have staff educate the public after the new ordinance is
27 approved. She would like to see the tree canopy count for the 30%.

28
29 Chair Jacobs discussed his concern for water conservation. He feels that enforcement will be hard
30 after a building permit is completed and finalized.

31
32 Councilmember Price-Huish discussed the flexibility of the parkstrip landscape requirements with
33 the State’s “Flip the Strip” program.

34
35 Commissioner Gilmore would like to see more vegetation at ground level, trees in the parkstrip and
36 not count the tree canopy for the 30%.

37
38 Commissioner Clark discussed his concerns for water conservation and the flexibility for rock options
39 in the parkstrips.

40
41 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to City
42 Council for the approval of the Bountiful City Land Use Code Text Amendment for Landscaping
43 Code to include the proposed changes and the following changes:

44
45 14-16-109 TYPES AND LOCATION OF LANDSCAPING

46 B. 6. Additions to existing single-family and two-family dwellings consisting of 750 square feet or
47 more, shall comply with this requirement.

48 C. 3. DELETE

1 D. DELETE

2
3 14-16-115 ~~XERISCAPE~~ PARKSTRIP STANDARDS

4 The following are the minimum standards for ~~xeriscaping~~ any parkstrip or other landscape area
5 located within a public right-of-way.

6 B. At least 50% of the required landscape area shall be in live vegetation including tree canopies.

7 C. DELETE existing text and replace with:

8 *C. Lawn shall not be installed in Parkstrips, Paths, or on slopes greater than 25%, or in areas*
9 *less than 8 feet wide as measured at its narrowest point.*

10 *1. Existing lots/parcels with a single-family dwelling or two-family dwelling are exempt from*
11 *this requirement.*

12 *2. Additions to existing single-family and two-family dwellings consisting of 750 square feet*
13 *or more, shall comply with this requirement.*

14 E. Decorative rock....similar solid paving surface including driveway...

15 F. Bricks intended for use on buildings, ~~white quartz rock~~, lava rock...

16
17 Commissioner Bott seconded the motion.

18
19 VOTE: 6-0 in favor.

20
21 **5. Training – Chapter 3 and Chapter 4 of “Ground Rules: Your Handbook to Utah Land Use**
22 **Regulation” – Senior Planner Amber Corbridge**

23
24 Commissioners were asked to read Chapter 3 and 4 for discussion at a later date.

25
26 **6. Planning Director’s report, review of pending applications and miscellaneous business.**

27
28 1. Sr. Planner Amber Corbridge was introduced to Planning Commissioners.

29 2. Joint City Council and Planning Commission Work Session to be held on October 25, 2022 at
30 5:00-7:00 p.m. to discuss the General Plan.

31
32 Chair Jacobs adjourned the meeting at 8:54 p.m.

Commission Staff Report

Subject: Lot Line Adjustment for Lots 208 and 209
Bridlewood South Estates Phase 2
Address: 4317 S Monarch Dr
Author: City Engineer
Department: Engineering, Planning
Date: November 1, 2022



Background

Ben Murdock, applicant, is requesting approval of a lot line adjustment to combine Lots 208 and 209 of the Bridlewood South Estates Phase 2 Subdivision. Mr. Murdock's home currently occupies Lot 209.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The properties consist of Lot 208 (16,993 sq ft, 0.39 ac) and Lot 209 (17,731 sq ft, 0.40 ac) of the Bridlewood South Estates Phase 2 Subdivision. Both lots comply with the current R-3 Zone requirements for minimum lot size (11,000 sqft) and frontage (80 ft). The newly combined lot will greatly exceed these minimum requirements.

Future Use: Mr. Murdock is requesting approval to combine the two lots to accommodate his plans for a future detached garage, pool and pool house on Lot 208. Because Lot 208 does not have a primary structure, it would not be possible to issue a permit for any of the planned accessory structures until the lots are combined. Any proposed improvements involving grading or structures would need an appropriate Building Permit application and would be subject to the standard review process prior to issuance of a permit by the City. No new building lots would be created by this proposed action.

Utilities: No additional utilities are required.

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

Department Review

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



Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 4317 S Monarch Drive to the City Council.

Significant Impacts

None

Attachments

1. A copy of the preliminary amended plat.

BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT
AMENDING LOTS 208 AND 209

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 6, AND THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN,
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
AUGUST 2022

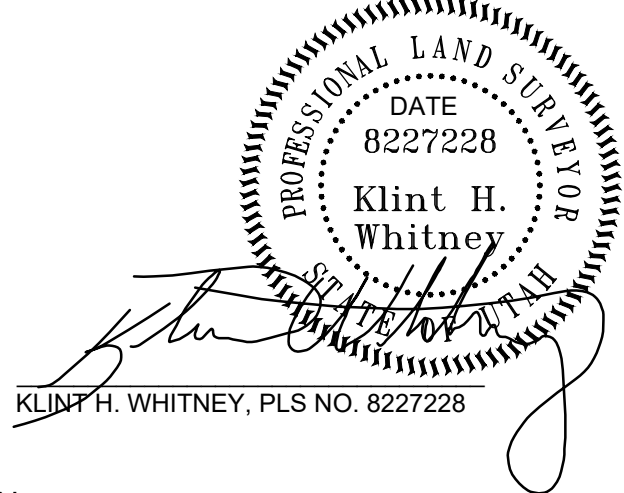
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST OF THE SALT LAKE BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTHERLY LINE OF MONARCH DRIVE BEING LOCATED NORTH 86°09'41" EAST 68.55 FEET FROM THE STREET CENTERLINE MONUMENT AT THE POINT OF CURVATURE ON MONARCH DRIVE (BASIS OF BEARING BEING THE LINE BETWEEN THE STREET CENTERLINE MONUMENT AT THE INTERSECTION OF MONARCH DRIVE AND DEVONSHIRE DRIVE AND THE STREET CENTERLINE MONUMENT AT THE POINT OF CURVATURE ON MONARCH DRIVE WHICH BEARS SOUTH 67°49'28" EAST UTAH NORTH, NAD 83 STATE PLAN GRID BEARING), BEGINNING POINT ALSO BEING LOCATED SOUTH 71°14'52" WEST 110.89 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 7; RUNNING THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MONARCH DRIVE FOLLOWING TWO (2) COURSES: (1) ALONG THE ARC OF A 327.00 FOOT RADIUS CURVE TO THE LEFT 65.90 FEET, HAVING A CENTRAL ANGLE OF 11°32'47" WITH A CHORD BEARING OF NORTH 70°49'07" WEST 65.79 FEET; (2) ALONG THE ARC OF A 273.00 FOOT RADIUS CURVE TO THE RIGHT 251.33 FEET, HAVING A CENTRAL ANGLE OF 52°44'55" WITH A CHORD BEARING NORTH 50°13'04" WEST 242.55 FEET; THENCE ALONG THE ARC OF A 20.00 FOOT RADIUS CURVE TO THE RIGHT 35.15 FEET, HAVING A CENTRAL ANGLE OF 100°42'26" WITH A CHORD BEARING NORTH 26°30'37" EAST 30.80 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF 4300 SOUTH; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE NORTH 78°51'50" EAST 92.12 FEET TO THE SOUTHERLY BOUNDARY LINE OF BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 3; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE FOLLOWING TWO (2) COURSES: (1) SOUTH 35°32'38" EAST 111.62 FEET; (2) NORTH 86°18'34" EAST 146.36 FEET TO THE WEST LINE OF LOT 206 BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2; THENCE ALONG THE WESTERLY LINE OF LOTS 206 AND 207 BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2 SOUTH 24°35'36" WEST 158.27 FEET TO THE POINT OF BEGINNING. CONTAINING 34,723 SQUARE FEET OR 0.80 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREFTER TO BE KNOWN AS BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS ____ DAY OF ____, 2022.



OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

BRIDLEWOOD SOUTH ESTATES SUBDIVISION PHASE 2, 2nd AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO BOUNTIFUL CITY, DAVIS COUNTY, UTAH, ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE), THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHOEVER IS APPLICABLE AS MAY BE AUTHORIZED BY BOUNTIFUL CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2022.

LENDER'S CONSENT
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.
DATED THIS ____ DAY OF ____, 2022.

BY: BENJAMIN MURDOCK

BY: MINDY MURDOCK AKA MINDAY MURDOCK

FIRST AMERICAN TITLE INSURANCE COMPANY
BY: _____ NAME/TITLE: _____
ACKNOWLEDGEMENT
STATE OF _____)
COUNTY OF _____)
ON THE ____ DAY OF ____, 2022, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF FIRST AMERICAN TITLE INSURANCE COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF SAID COMPANY.

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this ____ day of ____, 2022, before me _____, A Notary Public, personally appeared BENJAMIN MURDOCK, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

NOTARY PUBLIC
LENDER'S CONSENT
THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATION PROVIDED HEREIN.
DATED THIS ____ DAY OF ____, 2022.

STAMP

NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this ____ day of ____, 2022, before me _____, A Notary Public, personally appeared MINDY MURDOCK AKA MINDAY MURDOCK, Proved on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged (he/she/they) executed the same. Witness my hand and official seal.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A ONE LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY SCOTT STRATFORD. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE LINE BETWEEN THE STREET CENTERLINE MONUMENT FOUND AT THE INTERSECTION OF MONARCH DRIVE AND DEVONSHIRE DRIVE AND THE STREET CENTERLINE FOUND AT THE POINT OF CURVATURE ON MONARCH DRIVE WHICH BEARS SOUTH 67°49'28" WEST UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.



DAVIS COUNTY RECORDER

BOOK NUMBER _____
PAGE NUMBER _____
ENTRY NUMBER _____
TIME RECORDED _____
DATE RECORDED _____
FEE PAID _____

DAVIS COUNTY RECORDER

BY: _____

DEPUTY RECORDER

JOHNSON, DON
& CATHARINE H
012260218

AKINS, SYDNEY
012260210

LOT 302
WASHBURN, I
GAVIN & L. JILL
012370302

LOT 301
PETERSON, DAVID C
& HEIDI S - TRUSTEES
012370301

ADAMS, KIRK T &
TRISHA E
012260219

HAMMOND, BEAU
& NEELY
012260220

TRIMMING, DONALD K
& BOBBI JO
012260221

LOT 206
HOLBROOK, SALLY
TRUSTEES
012260206

LOT 2000
34,723 SQ. FT.
0.80 ACRES
4317 S. MONARCH
DRIVE

LOT 207
GARCIA, JULIO & ANGELA
012260207

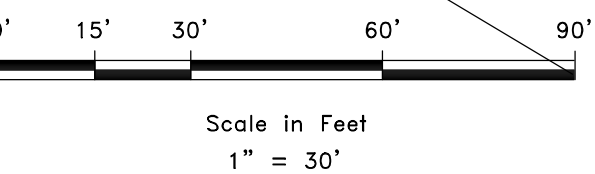
NORTHWEST
CORNER SEC. 7, T1N,
R1E, OF SLB&M.

FOUND A STREET CENTERLINE
MONUMENT AT THE INTERSECTION OF
MONARCH DRIVE AND DEVONSHIRE DRIVE

NORTH QUARTER
CORNER SEC. 7, T1N,
R1E, OF SLB&M.

MUDROW, RAYMOND D
& LAURIE B - TRUSTEES
012680501

FOUND A STREET CENTERLINE
MONUMENT AT POINT OF CURVATURE ON
MONARCH DRIVE.



LEGEND

- DAVIS COUNTY MONUMENT AS NOTED
- SET 24" REBAR & CAP "GARDNER ENGINEERING"
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT

NOTES

- ZONE (R-3) CURRENT YARD SETBACKS: FRONT 25 FEET; SIDE 8 FEET; REAR 20 FEET.
- SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP NO. 49011C0509E WITH AN EFFECTIVE DATE OF JUNE 18, 2007.
- NO NEW BUILDING LOTS ARE CREATED BY THE RECORDING OF THIS PLAT.

BOUNTIFUL CITY ENGINEER

APPROVED BY THE BOUNTIFUL CITY ENGINEER,
THIS ____ DAY OF ____, 2022.

CITY ENGINEER

BOUNTIFUL CITY ATTORNEY

APPROVED BY THE BOUNTIFUL CITY ATTORNEY,
THIS ____ DAY OF ____, 2022.

CITY ATTORNEY

BOUNTIFUL CITY PLANNING COMMISSION

APPROVED BY THE BOUNTIFUL CITY PLANNING COMMISSION,
THIS ____ DAY OF ____, 2022.

CHAIRMAN

BOUNTIFUL CITY APPROVAL

APPROVED BY THE BOUNTIFUL CITY COUNCIL,
THIS ____ DAY OF ____, 2022.

ATTEST: _____

TITLE: _____

MAYOR

Commission Staff Report

Subject: Lot Line Adjustment for Lot 2
Hayward Subdivision
Address: 153 S 300 E
Author: City Engineer
Department: Engineering, Planning
Date: November 1, 2022



Background

Larry Dupaix, applicant, is requesting approval of a lot line adjustment to combine Lot 2 of the Hayward Subdivision and a landlocked parcel which adjoins the rear boundary of Lot 2. Lot 2 is currently undeveloped.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

Location: The properties consist of Lot 2 (8,842 sq ft, 0.203 ac) and the 0.16 ac rear parcel. Lot 2 complies with the current R-4 Zone requirements for minimum lot size (8,000 sqft) and frontage (70 ft). The newly combined lot will also comply with these minimum requirements.

Future Use: Mr. Dupaix intends to construct a new single family home and detached accessory structure on the proposed combined lot. Any proposed improvements involving grading or structures would need an appropriate Building Permit application and would be subject to the standard review process prior to issuance of a permit by the City. No new building lots would be created by this proposed action.

Utilities: No additional utilities are required.

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

Department Review

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

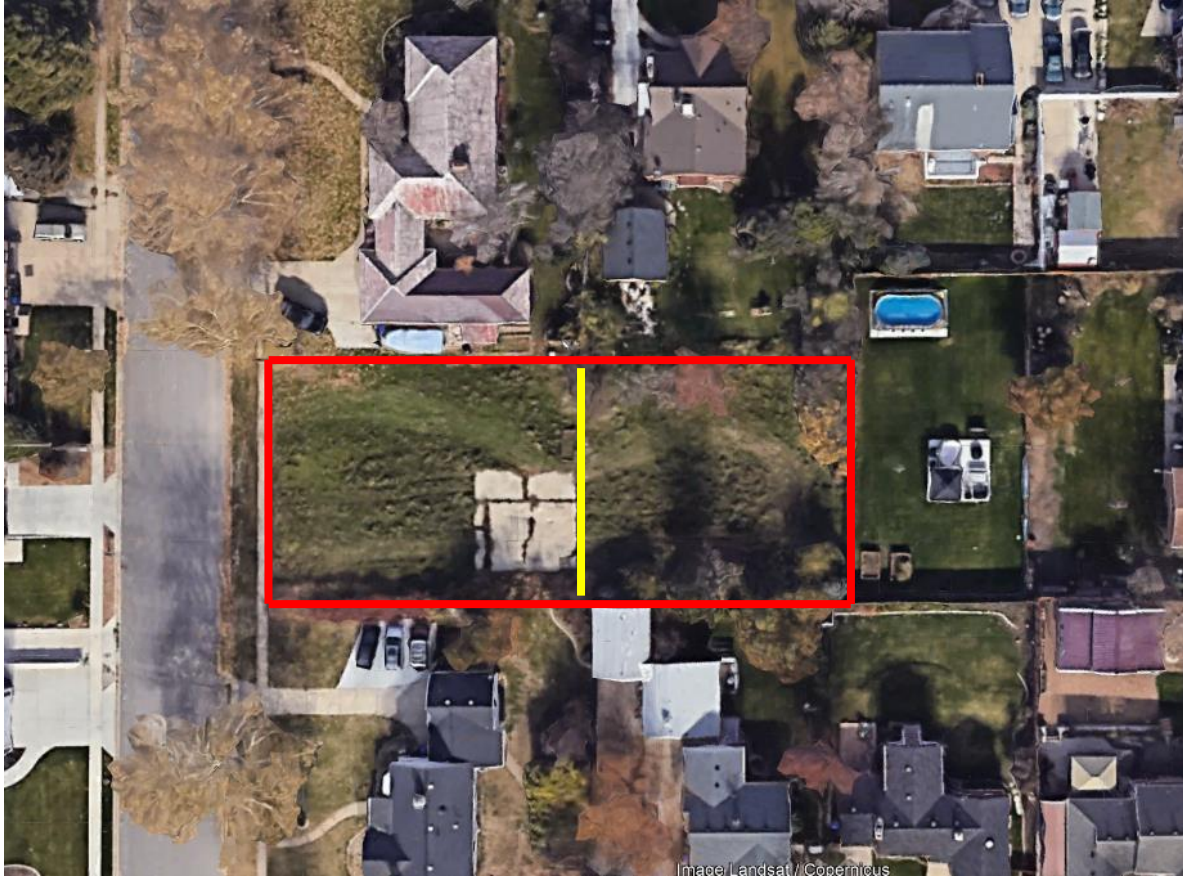


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 153 S 300 E to the City Council with the following conditions:

1. Complete any outstanding corrections to the plat.
2. Provide additional easements for the existing overhead power system as required by Bountiful Power, and an additional 7 ft wide Public Utility Easement along the 300 E frontage as required by the Engineering Dept.
3. Provide a current Title Report.

Significant Impacts

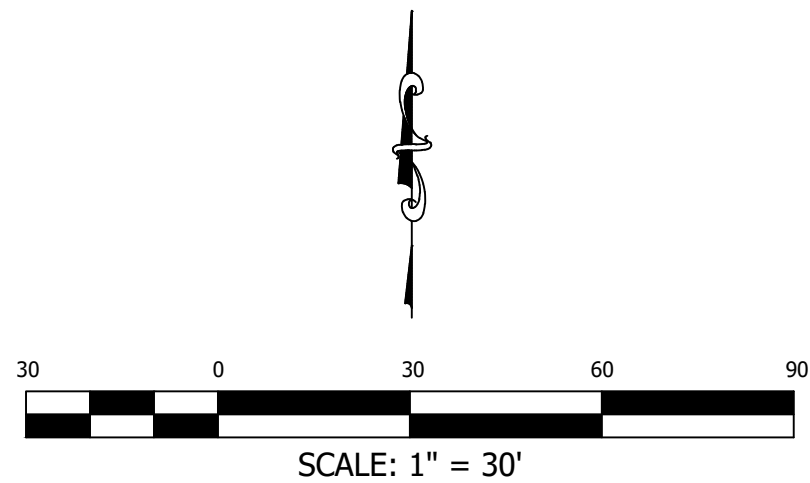
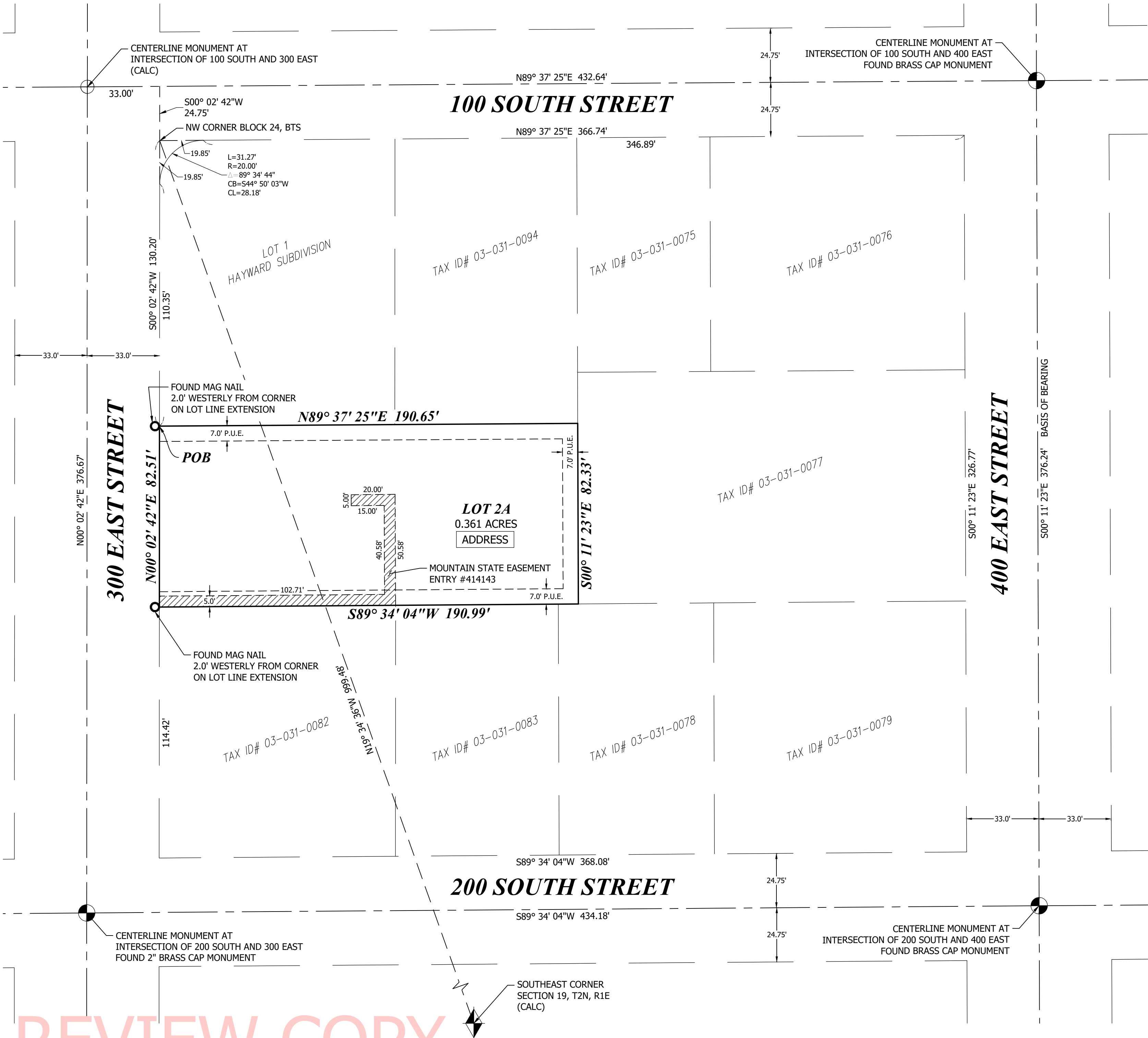
None

Attachments

1. A copy of the preliminary amended plat.

REVIEW COPY

HAYWARD SUBDIVISION 1ST AMENDED
AMENDING LOT 2 OF HAYWARD SUBDIVISION AND ADDITIONAL PARCEL
PART OF LOTS 1 AND 2, BLOCK 24, BTS
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19,
TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
OCTOBER 2022



LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

UTILITY APPROVAL

SOUTH DAVIS SEWER DISTRICT: _____ DATE: _____
BOUNTIFUL LIGHT AND POWER: _____ DATE: _____
BOUNTIFUL CITY WATER: _____ DATE: _____
CENTURY LINK: _____ DATE: _____
COMCAST: _____ DATE: _____
BOUNTIFUL IRRIGATION DISTRICT: _____ DATE: _____

DOMINION ENERGY UTAH

QUESTAR GAS COMPANY, dba DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY UTAH MAY REQUIRE ADDITIONAL EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES INCLUDING PRESCRIPTIVE RIGHTS AND OTHER RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNER DEDICATION OR IN THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OR CONDITIONS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY UTAH'S RIGHT-OF-WAY DEPARTMENT AT 800-366-8532.

QUESTAR GAS COMPANY
dba DOMINION ENERGY UTAH
APPROVED THIS _____ DAY OF _____, 20____
BY: _____
TITLE: _____

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS HEREAFTER TO BE KNOWN AS HAYWARD SUBDIVISION 1ST AMENDMENT AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 89°37'25" EAST 33.00 FEET ALONG THE MONUMENT LINE AND SOUTH 00°02'42" WEST 154.95 FEET FROM THE CALCULATED MONUMENT AT THE INTERSECTION OF 300 EAST AND 100 SOUTH STREET, SAID POINT IS ALSO SOUTH 89°37'25" WEST 366.74 FEET ALONG THE SOUTH LINE OF 100 SOUTH STREET AND SOUTH 00°02'42" WEST 130.20 FEET ALONG THE EAST LINE OF 300 EAST STREET FROM THE NORTHWEST CORNER OF BLOCK 24, PLAT A, BOUNTIFUL TOWN SURVEY, SAID POINT IS ALSO CALCULATED AS NORTH 19°34'36" EAST 999.48 FEET FROM THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 2 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH AND RUNNING THENCE NORTH 89°37'25" EAST 190.65 FEET; THENCE SOUTH 00°11'23" EAST 82.33 FEET; THENCE SOUTH 89°34'04" WEST 190.99 FEET TO THE WEST LINE OF SAID BLOCK; THENCE NORTH 00°02'42" EAST 82.51 FEET ALONG SAID BLOCK LINE TO THE POINT OF BEGINNING.

CONTAINING 0.361 ACRES.

OWNER'S DEDICATION

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

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

LAWRENCE DUPAIX

JANIS DUPAIX

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, LAWRENCE DUPAIX AND JANIS DUPAIX, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

REVIEW COPY



CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ENGINEER

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY, THIS _____ DAY OF _____, 20____.

PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS _____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY

DAVIS COUNTY RECORDER

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

Commission Staff Report

Subject: Lot Line Adjustment for Lots 702 and 704
Hidden Hollow at Hidden Lakes PUD
Address: 4396 S Hidden Hollow Dr
Author: City Engineer
Department: Engineering, Planning
Date: November 1, 2022



Background

Davis Crockett, applicant, is requesting approval of a lot line adjustment of the common boundary between Lots 702 and 704 of the Hidden Hollow at Hidden Lakes PUD. Mr. Crockett's home currently occupies Lot 702.

The City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

Analysis

The properties consist of Lot 702 (166,093 sq ft, 3.81 ac) and Lot 704 (144,822 sq ft, 3.325 ac) of the Hidden Hollow at Hidden Lakes PUD. Both lots comply with the current R-F Zone requirements for frontage (120 ft). The original boundary line and the requested adjusted alignment cross areas where the slope of the ground exceeds 30%. The proposed adjustment does not affect the frontage of either lot and essentially resizes Lot 704 to a similar size of the original configuration of Lot 702, and vice-versa for Lot 702. Adjustment of the boundary line would not affect the buildable portion of Lot 704, which is currently undeveloped. Any future development of Lot 704 would be subject to the requirements of the R-F zone, and the City's building permit review process prior to the issuance of any building permits.

It should be noted that a prior exchange of property was executed between Lot 702 and Lot 305 of the Hidden Lake at Summerwood Estates Phase 3 subdivision which affected the common southerly boundary, which is not part of this proposal.

Utilities: No additional utilities are required.

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

Department Review

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

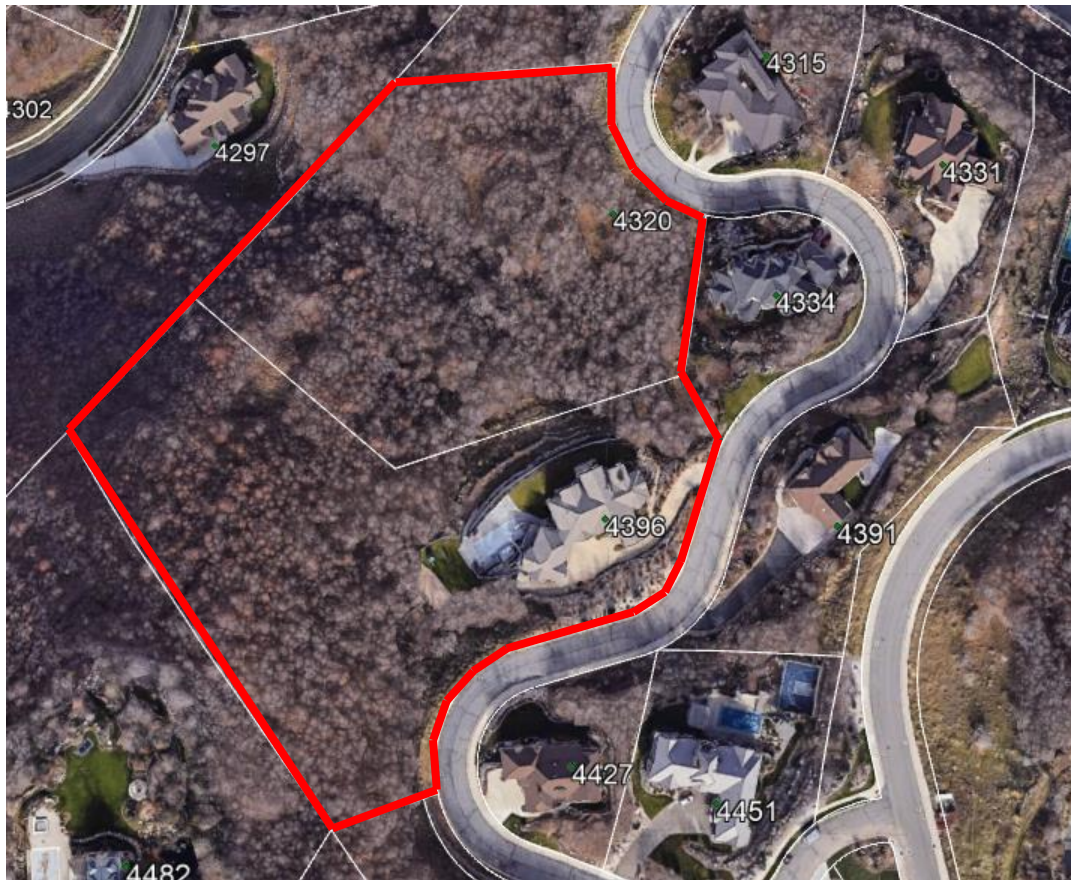


Figure 1 Location of Proposed Lot Line Adjustment

Recommendation

Staff would support the Planning Commission forwarding a recommendation approval of the Lot Line Adjustment at 4396 S Hidden Hollow Drive to the City Council with the following conditions:

1. Complete any outstanding corrections to the Plat.
2. Provide a current Title Report.

Significant Impacts

None

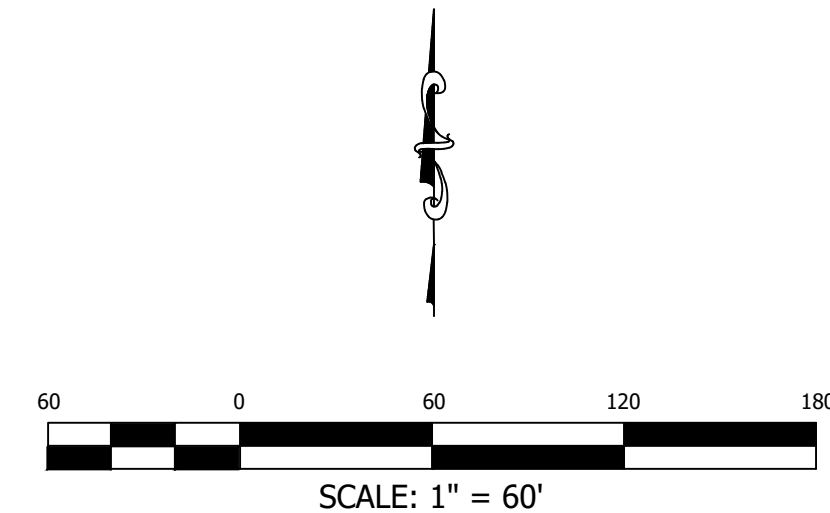
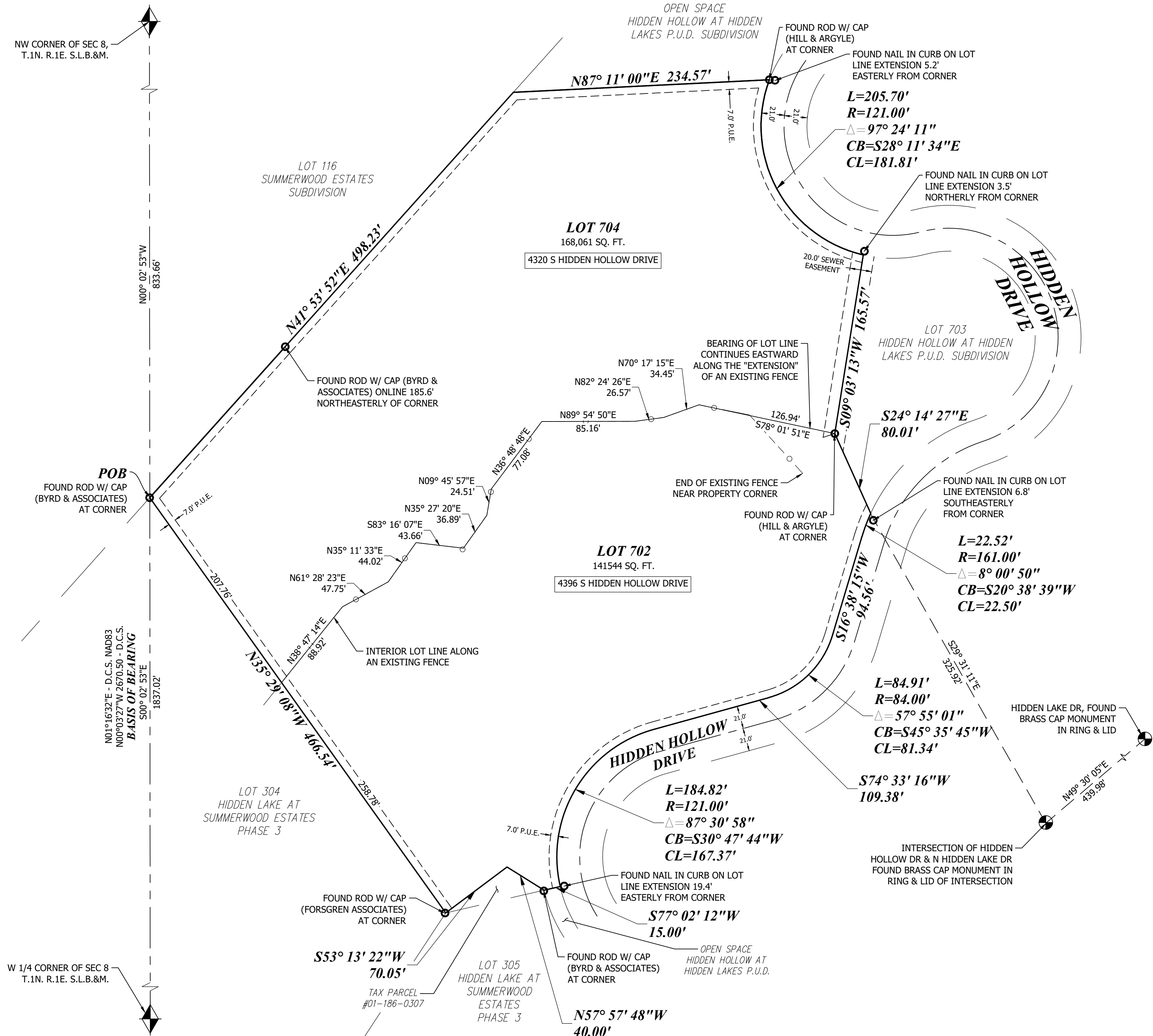
Attachments

1. A copy of the preliminary amended plat.

COPY FOR REVIEW

HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION AMENDMENT NO. 1

AMENDING LOT 704 & 702, HIDDEN HOLLOW AT HIDDEN LAKE P.U.D. SUBDIVISION
LOCATED IN THE NW QUARTER OF SECTION 8,
TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
SEPTEMBER, 2022



LEGEND

PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
LOT LINE	_____
FENCE LINE	_____
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

NOTES:

1. NO NEW LOTS ARE CREATED BY RECORDING THIS PLAT
2. SLOPES OF 30% OR GREATER ARE NOT USEABLE AND MAY NOT BE DISTURBED, EXCAVATED OR USED FOR CONSTRUCTION. (BOUNTIFUL CITY CODE 14-20-204)

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, DAVID CROCKETT, TRUSTEE OF THE SEBUS TRUST, DATED JUNE 11, 2004, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, ABBY CROCKETT, TRUSTEE OF THE SEBUS TRUST, DATED JUNE 11, 2004, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, DAVID CROCKETT, TRUSTEE OF THE DAVID CROCKETT QUALIFIED PERSONAL RESIDENCE TRUST, DATED MARCH 20, 2009, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE PLANNING COMMISSION OF BOUNTIFUL CITY,
THIS ____ DAY OF _____, 20____.

PLANNING DIRECTOR

CITY ATTORNEY'S APPROVAL

APPROVED ON THIS ____ DAY OF _____, 20____.

BOUNTIFUL CITY ATTORNEY

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR HOLDING CERTIFICATE NO. 9182497 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, DO HEREBY CERTIFY THAT BY THE AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS HEREafter TO BE KNOWN AS ***HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION AMENDMENT NO. 1*** AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN.

COPY FOR REVIEW

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF HIDDEN HOLLOW DRIVE, SAID POINT IS ALSO THE SOUTHERN MOST CORNER OF LOT 703, HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION, RECORDED AS ENTRY #2047411 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), AND RUNNING THENCE ALONG SAID STREET THE FOLLOWING FIVE (5) COURSES: 1) SOUTHEASTERLY 22.50 FEET ALONG A 161.00-FOOT RADIUS CURVE TO THE LEFT (CHORD BEARING SOUTH 20°38'39" WEST 22.50 FEET, CENTRAL ANGLE IS 8°00'50"); 2) SOUTH 16°38'15" WEST 94.56 FEET TO A POINT ON A 84.00-FOOT RADIUS CURVE TO THE RIGHT; 3) THENCE SOUTHWESTERLY 84.91 FEET ALONG SAID CURVE (CHORD BEARING SOUTH 45°35'45" WEST 81.34 FEET, CENTRAL ANGLE IS 57°55'01"); 4) SOUTH 74°33'16" WEST 109.38 FEET TO A POINT ON A 121.00-FOOT RADIUS CURVE TO THE LEFT; 5) THENCE SOUTHWESTERLY 184.42 FEET ALONG SAID CURVE (CHORD BEARING SOUTH 30°47'44" WEST 167.37 FEET, CENTRAL ANGLE IS 87°30'58") TO THE NORTHEAST CORNER OF AN OPEN SPACE AREA OF SAID SUBDIVISION; THENCE SOUTH 77°02'12" WEST 15.00 FEET ALONG THE LINE OF SAID OPEN SPACE AREA TO A REBAR AND CAP MONUMENTING A CORNER OF LOT 305, HIDDEN LAKE AT SUMMERWOOD ESTATES PHASE 3 (ENTRY #1796942, D.C.R.); THENCE NORTH 57°57'48" WEST 40.00 FEET; THENCE SOUTH 53°13'22" WEST 70.05 FEET TO A REBAR AND CAP MONUMENTING A CORNER OF LOT 304, OF SAID SUBDIVISION; THENCE NORTH 35°29'08" WEST 466.54 FEET ALONG THE LINE OF SAID LOT TO A REBAR AND CAP MONUMENTING THE SOUTH LINE OF SUMMERWOOD ESTATES SUBDIVISION PHASE 1 (ENTRY #1503128, D.C.R.); THENCE NORTH 41°53'52" EAST 498.23 FEET ALONG THE LINE OF SAID SUBDIVISION TO THE SOUTHEAST CORNER OF ANOTHER OPEN SPACE AREA OF SAID HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION; THENCE NORTH 87°11'00" EAST 234.57 FEET ALONG SAID LINE TO A REBAR AND CAP ON THE WEST RIGHT OF WAY LINE OF HIDDEN HOLLOW DRIVE AND TO A POINT ON A 121.00-FOOT CURVE TO THE LEFT; THENCE SOUTHEASTERLY 205.70 FEET ALONG SAID CURVE (CHORD BEARING SOUTH 28°11'34" EAST 181.81 FEET, CENTRAL ANGLE IS 97°24'11") TO THE NORTHWEST CORNER OF LOT 703 OF SAID SUBDIVISION; THENCE SOUTH 9°03'13" WEST 165.57 FEET ALONG THE LINE OF SAID LOT TO A CORNER MONUMENTED BY A REBAR AND CAP; THENCE SOUTH 24°14'27" EAST 80.01 FEET ALONG THE LINE OF SAID LOT TO THE NORTH RIGHT OF WAY LINE OF HIDDEN HOLLOW DRIVE AND TO THE POINT OF BEGINNING.

CONTAINING 7.108 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO LOTS AND STREETS TO BE KNOWN AS ***HIDDEN HOLLOW AT HIDDEN LAKES P.U.D. SUBDIVISION AMENDMENT NO. 1***, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20____.

DAVID CROCKETT, TRUSTEE
DAVID CROCKETT QUALIFIED PERSONAL
RESIDENCE TRUST, DATED MARCH 20, 2009

ABBY CROCKETT, TRUSTEE
ABBY CROCKET QUALIFIED PERSONAL
RESIDENCE TRUST DATED, MARCH 20, 2009

DAVID CROCKETT, TRUSTEE
SEBUS TRUST, DATED JUNE 11, 2004

ABBY CROCKETT, TRUSTEE
SEBUS TRUST, DATED JUNE 11, 2004

COPY FOR REVIEW

TRUST ACKNOWLEDGMENT

ON THE ____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, ABBY CROCKETT, TRUSTEE OF THE ABBY CROCKETT QUALIFIED PERSONAL RESIDENCE TRUST, DATED MARCH 20, 2009, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

DAVIS COUNTY RECORDER

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

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH, ON THIS
____ DAY OF _____, 20____.

CITY RECORDER ATTEST: _____
MAYOR: _____

CITY ENGINEER'S APPROVAL

APPROVED BY THE BOUNTIFUL CITY ENGINEER, THIS ____ DAY OF
_____, 20____.

BOUNTIFUL CITY ENGINEER

