

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
June 20, 2023 – 6:30 p.m.

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5 Location: Council Chambers City Hall, 795 South Main Street, Bountiful UT 84010
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7 Present: Commission Members Lynn Jacobs (Chair), Alan Bott (Vice-Chair) Jim Clark,
8 Krissy Gilmore, Cecille Price-Huish and Sharon Spratley
9 City Attorney Clinton Drake
10 City Engineer Lloyd Cheney
11 City Building Official Don Simons
12 Planning Director Francisco Astorga
13 Senior Planner Amber Corbridge
14 Recording Secretary Darlene Baetz
15
16 Excused: Commission Member Sean Monson
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19 **1. 6:00 – 6:30 Planning Commission and Administrative Committee Recognition Reception:**
20 **Sharon Spratley, Planning Commission, and Dave Badham and Scott Schlegel, Administrative**
21 **Committee**

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23 **2. 6:30 - Welcome.**

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25 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed those in attendance.
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27 **3. Approval of the minutes for June 6, 2023.**

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29 MOTION: Commissioner Bott made a motion to approve the minutes with a spelling correction.
30 Commissioner Clark seconded the motion.
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32 VOTE: 6-0 in approval.
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34 **4. Continuation of Downtown (DN) Mixed Use Zone Land Use Code Text Amendment regarding**
35 **parking and carports.**

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37 MOTION: Commissioner Bott made a motion to continue this item to July 18 as a work session.
38 Commissioner Clark seconded the motion.
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40 VOTE: 6-0 in approval.
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42 **5. Variance for a single access point to a one-lot subdivision at 1405 E. Canyon Creek Drive.**

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44 Brent Bement, applicant was present. Senior Planner Corbridge presented the item.
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46 Senior Planner Corbridge indicated that the applicant has requested a variance to allow for single
47 access to a proposed single-family development. If the variance is granted, it would allow for the
48 construction of one (1) new single-family dwelling on a 2-acre parcel. The remainder of the 69-acre
49 parcel where the majority of the site would be undeveloped. The property is at the end of Canyon
50 Creek Dr where no other access would be feasible.
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1 Planning Director Astorga discussed the state criteria and the guidelines that the Commissioners
2 should use for the process of this item.

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4 PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 6:55 p.m.

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6 Grant Jones, Smoot Wyoming. He indicated that he owns several parcels above the applicant's
7 parcel. He indicated that he had some vandalism with some of the buildings on the property and has
8 worked with the police for help but is concerned about the impact of new construction built beyond
9 the trail head. He noted a desire to have driveway access for his property.

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11 City Attorney Drake stated that this item had been brought to Planning Commission for the approval
12 of the Variance and the City would not be able to give any approval for the property above the
13 applicant's property.

14
15 Randy and Beverly Pridgen, 1386 Canyon Creek Drive. They stated that they are for the approval of
16 the variance if it is for one lot only.

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18 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 7:07 p.m.

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20 Planning Director Astorga noted that Cole Fessler, South Davis Metro Fire Marshal, was aware of
21 this project and has been in discussions with City Staff. He stated the properties known as the "Piano
22 keys" (located east of the applicant's property) are outside of the City boundaries and the City doesn't
23 have any desire to annex any of these properties into the City boundaries.

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25 MOTION: Commissioner Gilmore made a motion to approve the variance request with the one
26 condition outlined by staff. Commissioner Bott seconded the motion.

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28 VOTE: 6-0 in approval.

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30 CONDITIONS:

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32 1. The Applicant will continue to work with City Staff to ensure the subdivision is granted a
33 Conditional Use Permit and receives Final Subdivision Approval within one (1) year from this
34 Variance approval date.

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

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38 Planning Director Astorga discussed that staff had been available for comments from residents during
39 Coats for Kids, Summerfest, and Farmers Market for the General Plan Update.

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41 **7. Adjourn**

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43 Chair Jacobs adjourned the meeting at 7:21 p.m.