

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, October 01, 2024 – 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers
795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Chair Lynn Jacobs, Krissy Gilmore, Beverly Ward, Jim Clark, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Planning Tech	DeAnne Morgan
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Alan Bott

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting minutes from September 17, 2024

Commissioner Gilmore motioned to approve the minutes from September 17, 2024. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, Monson and Higginson voting “aye.”

3. Architectural and Site Plan Review Amendment at 406 South Main Street

Senior Planner Corbridge presented the item as outlined in the packet.

Brian Knowlton explained they are asking for the parking reduction and stated that the parking requirements downtown actually penalize what the City desires there. He explained about the intentions with the proposed bakery/pie restaurant. He mentioned working with staff on the parking requirements and stated that they could easily fit an office use into eight (8) parking stalls; however, the prepared parking letter/study contemplates the gross floor area for a restaurant. He stated that with the kitchen and display cases, he anticipates a thirty percent (30%) of the floor area to be used as seating.

Commissioner Ward questioned if the twenty-four (24) units in Building A and B will have assigned parking spaces. Mr. Knowlton responded affirmatively. Commissioner Ward also questioned if the covered stalls would be flex parking. Mr. Knowlton stated that he didn't anticipate people parking in the covered stalls unless it is assigned to them but referred to Planning Director Astorga to answer that question. Planning Director Astorga stated that it is implied that it is assigned parking and not free-for-all parking. Commissioner Ward asked how many stalls would be used for the restaurant. Mr. Knowlton stated that there are about a dozen uncovered parking stalls and that the parking directly behind Building C is going to be used for the restaurant. Planning Director Astorga indicated that the two-hundred fifty-foot (250') radius was selected because it is a number that is reasonable walking distance and that it is not a code mandated radius.

Commissioner Jacobs expressed thoughts about the importance of parking and recommended that the City should continue to pursue angled parking on Main Street. Planning Director Astorga responded stating the code indicates that the Planning Commission can reduce parking. City Engineer Cheney mentioned the appreciation for the suggestion by Commissioner Jacobs about bringing more angled parking to Main Street and mentioned the variability of the restaurant parking that also needs to be considered for the residential units.

Commissioner Monson had concerns about parking with no solutions but supports the restaurant in this location.

Commissioner Higginson commented that restaurants are a City Council priority including to continue the amenities that you see on Main Street. He indicated that he appreciates the concept of one-bedroom apartments which are in short supply here in Bountiful.

Commissioner Gilmore and Commissioner Clark agreed that the benefit of a Main Street restaurant outweighs parking concerns.

Planning Director Astorga referred to the code and how it applies to restaurants. He stated that based on the thirty-two (32) residential units the site would then requires fifty (50) parking spaces. He expanded in that there are fifty-six (56) proposed parking spaces; therefore, six stalls would satisfy the parking requirement for office use. He also stated that based on the newly proposed use of a fast-food restaurant, without knowing the seating the Code would require one (1) parking space per one hundred (100) square feet of floor area. He stated the gross floor area for proposed restaurant is two -thousand forty-eight (2,048) square feet, and that area minus the kitchen, the restroom, and the storage would be about fifty percent (50%) of the floor area, identifying that seating/patron area would be about one thousand twenty-four (1,024) square feet. Based on this, the parking requirement for a restaurant would be ten (10) parking spaces, leaving the restaurant short four (4) parking spaces.

Mr. Knowlton estimates that the seating area would be thirty percent (30%) equating to six hundred fourteen (614) square feet, leaving 7 parking spaces.

Commissioner Ward asked City Attorney Jeppsen if what they are asking legal. Mr. Jeppsen stated it is legally defensible.

Commissioner Higginson motioned to forward a positive recommendation to the City Council. Commissioner Gilmore seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, Monson and Higginson voting “aye.”

4. Land Use Code Text Amendment regarding Funeral Homes and Assembly uses in the Residential Zones

Senior Planner Corbridge presented the item as outlined in the packet.

Steve Keele, applicant, explained the importance of the public/private gathering space trends seen in the industry within the Wasatch Front. They currently own and operate thirty-seven (37) acres in the East district of Bountiful. Trends seen include burial and cremation rates, with cremation rate getting higher. He stated Utah is the only state West of the Mississippi that still has a cremation rate under fifty (50) percent and cremation rates getting higher disrupts the traditional funeral industry. They are seeing a trend in more personalization as well as less religious and more celebration of life and modern venues are also trending in this line of business.

Chair Jacobs opened the Public Hearing at 7:39 p.m. No comments were made. Chair Jacobs closed the Public Hearing at 7:39 p.m.

Commissioner Ward questioned why she didn't see a public noticing sign at this location. Planning Director Astorga stated that a code text amendment is district-wide not specific to this location. Commission Ward also asked about the entry to the facility. Mr. Keele stated he anticipates it will be both Lakeview Drive and Bountiful Boulevard. Commissioner Higginson is concerned about the impact on residents of noise coming from proposed assembly use.

Commissioner Monson asked about the setback requirements for this use. Senior Planner Corbridge confirmed the proposed minimum setback of fifty feet (50').. Planning Director Astorga stated that the Planning Commission can increase the setback and mentioned that these would be mitigated by a conditional use permit.

City Attorney Jeppsen made a comment about this being an opportunity to start regulating these by adding specific definitions to the code.

Commissioner Gilmore stated that she doesn't have much concern about the code change with the conditions recommended by staff.

Commissioner Ward also didn't have many concerns with a conditional use permit and that it would benefit our community.

Planning Director Astorga explained the Conditional Use Permit language of appropriate buffering of uses as buildings, proper parking and traffic circulation and the use of building materials, and lastly, which are in harmony with the area.

Commissioner Jacobs motioned to forward a positive recommendation to the City Council subject to meeting all staff review comments and changing the minimum setback to seventy-five feet (75') and minimum lot size three (3) acres. Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, Monson and Higginson voting "aye."

5. Preliminary Plat – Gelhart 2 Lot Subdivision at 378 West 1500 South

Planning Tech Morgan presented the item as outlined in the packet.

Commissioner Jacobs questioned if they would have to remove the RV Pad to come into compliance. Planning Director Astorga responded by saying they would not.

Commissioner Higginson asked if Bountiful has an ordinance for building lots fronting two streets. Planning Director Astorga responded by saying yes, there is. Commissioner Higginson asked if that increases non-conformity. Planning Director Astorga confirmed it does not based on the current access being off 1500 South and the wall that's located on the North side, the rear side of the property, separating them from the right-of-way.

Chair Jacobs opened the Public Hearing at 8:06 p.m. No comments were made. Chair Jacobs closed the Public Hearing at 8:06 p.m.

Commissioner Higginson motioned to forward a positive recommendation to the City Council subject to meeting all staff review comments. Commissioner Monson seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, Monson and Higginson voting "aye."

6. Planning Director's Report/Update

Planning Director Astorga mentioned that the next meeting will take place on October 15, 2024, the November 5, 2024, meeting is canceled due to the presidential election, and the following meeting after that will take place on November 19, 2024.

7. Adjourn

Chair Jacobs adjourned the meeting at 8:08 p.m.