



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
BOUNTIFUL CITY PLANNING COMMISSION
September 20, 2022

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3
4
5 Present: Commission Members Lynn Jacobs (Chair), Jim Clark,
6 Krissy Gilmore, Sean Monson and Sharon Spratley
7 Councilwoman Cecilee Price-Huish
8 City Attorney Clinton Drake
9 City Engineer Lloyd Cheney
10 Planning Director Francisco Astorga
11 Asst City Planner Nicholas Lopez
12 Recording Secretary Darlene Baetz
13
14 Excused: Commission Members Alan Bott (vice-chair)
15

16
17 **1. Welcome.**

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

19
20
21 **2. Approval of the minutes for July 19, 2022.**

22
23 MOTION: Councilmember Price-Huish made a motion to approve the minutes for July 19, 2022 as
24 written. Commissioner Spratley seconded the motion.

25
26 VOTE: The motion passed unanimously (6-0).

27
28 **3. Approval of the minutes for August 16, 2022.**

29
30 MOTION: Commissioner Spratley made a motion to approve the minutes for August 16, 2022 as
31 written. Commissioner Clark seconded the motion.

32
33 VOTE: The motion passed unanimously (6-0).

34
35 **4. 1791 South Renaissance Towne Dr – Lot 11 – Zoning Amendment to amend the approved**
36 **Renaissance Towne Center Development Plan – Brian Knowlton, applicant – *Planning Director***
37 ***Francisco Astorga***

38
39 Randy Beyer representing Knowlton General was present. Planning Director Astorga presented the
40 staff report.

41
42 The applicant applied for an application to amend the platted Lot 11. The City Council approved the
43 Zone Change on May 28, 2019 and the Redevelopment Plan Amendment on April 27, 2021. Planning
44 Director Astorga discussed the proposed changes to the Development Plan Amendment. He noted
45 that the previous approved Development Plan allowed for a five (5) foot setback and that there is
46 flexibility in the Mixed-Use zone.

47
48 Commissioner Spratley, Monson and Clark discussed the historic perspective from the previous
49 approval and stated their concern for the change of building height.

50
51 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

1
2
3
4
5 Present: Commission Members Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark,
6 Krissy Gilmore, and Sharon Spratley
7 Councilmember Cecilee Price-Huish
8 City Attorney Clinton Drake
9 City Engineer Lloyd Cheney
10 Planning Director Francisco Astorga
11 Sr. Planner Amber Corbridge
12 Recording Secretary Darlene Baetz
13
14 Excused: Commission Members Sean Monson
15

16
17 **1. Welcome.**
18

19 Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.
20

21 **2. Approval of the minutes for September 20, 2022 to be approved at next meeting.**
22

23 **3. Lot Line Adjustment for Maple Hills No. 2 Plat D Lots 101, 102, 103 –Engineering Director**
24 **Lloyd Cheney**
25

26 Henry Ashworth was not present. Engineering Director Cheney presented the staff report.
27

28 The applicant is requesting approval for a lot line adjustment to combine lots 101, 102 and a
29 remainder portion of lot 103 of Maple Hills No. 2 Plat D Subdivision. This request to combine the
30 lots would provide accommodations for plans for a future detached garage. Because lots 101 and 103
31 does not have a primary structure, it would not be possible to issue a permit for the accessory structure
32 until the lots are combined.
33

34 Commissioners and staff discussed if the second driveway would be in compliance.
35

36 MOTION: Commissioner Bott made a motion to table this item to a future date.
37

38 Commissioner Gilmore seconded the motion.
39

40 VOTE: 6-0 in approval.
41

42 *Item was revisited at 8:45 p.m.* Engineering Director Cheney discussed Bountiful Code 14-18-109 –
43 Access Requirements and clarified the extra driveway would be allowed for this property.
44

45 MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City
46 Council for the approval of the Lot Line Adjustment for Maple Hills No. 2 Plat D Lots 101, 102 and
47 103 with the two (2) conditions outlined by staff.
48

49 Commissioner Gilmore seconded the motion.
50

51 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.

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

S67°32'38"E 111.62'

FOUND REDCON CAP
AND REBAR

N86°18'34"E 146.36'

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

LOT 206
HOLBROOK, SALLY
TRUSTEES
012260206

LOT 207
GARCIA, JULIO & ANGELA
012260207

S24°35'36"W 158.27'

S67°49'28"E 91.22'
(BASIS OF BEARING)

D=11°32'47" CH=N70° 49' 07" W 65.79'
L=65.90', R=327.00'

N86°06'41"E 68.55'

S71°14'11"W 110.88'

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

POB

FOUND CURB NAIL

MUDROW, RAYMOND D
& LAURIE B - TRUSTEES
012680501

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

THE UNDERSIGNED BENEFITARY
PLAT FOR THE HEREIN DE

DATED TH

FIRST AMERICAN TITLE INSURANCE

BY: _____

STATE OF _____

COUNTY OF _____

ON THE _____ DAY OF _____

UNDERSIGNED NOTARY PUBLIC

SWORN DID SAY THAT HE/SHE

TITLE INSURANCE COMPANY

OF SAID COMPANY.

NOTARY PUBLIC

THE UNDERSIGNED BENEFITARY
PLAT FOR THE HEREIN DE

DATED _____

HICKMAN LAND TITLE COMPANY

BY: _____

STATE OF _____

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.

RECORD CALL

SET 5/8" REBAR WITH
"ENTELLUS" CAP, AT CORNER
(UNLESS OTHERWISE NOTED)

FOUND PROPERTY MARKER
(AS NOTED)

UTILITY API

SOUTH DAVIS SEWER DISTRICT: _____

BOUNTIFUL LIGHT AND POWER: _____

BOUNTIFUL CITY WATER: _____

CENTURY LINK: _____

COMCAST: _____

BOUNTIFUL IRRIGATION DISTRICT: _____

DOMINION ENERGY

S00° 11' 23"E 376.24' BASIS OF BEARING

400 EAST STREET

S00° 11' 23"E 326.77'

TAX ID# 03-031-0077

TAX ID# 03-031-0077

TAX ID# 03-031-0079

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.

SET
"ENTELLUS"
(UNLESS
FOUND P

NOTES:

- 1. NO NEW LOTS ARE CREATED BY RECORDING THIS INSTRUMENT.
- 2. SLOPES OF 30% OR GREATER ARE NOT USEABLE FOR CONSTRUCTION. (BOUNTIFUL CITY CODE)

TRUST ACK

ON THE _____ DAY OF _____, 20____
DAVID CROCKETT, TRUSTEE OF THE SEBUS TRUST,
SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND
INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND
AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

TRUST ACK

ON THE _____ DAY OF _____, 20____
ABBY CROCKETT, TRUSTEE OF THE SEBUS TRUST,
DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND
WAS SIGNED ON BEHALF OF SAID TRUST AND
TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____

