

1 **DRAFT Minutes of the**  
2 **BOUNTIFUL CITY PLANNING COMMISSION**  
3 **Tuesday, December 03, 2024 – 6:30 p.m.**  
4

5 Official notice of the Planning Commission Meeting was given by posting an agenda at City  
6 Hall, and on the Bountiful City Website and the Utah Public Notice Website.  
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8 **City Council Chambers**  
9 795 South Main Street, Bountiful, Utah 84010  
10

11 Present: Planning Commission Chair Lynn Jacobs, Krissy Gilmore,  
12 Beverly Ward, Alan Bott, Sean Monson, and  
13 Richard Higginson  
14  
15 Planning Director Francisco Astorga  
16 Senior Planner Amber Corbridge  
17 Assistant Planner DeAnne Morgan  
18 City Engineer Lloyd Cheney  
19 Recording Secretary Sam Harris  
20  
21 Excused: Planning Commission Jim Clark  
22 City Attorney Bradley Jeppson  
23

24 **1. Welcome**  
25

26 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.  
27

28 **2. Final Architectural and Site Plan for Construction Services without Outdoor Storage at**  
29 **710 North 500 West**  
30

31 Senior Planner Corbridge presented the item as outlined in the packet.  
32

33 Commissioner Higginson questioned if the use of the adjacent property doesn't matter in this  
34 zone. Senior Planner Corbridge stated that in the code it states dwelling or zone, also stating it is  
35 residentially zoned but it's a school. Senior Planner Corbridge stated that Staff always interprets  
36 it as if it's a dwelling or a zone, it applies, if it's not a house but a residential zone, it still applies.  
37

38 Commissioner Bott had concerns with the screening material, and it being something that can  
39 change, does change, and frequently changes, and therefore consider that solid screening. Senior  
40 Planner Corbridge stated that if any substantial removal of the vegetation occurs, then they  
41 would need to meet the code.  
42

43 Harrison Cooper, property owner, stated the screening device along the property line is a heavy  
44 growth of bush and trees, not just the line of trees. Commissioner Bott asked Harrison Cooper if  
45 he plans to improve that in the future. Harrison Cooper stated that he doesn't plan to improve it,  
46 unless it is sold, which he plans to do in the future, in five (5) plus years.

47 Planning Director Astorga stated that continuing the item for further research would not likely do  
48 anything, as we would need to wait later in the season for evidence and may not be worth  
49 waiting for. Planning Director Astorga gave a recommendation the Commissioners:

- 50
- 51 1. Deny it.
  - 52 2. Approve it with a condition to install a fence.
  - 53 3. Approve Staff's recommendation; later inspect the site and determine if a  
54 fence would be required to be installed.
- 55

56 Commissioner Jacobs stated that they need to determine if the vegetative screening meets the  
57 standard, and if so then the project should move forward

58  
59 Commissioner Gilmore stated that she felt it does meet that standard.

60  
61 Commissioner Monson stated that he imagines that if you were the City Council when they  
62 drafted this ordinance stating solid screening device, they would not be thinking about trees.  
63 Commissioner Monson felt that it does not meet the standards.

64  
65 Commissioner Bott motioned to forward a positive recommendation to the City Council to  
66 approve, subject to the following:

- 67
- 68 1. Maintain the existing vegetated screening along the east property line. ~~If~~  
69 ~~substantial vegetation is removed, the property shall install a solid screening~~  
70 ~~device or wall of masonry, wood, vinyl or similar material along the property~~  
71 ~~line.~~
  - 72 2. Remove all junk and debris from the property.
  - 73 3. Meet all staff review comments.
- 74

75 Commissioner Higginson asked if the staff review comments will include a requirement for a  
76 driving approach from 500 West. City Engineer stated that is a UDOT decision.

77  
78 Commissioner Higginson seconded the motion. The motion was approved with Commissioners,  
79 Gilmore, Ward, Bott, and Higginson voting "aye". Jacobs and Monson voting "nay"

80  
81 **3. Planning Director's Report/Update**

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83 Planning Director Astorga stated that we need to elect a Chair and Vice-Chair. Lynn Jacobs was  
84 elected as Chair and Alan Bott was elected as Vice-Chair. It was a unanimous vote. The Public  
85 Notice for the Planning Commission meeting schedule to remain as meetings taking place on the  
86 first and third Tuesday of every month, starting at 6:30 p.m. was voted on. It was a unanimous  
87 vote. Staff invited the Planning Commission and Administrative Committee to attend an  
88 appreciation dinner, taking place after the meeting is adjourned.

89  
90 **4. Adjourn**

91 Chair Jacobs adjourned the meeting at 7:00 p.m.