

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
September 5, 2023 – 6:30 p.m.

Location:	Council Chambers	City Hall, 795 South Main Street, Bountiful UT 84010
Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark,
	City Engineer	Krissy Gilmore, Sean Monson, and Beverly Ward
	Senior Planner	Lloyd Cheney
	Assistant Planner	Amber Corbridge
	Building Official	Jonah David Hadlock
	Recording Secretary	Don Simons
		Darlene Baetz
Excused:	Commission Member	Cecille Price-Huish
	City Attorney	Clinton Drake
	Planning Director	Francisco Astorga

1. 6:30 - Welcome.

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

Planning Director Astorga recognized Darlene Baetz for her years of service with the City in the Planning Department and indicated that this was Darlene's last Planning Commission meeting as she accepted another position with the Bountiful City Power Department. Darlene's last day with the Planning Department is September 14. Director Astorga excused himself from the meeting as he indicated that he had a personal affair to take care of that evening. Director Astorga left the Council Chambers at 6:40 pm.

2. Approval of the minutes for August 15, 2023.

MOTION: Commissioner Bott made a motion to approve the minutes with one minor change in Commissioner name. Commissioner Monson seconded the motion.

VOTE: 6-0 in approval.

3. 220 North Main Street – Preliminary and Final Subdivision Approval for the Brooks

City Engineer Cheney presented the item.

The applicant is requesting preliminary and final approval of a Planned Unit Development (PUD) plat for the Brooks project. The proposed project includes two

buildings fronting Main Street with main floor commercial spaces and apartments on two upper floors. An additional 3-unit apartment building will be built on the north property line. A total of six town homes fronts on to 200 North. This project was granted Final Architectural and Site Plan Approval by the City Council on December 8, 2020 with an additional six month extension granted by City Council on June 8, 2022 in order to obtain building permits. The applicant has been issued one building permit for the mixed-use building located at the southwest corner of the site, but no construction has occurred. The applicant stated that project funding is conditioned upon approval of the PUD plat and is necessary for the project to move forward.

MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City Council with the two conditions outlined by staff. Commissioner Clark seconded the motion.

VOTE: 6-0 in approval

CONDITIONS:

1. Post the bond for public improvements and pay the fee amounts outlined in the Bond and Fee letter prepared by the City Engineer, dated March 15, 2021.
2. Establish a property owners' association and record all necessary documents with the Davis County Recorder's Office at the time the plat is recorded.

4. 1480 South Orchard Dr – Rezone for Bountiful Professional Plaza

Dave Larsen, applicant, was present. Senior Planner Corbridge presented the item.

Dave Larsen is the property owner of the Bountiful Professional Plaza at 1480 South Orchard Drive and requested a Zone Map Amendment of the property from Single-Family Residential (R-4) to Neighborhood Commercial (C-N). Mr. Larsen stated that the purpose of the rezone is to “keep services in the area to benefit the community, like it has been for the past 59 years”. He noted that the property has existing characteristics of neighborhood commercial structures and uses, where the existing commercial tenants bring in low traffic and impacts to the neighborhood. There are no proposed changes to the existing building or site.

Senior Planner Corbridge discussed approved changes to the zoning map in the 1960s which allowed for professional office uses. Since that time, the property was rezoned to Single-Family Residential (R-4) which prohibits professional office uses. Staff recommended the approval of the rezone.

Commissioners discussed the non-conformity of existing businesses and the possible filling of business on the Orchard corridor.

Mr. Larsen stated that he was notified of the issue when business license approvals were

rejected. He discussed the types of businesses that are currently in this building.

Chair Jacobs opened the Public Hearing at 6:52 p.m.

Tom Woodland, a current business owner at this location, feels that Mr. Larsen takes good care of the property and is in favor of the rezone.

Gary Wall resides at 210 East 1400 South. He feels that these types of businesses are a good blend and that they have no traffic on weekends. He stated the property is maintained and was surprised to hear that the property had been rezoned to R-4. He does not remember that there was any public hearing from the 1980s for the rezone from C-N to R-4.

Rachel Coleman resides at 202 East 1400 South and spoke about the lack of a park-strip next to the medical plaza. She provided a handout with her comments to the Commissioners and staff.

Dawn Morgan resides at 190 East 1500 South. She feels that there is a traffic problem on 1500 South and would like to see a limit of the traffic on 1500 South.

Sharlynn Thompson feels that new medical businesses are moving closer to the hospitals/medical centers. She would like to see Mr. Larsen's property rezoned, keeping the current businesses onsite.

Marimum Harman has a business at the property. She feels that the building is close for children and families to their homes and that the building is affordable and serves a need for her.

Justin Neigel has a dentist office at the property. He really likes the location and would like to continue to practice at this location.

There was a comment emailed to staff and was read to the Commissioners. The letter stated that she doesn't want to see an increase of traffic in the area.

Chair Jacobs closed the Public Hearing at 7:09 p.m.

Commissioners discussed:

1. The objective and purpose of this rezone and ordinance amendments.
2. Analysis of the proposed text ordinance changes.
3. Some Commissioners believe Staff's recommended ordinance changes are appropriate, except for amending the restaurant use from conditional to permitted.
4. Consideration of the future of Orchard Drive.
5. This area would potentially be a Commercial Neighborhood in the General Plan.
6. Should restaurants and dental labs as permitted uses in Neighborhood Commercial.

7. Commissioners felt that there needs to be more of an analysis done regarding the text ordinance amendment. The Commission wanted to see other permitted neighborhood commercial uses in surrounding cities.
8. Commissioners wanted to see the uses table broken up in the appropriate categories, such as Neighborhood Commercial Permitted, Conditional, and Prohibited uses.

MOTION:

Commissioner Monson made a motion to send a positive recommendation to the City Council for the approval of the rezone at 1480 South Orchard Dr. Commissioner Bott seconded the motion.

VOTE: 6-0 in approval

5. Land Use Code Text Amendment to the C-N (Neighborhood Commercial) Zone

Chair Jacobs opened the Public Hearing at 7:28 p.m.

Chair Jacobs closed the Public Hearing at 7:29 p.m.

MOTION:

Commissioner Monson made a motion to continue the item to a date uncertain. The Commission requested to give Staff the opportunity to research surrounding cities' ordinances regarding their neighborhood commercial permitted, conditional, and prohibited uses for comparison with Bountiful's existing ordinances. Commissioner Clark seconded the motion.

VOTE: 6-0 in approval.

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

7. Training – postponed

9. Adjourn

Chair Jacobs adjourned the meeting at 7:42 p.m.