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3 **Bountiful City**  
4 **Approved Planning Commission Meeting Minutes**  
5 **Council Chambers City Hall**  
6 **795 South Main Street, Bountiful UT 84010**  
7 **Tuesday October 3, 2023**  
8

9 **Commissioners in attendance:** Vice-Chair Alan Bott, James Clark, Sean Monson, Krissy  
10 Gillmore, and Beverly Ward.

11  
12 **Absent:** Chair Lynn Jacobs and Cecilee Price-Huish

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14 **Ex Officio:** Planning Director Francisco Astorga, Senior Planner  
15 Amber Corbridge, City Engineer Lloyd Cheney, and City  
16 Attorney Clinton Drake.  
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19 **1. Welcome**

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21 Vice-Chair Bott called the meeting to order and welcomed everyone at approximately 6:30 p.m.

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23 **2. Consideration to Approve the Planning Commission meeting minutes from September**  
24 **5, 2023**

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26 **Motion:** Commissioner Gillmore motioned to approve the Planning Commission meeting  
27 minutes from September 5, 2023. Commissioner Clark seconded the motion.

28  
29 **Vote:** The motion passed unanimously (5-0).

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31 **3. Neighborhood Commercial (C-N) Subzone – Land Use Code Text Amendment**  
32

33 Senior Planner Corbridge presented the item where she pointed out permitted, conditional, and  
34 prohibited uses. She reviewed cities that were researched regarding similar uses. Staff made  
35 minor changes to the former proposal based on Planning Commission comments recently made.  
36 Senior Planner Corbridge asked if the Commission had questions and provided Staff's  
37 recommendation as shown on the published staff report. Vice-Chair Bott thanked Staff for the  
38 work provided. The Commission did not have any questions at that time.

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40 Vice-Chair Bott opened the public hearing. No comments were made by the public. Vice-Chair  
41 Bott closed the public hearing.  
42

1 The Commission took a minute to review the proposal. Commissioner Gilmore indicated that  
2 she felt good with what was being proposed by Staff as she indicated that in the past she had  
3 concerns with the vehicular traffic impacts of fast food restaurants. Commissioner Ward and  
4 Clark agreed with her comments. Commissioner Monson also agreed with these comments and  
5 thanked the Planning Staff for the provided research. Mr. Dave Larsen asked for clarification  
6 from Staff. Vice-Chair Bott allowed the staff clarification. Senior Planner Corbridge clarified  
7 that dental labs and offices would be permitted uses with the proposed amendment.  
8

9 **Motion:** Commissioner Monson motioned to forward a positive recommendation to the City  
10 Council. Commissioner Gillmore seconded the motion.  
11

12 **Vote:** The motion passed unanimously (5-0).  
13

#### 14 **4. 515 E. / 551 E. 3550 South – Lot Line Adjustment** 15

16 City Engineer Cheney presented the item and explained that structure on Lot 19 had a four-foot  
17 (4') side yard setback due to a survey error that took place when the houses were built. The co-  
18 applicant, Osmond Seangsuwan has been working with the neighboring property owner, co-  
19 applicant Ercanbrack, as they are working together to remediate a portion of the lack of  
20 compliance. City Engineer Cheney indicated that the proposed lot line adjustment would  
21 provide Lot 19 with a seven-foot (7') side yard setback instead of the current four-foot (4')  
22 setback, which is closer towards the required eight-foot (8') setback.  
23

24 Commissioner Monson asked City Attorney Drake if the code allowed for such. City Attorney  
25 Drake indicated that the code allows these types of scenarios if the level or degree of  
26 noncompliance is reduced.  
27

28 **Motion:** Commissioner Gillmore motioned to forward a positive recommendation to the City  
29 Council. Commissioner Clark seconded the motion.  
30

31 **Vote:** The motion passed unanimously (5-0).  
32

33 **[City Engineer Cheney and Planning Director Astorga left the meeting at approximately**  
34 **6:45 p.m.]**  
35

#### 36 **5. Planning Commission Training** 37

38 Vice-Chair Bott turned the time to City Attorney Drake for annual training regarding the Open  
39 and Public Meetings Act (OPMA). City Attorney Drake utilized a slide show presentation.  
40

#### 41 **6. Planning Director's report, update, and miscellaneous items** 42

43 None provided.  
44

#### 45 **7. Adjourn**

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- 2 Vice-Chair Bott adjourned the meeting at 7:03 pm