

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, August 06, 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, Alan Bott, Jim Clark, Beverly Ward, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Assistant Planner	Jonah David Hadlock
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson and Krissy Gilmore

1. Welcome

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

2. Consideration to approve meeting minutes from July 02, 2024

Commissioner Ward motioned to approve the minutes from July 02, 2024, and Commissioner Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye.”

3. Conditional Use Permit for outdoor vehicle storage at 2773 South Main Street

Senior Planner Corbridge presented the item as outlined in the packet. She presented both the Conditional Use Permit (Agenda item 3) and the Preliminary/Final Architectural and Site Plan Review (Agenda item 4).

Chair Jacobs opened the Public Hearing at 6:38 p.m. Valerie Jones, resident, asked for a condition to add slats to the chain link fence to help it look more residential and help with possible lighting mitigation. Chair Jacobs closed the Public Hearing at 6:41 p.m.

Commissioner Bott had concerns about how proposed use would service the community and its potential to negatively impact surrounding uses.

Commissioner Higginson expressed concerns about the proposed use conducting sales offsite, rather than onsite.

Josh Erickson, applicant, stated that even though they do not directly service the community, many of their customers and the trucks that they use do service our community.

Planning Director Astorga gave insight into the listed uses in the Bountiful City Land Use Code, specifically going over the criteria specified in the code and expressed his opinion in that the proposed Conditional Use Permit application complies with such.

City Attorney Jeppson gave insight into the process of a Conditional Use Permit, stating it is already an allowed use, but there could be conditions imposed.

Chair Jacobs questioned the applicant about the lighting for the concern for neighbors. Josh Erickson, the applicant, stated that they have not added any new lights but there should not be a significant change in the lighting.

Commissioner Higginson motioned to approve the Conditional Use Permit for vehicle storage at 2773 South Main Street. Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Ward, and Higginson voting “aye”. Commissioner Bott voted “nay”.

4. Preliminary/Final Architectural and Site Plan Review at 2773 South Main Street

Commissioner Higginson motioned to forward a positive recommendation to approve the Preliminary/Final Architectural and Site Plan Review at 2773 South Main Street, to the City Council. Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.

5. Conditional Use Permit for a fast-food restaurant at 386 West 500 South

Senior Planner Corbridge presented the item as outlined in the packet. She presented both the Conditional Use Permit (Agenda item 5) and the Preliminary/Final Architectural and Site Plan Review (Agenda item 6).

Commissioner Higginson had questions regarding the peninsula on the North-West side of the property, what will be done with that area and will it land lock the neighbor. Senior Planner Corbridge confirmed that this is used for underground retention with asphalt on top.

Chair Jacobs opened the Public Hearing at 7:30 p.m. Gary Davis, resident, states that his family has been waiting a long time for a Jack in the Box to come to our community. Chair Jacobs closed the Public Hearing at 7:31 p.m.

Commissioner Ward inquired about the status of the shared access and the agreement. It was confirmed by the applicant that the agreement is a requirement in the lease agreement. Staff stated that a copy of the agreement is required during the building permit process.

Commissioner Bott motioned to approve the Conditional Use Permit for a fast-food restaurant at 386 West 500 South, subject to meeting all department staff review comments. Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.

6. Preliminary/Final Architectural and Site Plan Review at 386 West 500 South

Commissioner Higginson motioned to forward a positive recommendation to approve the Preliminary/Final Architectural and Site Plan Amendment for a fast-food restaurant at 386 West 500 South, to the City Council. Commissioner Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.

7. Preliminary/Final Architectural and Site Plan Review at 77 South 500 West

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

Commissioner Jacobs inquired about the access to the property and the required options given to them by UDOT. City Engineer Cheney explained that the applicant is required by UDOT to close the North drive approach to the property, as well as include cross access to the Big-O Tires and to the Cache Valley property to the South. The applicant stated they would comply with the UDOT requirements.

Commissioner Jacobs motioned to forward a positive recommendation to the City Council, to approve the Preliminary/Final Architectural and Site Plan Review at 77 South 500 West, subject to the following conditions and removing number 1.

- ~~1. Updating the Planting Plan to either match the Landscape Plan or meet Land Use Code 14-16-109(A)(4).~~
2. Submit a copy of a recorded access agreement between the property to the North.
3. Meet all department review comments prior to building permit approval.
4. Comply with UDOT requirements for access approval and construction standards in the UDOT right-of-way.
5. Add a COA regarding material changes in the future.

Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting “aye”.

8. Conditional Use Permit for private assembly (event center) at 1480 South Orchard Dr.

Assistant Planner Hadlock presented the item as outlined in the packet.

Commissioner Higginson had a question regarding parking use after 5:00 p.m. and if it could be adjusted for earlier use.

Megan Erickson, applicant, states she completed her own parking study over three days, concluding that on average there are 11 cars in the parking lot. She acknowledged that she could lower her capacity from 65 guests using 16.25 parking spaces to 60 guests using 15 parking spaces, to alleviate the parking issue of only 15 parking spaces for her business.

Chair Jacobs opened the Public Hearing at 7:58 p.m. Sharlynn Thompson, resident, questioned if there are regulations about parking on the street in front of houses and if there are problems with that who they contact. Gary Wall, resident, had concerns about the parking and adequate areas for garbage. Commissioner Higginson inquired about how many neighboring people park in the parking lot for long periods of time. Gary Wall stated that it is and has been a problem. Gary Davis, resident, had concerns for the applicant and the time limit. Chair Jacobs closed the Public Hearing at 8:08 p.m.

Commissioner Bott inquired as to who sets the occupancy for a specific space. Planning Director Astorga described staff's method of utilizing the building code occupancy standards to provide an accurate parking count. The Commission deliberated its efficacy which included the discussion of removing condition of approval number 3 that proposed to limit the hours of operation.

Commissioner Bott motioned to approve the Conditional Use Permit for private assembly (event center) at 1480 South Orchard Drive subject to the following conditions and removing number 3.

1. Comply with all requirements of the building and fire codes.
2. Obtain the necessary building permits to the satisfaction of the Building Official.
3. ~~Limit the use to after 5pm on weekdays and to reasonable hours on weekends.~~
4. If applicable, apply for and obtain permits for any new signage.
5. Comply with any additional comments made by Staff or the Planning Commission

Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Clark, Ward, and Higginson voting "aye".

9. Planning Director's Report/Update

Planning Director Astorga gave an update on the General Plan stating that a Work Session with the City Council is coming up next week on August 13, 2024, with a continuing focus on active transportation. He also gave an update about the policy on the attendance sheet for human resources.

10. Adjourn

Chair Jacobs adjourned the meeting at 8:27pm.