

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**July 18, 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, Krissy Gilmore, Sean Monson, Cecille Price-Huish and Beverly Ward
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Assistant Planner	Nicholas Lopez
	Recording Secretary	Darlene Baetz

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**1. Welcome.**

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

**2. Swearing in of Beverly Ward, new Planning Commission Member and Alan Bott, reassigned Planning Commission Member.**

City Recorder Shawna Andrus swore Beverly Ward and Alan Bott in as a Planning Commission Member.

**3. Approval of the minutes for July 18, 2023.**

MOTION: Commissioner Clark made a motion to approve the minutes as written. Commissioner Bott seconded the motion.

VOTE: 7-0 in approval.

**4. 1405 E. Canyon Creek Dr – Conditional Use Permit for a one-lot subdivision in the Residential Foothill (R-F) zone.**

Brent Bement, applicant was present. Senior Planner Corbridge presented the item.

The applicant received a Variance approval to allow a single access to the subdivision on June 20, 2023 subject to Conditional Use Permit (CUP) and Final Plat approval. Mr. Bement has requested a CUP to allow a one-lot subdivision at 1405 E Canyon Creek Dr. This property is in the Residential Foothill (R-F) zone which needs a CUP approval from the Planning Commission.

Senior Planner Corbridge stated that the proposed one-lot subdivision meets the Land Use Code and meets the Conditional Use Standards.

PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 6:38 p.m.

There was discussion about the property owner living at this location and where the driveway will be located. City Engineer Cheney stated this item is being approved for a single-family residential home.

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3 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 6:39 p.m.  
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5 MOTION: Commissioner Bott made a motion to approve the Conditional Use Permit for the one-lot  
6 Subdivision for Bement Canyon Estates at 1405 E Canyon Creek subject to meeting the final plat  
7 approval. Commissioner Monson seconded the motion.  
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9 VOTE: 7-0 in approval.  
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11 **5. 1405 E. Canyon Creek Dr – Final Subdivision**  
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13 MOTION: Commissioner Gilmore made a motion to forward a positive recommendation to the  
14 City Council for Final Subdivision approval. Commissioner Bott seconded the motion.  
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16 VOTE: 7-0 in approval.  
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18 **6. Downtown (DN) Mixed Use Zone Land Use Code Text Amendment regarding parking and**  
19 **carports.**  
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21 John Egan, applicant was present. Senior Planner Corbridge presented the item.  
22

23 Senior Planner Corbridge noted the Planning Commission had several previous meetings to review  
24 the proposed land use code text amendment for Mr. Egan. There were three items to this text  
25 amendment, Building Width and Height, Parking, and Carport Setbacks in the Downtown (DN)  
26 zone. The first item, Building Width and Height was approved by the City Council on June 27,  
27 2023. The next two items, parking and carport setbacks, are to be discussed at this meeting.  
28

29 The Staff have done some additional research since the last meeting about this item and had a  
30 chance to meet with other Bountiful City staff for additional comments about the proposed  
31 recommendations. She discussed the current code parking requirements and the applicant's  
32 proposal.  
33

34 **PARKING**  
35

36 Planning Director Astorga noted the City Police Chief and the Street Director do not support the  
37 proposed recommendations. There was also discussion about IBC requirements. The business  
38 owners in the downtown zone were contacted and were given a chance to give their opinions.  
39 There were only two business owners that responded with positive feedback.  
40

41 Senior Planner Corbridge noted the City Police Chief and the Street Director were given all the  
42 information that was found in the staff report about the parking reduction. They felt that the  
43 minimum should be 2 parking stalls.  
44

45 Kenny Knighton, co-applicant with John Egan. He discussed the proposal and noted his approval  
46 of reduction of parking standards.  
47

1 PUBLIC HEARING: Chair Jacobs opened the Public Hearing for Parking at 7:02 p.m.

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3 An audience member offered his support to the reduction of parking stalls.

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5 PUBLIC HEARING: Chair Jacobs closed the Public Hearing for Parking at 8:21 p.m.

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7 Commissioner Bott and Commissioner Clark discussed their support for the staff recommendations.

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9 Chair Jacobs noted that there would be consequences if the Planning Commission approved  
10 something without careful considerations. He does feel in support of lowering the parking  
11 standards.

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13 Commissioner Monson is concerned about the building of new downtown projects and also the  
14 staff's recommendation for this project in reducing more than what the applicant had asked for.

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16 Chairman Jacobs stated the Commission's discussion was only about residential and not the Mixed  
17 use and Commercial locations.

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19 Commissioners discussed:

- 20 1. The reduced parking standards for one, two or three-bedroom units and the concern about the  
21 parking requirements for 1-bedroom vs. studio apartments with multiple cars with no parking on  
22 site. The 2 and 3-bedroom apartments would work themselves out. The Commissioners agreed  
23 with staff's recommendation for the studio, 2 bedroom and 3-bedroom parking but there was  
24 concern about the 1-bedroom parking.  
25 2. There was concern for peak drop off and pick up times for schools and studios and the impact to  
26 the Downtown zone.  
27 3. Shared parking in the Downtown area.  
28 4. The need for improving mass transit to help with parking solutions.  
29 5. There was concern about the lack of response from the business owners.  
30 6. Development needs to be easier for the projects to get approval.

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32 MOTION: Commissioner Bott made a motion to forward a recommendation of approval to City  
33 Council for with parking code 14-18-107 a6 and Code 6a remains the same. Commissioner Clark  
34 seconded the motion.

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36 VOTE: 4-3 in favor. Commissioners Monson, Price-Huish, and Ward voted nay (but noted in  
37 favor of studio, 2-bedroom and 3-bedroom but wanted 1.25 parking stalls for the one-bedroom)

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39 CARPORTS

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41 Planning Director Astorga discussed the proposed carport code 14-7-105 (E)

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43 Kenny Knighton showed pictures to the Commission of possible carports requirements.

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45 PUBLIC HEARING: Chair Jacobs opened the Public Hearing at 8:15 p.m.

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47 Brian Knowlton noted his support in eliminating parking requirements.

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2 Bob Murri stated his support of this proposed item.

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4 PUBLIC HEARING: Chair Jacobs closed the Public Hearing at 8:21 p.m.

5  
6 Commissioners discussed the proposed requirements and the unclarity of the setback of 10 feet with  
7 the carports shall be 5 feet. They would like clear language for cantilever.

8  
9 Commissioner Price-Huish spoke about leaving the existing code alone and adding the new carport  
10 language specific to what the applicant has requested. She would like to wait for the general plan  
11 update to make more changes.

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13 1<sup>st</sup> MOTION: Commissioner Bott made a motion to add the following to the existing code for 14-  
14 7-105 (E):

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16 A non-flammable carport open on all sides with the roof structure shall have a minimum  
17 setback from the property line.

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19 No second. Motion dies.

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21 2<sup>nd</sup> MOTION: Commissioner Price-Huish made a motion to include to the existing code for 14-7-  
22 105 (E):

23  
24 In the Downtown zone shall have a non-flammable carport open on all sides, with the roof  
25 structure shall have a minimum setback of 1 foot from the property line, shall not be placed  
26 in the front yard setback of the main structure and all structural posts shall have a supporting  
27 said carports shall have a minimum side yard setback of 5 feet.

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29 Commissioner Bott seconded the motion.

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31 VOTE: 7-0 in approval.

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33 Commissioner Ward asked for clarification on the motion for parking. Chair Jacobs asked the four  
34 Commissioners who voted aye for the parking item, Commissioners Bott, Clark, Gilmore, and Jacobs  
35 if they are good with striking the two sentences on Page 20 under 6a and b of the staff report. The  
36 four Commissioners said yes.

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38 **7. 3242 South 200 West – Conditional Use Permit for an indoor pickleball court.**

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40 Mr. Cliff Cole was present. Assistant Planner Lopez presented the item.

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42 The applicant submitted a request to build an indoor pickleball court accessory structure on the  
43 property located at 3242 South 200 West. The proposed accessory structure is located in the Single  
44 Family Residential (R-4) zone and will exceed ten percent of the total lot area.

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46 Chair Jacobs opened the Public Hearing at 8:50 p.m.  
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1 Jim Barnes resides at 3210 S Freds Place. He stated that he does not have any concerns and is in  
2 support of this project.

3  
4 Ariel Smith mailed in a comment which stated that she is not in favor of this project due to existing  
5 parking issues. Assistant Planner Lopez read her comment.

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7 Cliff and Ruth Cole, applicants noted this project does not require any additional parking for this  
8 project and is a private pickleball court for their family.

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10 Chair Jacobs closed the Public Hearing at 8:53 p.m.

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12 MOTION: Commissioner Bott made a motion to approve the Conditional Use Permit for an indoor  
13 pickleball court at 3242 South 200 West without any additional Conditions. Commissioner Monson  
14 seconded the motion.

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16 VOTE: 7-0 in approval.

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18 **8. Planning Director's report, review of pending applications and miscellaneous business.**

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20 General Plan Update – August 30  
21 Utah Chapter – Ogden September 8 classes for the Commissioners.

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23 **9. Adjourn**

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25 Chair Jacobs adjourned the meeting at 8:57 p.m.