

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**March 15, 2022**

Present:	Commission Members	Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore Sean Monson
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Asst City Planner	Nicholas Lopez
	Recording Secretary	Darlene Baetz
Excused:	Commission Member	Alan Bott (vice-chair) and Sharon Spratley
	Councilwoman	Cecilee Price-Huish

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**1. Welcome.**

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present. He stated that Commissioner Krissy Gilmore was sworn in by City Recorder Shawna Andrus prior to the meeting.

**2. Approval of minutes for February 1, 2022.**

MOTION: Commissioner Clark made a motion to approve the minutes for February 1, 2022, with the addition of “without comment” to page 3, line 10. Commissioner Monson seconded the motion.

VOTE: The motion passed unanimously (3-0-1 with Commissioner Gilmore abstaining).

**3. Bountiful City Land Use Code Omnibus Text Amendments - *Planning Director Francisco Astorga***

Planning Director Francisco Astorga presented the item and discussed the proposed changes to Bountiful City Land Use Code dealing with Swimming Pools, ADU, and Temporary Signage.

Chair Jacobs opened and closed the Public Hearing at 7:01 p.m. without comment.

MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City Council for the approval of the Bountiful City Land Use Code Omnibus Text Amendments as presented. Commissioner Clark seconded the motion.

VOTE: The motion passed unanimously (4-0).

**4. Bountiful City Land Use Code Short-Term Rentals Text Amendment - *Planning Director Francisco Astorga***

Planning Director Francisco Astorga presented a slide show report discussing short term rentals (STR) in Bountiful and Davis County. He noted Bountiful City does not currently have a code that would prohibit or permit short-term rentals. As staff researched this item, there were concerns about parking, garbage cans, landscaping, and noise. Staff discussed the proposed requirements for a STR owner have a signed agreement and Commissioners agreed that this may be a good way to keep things

1 legal.

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3 Chair Jacobs opened the Public Hearing at 7:31 p.m.

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5 Ken Aird resides at 1231 East 1725 South. He currently has a basement apartment that is being rented  
6 out as an Accessory Dwelling Unit (ADU). He is concerned about the additional parking needed for  
7 the ADU and the home and why the neighbors would have a say in the approval of his ADU. He is  
8 unsure why the home would need to be reinspected and which building code would need to be  
9 complied with.

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11 Robert Irvine resides at 61 West 2550 South. He is wondering why there would be a need for the  
12 owners of a STR to sign an agreement for garbage and noise when there are ordinances already in  
13 place for the entire city. He also questioned the fee and what it covers and is used for.

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15 Ron and Debra Brown reside at 33 East 2750 South. They currently rent to health care individuals  
16 and is concerned about the application fee and business license fee. They also wondered what the  
17 purpose of the ADU business license is for.

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19 Chris Doherty resides at 54 South Bountiful Blvd. He is concerned that the building code/inspection  
20 should be the same for all projects.

21  
22 Alex Densley resides at 443 Jeri Drive. He would like to require that the owner for STR be on the  
23 property for accountability.

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25 Chair Jacobs closed the Public Hearing at 7:45 p.m.

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27 Planning Director Astorga discussed the answers to the public comment questions. The fees and the  
28 time that is needed to write staff reports for the meetings and are on the conservative side. The  
29 building code is handled by the Bountiful City Building Inspector and see if the project complies with  
30 code for the STR. The neighbors do not have the say for approval for an ADU or STR, it is simply a  
31 courtesy to let the neighbors know there is a rental in the neighborhood. Staff felt that an annual  
32 business license is best because it can be revoked if the owner is not complying with all the  
33 requirements. The ADU is owner occupied and would require one additional parking space for the  
34 tenant. If the zoning code is amended, the applicants would be vested under the code that was signed  
35 up for.

36  
37 Commissioner Monson was concerned that an inspection is required for a STR but not for an ADU  
38 or long term rental. He felt the inspection should be required for both.

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40 Commissioners discussed possible concerns that the STR owners be from Bountiful and also what  
41 the ultimate recourse would be for the STR owner if found not complying with the code set forth.

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43 Chair Jacobs discussed his concern that a couple of Planning Commissioners are missing and noted  
44 the possible motions for this item could be to forward an approval as written, table the item to another  
45 date, or amend with a\changes.

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47 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City  
48 Council for the approval of the Bountiful City Land Use Code Short-Term Rentals Text Amendment

1 with the typographical corrections and the change to the radius for neighbor notification be changed  
2 from 100 feet to 300 feet. Commissioner Gilmore seconded the motion.

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4 VOTE: The motion passed unanimously (4-0).

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6 Chair Jacobs adjourned the meeting at 8:05 p.m.