

Approved Minutes

**BOUNTIFUL CITY PLANNING COMMISSION**

**March 2, 2021**

|          |                     |   |
|----------|---------------------|---|
| Present: | Commission Chair    | Sean Monson   |
|          | Commission Members  | Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), Sharon Spratley, and |
|          | City Attorney       | Clinton Drake   |
|          | City Engineer       | Lloyd Cheney  |
|          | Planning Director   | Francisco Astorga   |
|          | City Planner        | Curtis Poole  |
|          | Recording Secretary | Darlene Baetz   |
| Excused: | Commission Members  | Councilwoman Kendalyn Harris and Sam Bawden                           |

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**1. Welcome.**

Vice-Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for February 16, 2021**

MOTION: Commissioner Spratley made a motion to approve the minutes for February 16, 2021 with one correction Commissioner Clark seconded the motion.

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

**3. Continuation (Public Hearing took place on February 16, 2021) - Take 5 - Conditional Use Permit for a vehicle service business located at 293 West 500 South, Charles Openshaw, owner - *City Planner Curtis Poole***

**a. Action: Continue the item to a date uncertain, applicant requested.**

**4. Continuation - Take 5 - Amended site plan review for Take 5 located at 293 West 500 South, Charles Openshaw, owner - *City Planner Curtis Poole***

**b. Action: Continue the item to a date uncertain, applicant requested**

City Attorney Clint Drake noted the applicant is working on bringing this item into compliance. City staff is also cleaning up the language to this section of the City Code but informed the applicant that they will not be amending the code to suit his project.

**5. Continuation - Renaissance Towne Centre – Ordinance Amendment to the current adopted Development Plan (Zoning Map Amendment), Bruce Broadhead, applicant - *Planning Director Francisco Astorga***

**a. Public Hearing**

**b. Action: Continue the item to the March 16, 2021 meeting, staff requested.**

*Chair Monson arrived at 6:34 p.m and continued to chair the meeting.*

1 Planning Director Francisco Astorga stated staff chose to continue this item and noted it would be  
2 appropriate for the Commission to continue the public hearing to the next meeting.

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4 Chair Monson opened and closed the public hearing at 6:35 without any comments.

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6 MOTION: Commissioner Bell made a motion to continue this item and the public hearing to March  
7 16, 2021. Commissioner Clark seconded the motion.

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9 VOTE: The motion passed unanimously (5-0).

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11 **6. Creekside Senior Living - Conditional Use Permit for an addition to the existing facility located**  
12 **at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis Poole***

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14 **a. Public Hearing**

15 **b. Conditional Use Permit review and tentative possible approval in written form**

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17 City Planner Curtis Poole noted the original Conditional Use Permit was still valid for this site and  
18 an amended Conditional Use Permit was not needed.

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20 **7. Creekside Senior Living – Amended Site Plan Review for an addition to the existing facility**  
21 **located at 430 West 400 North, Adam Benton, representing Stellar Living - *City Planner Curtis***  
22 ***Poole***

23  
24 **a. Review: Preliminary and Final Site Plan Review**

25 **b. Action: Consider forwarding a recommendation to the City Council**

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27 Johnathan Johnson and Jay Taggart were present. City Planner Poole presented the item.

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29 Creekside Senior Living was originally approved in September 2015 to construct a 131 unit assisted  
30 living center. In February 2019, The Planning Commission and City Council approved an  
31 amendment to expand the development to include an additional property to be used for parking.

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33 The site plan review is for an addition of thirty (30) new units to the east of the existing building and  
34 would bring the total unit count to 160. The applicant has not acquired any additional property and  
35 would not need any additional parking spaces. There is an existing access drive approach along 400  
36 North that will be removed and replaced with curb and gutter and the landscape will be installed. The  
37 applicant will need to work with UDOT for any approvals or permits to work in this area.

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39 One of the conditions for the amended conditional use which was approved in 2019 required the  
40 applicant to combine the two parcels. County records indicate the parcels have not been combined  
41 and the City will require the applicant to combine them prior to applying for a building permit.

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43 City Planner Poole recommended that the Planning Commission forward a positive recommendation  
44 to the City Council with the following conditions:

- 45  
46 1. Complete all redline corrections.  
47 2. Prior to applying for a building permit the Application shall:  
48 a. Resolve the consolidation of the two (2) parcels with Davis County.

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- b. Receive construction permits and approvals from UDOT to remove the drive apron and replace with curb and gutter and install landscaping in the park strip at this location.
- 3. Pay fees and post an acceptable bond in the amount determined by the City engineer.
- 4. Sign a Public Improvement Development Agreement.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council with the four (4) conditions outlined by staff and the additional language recommended by staff to item 2 that shall read:

“Prior to *receiving Certificate of Occupancy*, the Application shall...”  
located at 430 West 4300 North. Commissioner Bell seconded the motion.

VOTE: The motion passed unanimously (5-0).

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:48 p.m.

  
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Sean Monson  
Planning Commission Chair