

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, November 19, 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, Krissy Gilmore, Beverly Ward, Jim Clark, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Assistant Planner	DeAnne Morgan
	City Engineer	Lloyd Cheney
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Alan Bott and Sean Monson
	City Attorney	Bradley Jeppson

1. Welcome

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

2. Meeting minutes from October 01, 2024

Commissioner Clark motioned to approve the minutes from October 01, 2024. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, and Higginson voting “aye.”

3. Meeting minutes from October 15, 2024

Commissioner Clark motioned to approve the minutes from October 15, 2024. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, and Higginson voting “aye.”

4. Land Use Code Text Amendment for Accessory Structures and Retaining Wall Heights

Planning Director Astorga recommended that the Planning Commission forward this item to a date uncertain, as this staff-initiated item needed more time for research and preparation.

Commissioner Higginson motioned to continue the Public Hearing to an uncertain date. Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Gilmore, Ward, Clark, and Higginson voting “aye.”

5. Variance Request to Construct a driveway on Slopes over 30% at 1629 East Maple Hills Drive

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

Chair Jacobs opened the Public Hearing at 6:42 p.m. Tian Liang (resident) questioned how to make sure this variant is not going to disturb the land. Chair Jacobs closed the Public Hearing at 6:44 p.m.

City Engineer Cheney mentioned that as part of the building process, the applicant will be required to submit a geotechnical evaluation. City Engineer Cheney also stated that any retaining walls that are constructed will have to be designed by a licensed engineer and that the home construction and retaining walls are permitted separately. City Engineer Cheney stated that one of the responsibilities of the construction of this project is that all of the effects will have to be contained or mitigated on the site with the improvements that are built, if there's damage between adjacent properties, that's a civil matter, something the city doesn't get involved in.

Commissioner Higginson asked about the neighbor's driveway being on the property line and how that happened. He also asked what the elevation difference between the two proposed points is.

Planning Director Astorga stated that the existing driveway could be on the property line but there is no setback required for driveways.

Zachary Moore(applicant) stated that they feel comfortable that the design is safe and that they plan to maintain the safe conditions for the neighbors.

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

6. Zone Map Amendment from RM-19 to MXD-R at 2122 Orchard Drive

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

Commissioner Gilmore asked if they decide to tear down existing buildings and rebuild, would it have to come back to planning commission. Senior Planner Corbridge stated that if it is significant and different than what gets approved here, then it would have to come back through planning commission.

Commissioner Higginson had concerns with the phasing process proposed and the narrow-limited access at the site and the moving from back to front and front to back. Planning Director Astorga explained the staff's thought process of alternating residential to non-residential and the concerns of the non-residential not being complete.

Commissioner Higginson asked if there is a way for us, through an increased setback at the West property line, to not be so intimidated to the neighbors on Penman. Planning Director Astorga stated that they absolutely have that opportunity.

Chair Jacobs opened the Public Hearing at 7:14 p.m. A resident had concerns about the zone change and people doing what they want. Another resident had concerns about the phasing, cost, time and effort. Chair Jacobs closed the Public Hearing at 7:17 p.m.

Commissioner Gilmore made comments about preserving the buildings and her disagreement with staff on the phasing. She also brought up the possible use of Deed Restrictions.

Commissioner Ward made comments about the parking lot to the North being hard to turn around in. She stated concerns regarding the staff proposed phasing plan and potential issues blocking traffic if the project construction takes too much time.

Commissioner Jacobs had concerns about the phasing plan being in the best interest of the city but not the best interest of the residents, stating that the proposed phasing plan will drag it out and be hard for the residents living there.

Brian Knowlton (applicant) stated that they are committed to developing this section of the city and that what they are doing would be beneficial for the community.

Randy Beyer (applicant) stated that their plan is to widen the parking area to help with traffic flow in and out of the development. Randy Beyer also stated that they can appreciate the Deed Restriction comment and that they love the idea of being able to maintain housing stock.

Staff stated that the buildings on Orchard Drive are of mixed use, they are involving residential type. Staff also stated this might be enough to consider approving their phasing plan because it involves residential units. Staff made a comment regarding the residential buffering, by stating that they don't think they need to add any setbacks since the height isn't more than a single family residential.

Commissioner Jacobs motioned that we forward a positive recommended City Council to approve the zone map amendment RM-19 and C-G to MXD-R subject to the following conditions:

1. Submit an updated parking study for review (via Site Plan Application) if the proposed commercial space changes from office to a more intense permitted commercial use, based on increased parking demand.
2. Staff recommends add inviting features/elements such as benches, tables, and/or

chairs to the public amenity areas.

- ~~3. Follow the Staff recommended phasing plan outlined above.~~
4. Combine the two parcels (050020125 and 050020047) as a condition of approval prior to building permit approval.
- ~~5. Update Development Plan to show the proposed minimum setbacks from existing building and proposed building.~~
6. Buildings X1 and D shall be limited to two stories, and the plan be updated.

New Conditions to read as follows:

1. Submit an updated parking study for review (via Site Plan Application) if the proposed commercial space changes from office to a more intense permitted commercial use, based on increased parking demand.
2. Staff recommends add inviting features/elements such as benches, tables, and/or chairs to the public amenity areas.
3. Combine the two parcels (050020125 and 050020047) as a condition of approval prior to building permit approval.
4. Buildings x1 and D shall be limited to two stories, and the plan be updated.

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

7. Planning Director’s Report/Update

Planning Director Astorga reported on the Work Session regarding the parking gravel discussion and public spaces in the R-4. Planning Director Astorga also reported that they are still working on the General Plan. We also discussed Planning Commission Dinner taking place on December 03, 2024.

8. Adjourn

Chair Jacobs adjourned the meeting at 7:59 p.m.