

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, January 16, 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, James Clark, Sean Monson, Krissy Gillmore, Beverly Ward, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Alan Bott

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone, including newly appointed member Richard Higginson (City Council) and newly hired City Attorney Brad Jeppson.

2. Planning Commission meeting minutes from December 5, 2023

Commissioner Gilmore motioned to approve the minutes from December 5, 2023, and Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Monson, Gillmore, Ward, and Higginson voting “aye.”

3. Planning Commission meeting minutes from December 19, 2023

Commissioner Gilmore motioned to approve the minutes from December 19, 2023, and Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Monson, Gillmore, Ward, and Higginson voting “aye.”

4. Variance Request to construct an 8' tall precast concrete wall and gate for Dominion Energy's Station at 172 East 1500 South (Parcel #030420052)

Senior Planner Corbridge presented the item as outlined in the packet where she specifically addressed the five (5) criteria needed for a variance.

The Commission reviewed the known history of the site, and discussed and reviewed the proposal. Caroline King, a Dominion Energy representative, provided comments regarding their proposal.

Chair Jacobs opened the public hearing.

Sheri Morgan, residing at 190 East 1500 South, voiced noise concerns, proposed tying the variance to noise mitigation, suggested acoustical analysis, identified flaws in the proposed east wall, recommended insulation around the gas pipe, requested a decision delay for analysis, and noted an improvement due to restricted operation times with ongoing decibel measurements in the neighborhood.

Greg Seegmiller (consulting City Engineer for Woods Cross, residing at 5902 South 4150 West) expressed concerns regarding the weight of the concrete wall potentially impacting a water line owned by Woods Cross City, and suggested working with Dominion Energy to consider relocating or adjusting the weight of the wall to avoid issues.

Rich Reader at 120 East 1500 South raised concerns about the proposed wall's limited noise-buffering effectiveness, stressed the necessity for acoustical analysis, expressed worry that approving an 8-foot wall might not adequately address noise issues, highlighted his recorded noise levels, and questioned Dominion's plans, seeking clarity on the sufficiency of noise reduction measures.

Trent Hodgson at 91 East 1600 South voiced concerns regarding the noise affecting his family, emphasized the urgency to address the issue to avoid a police report, and described the noise as resembling a high-pitched gas release or a loud, shrill grinding noise akin to a concrete saw used in highway projects.

Chair Jacobs closed the public hearing at 7:04 p.m.

The Commission allowed Dominion Energy to address the Commission and the public as various comments were made regarding the origin of the noise, commitment to addressing the issue, noise compliance efforts, purpose of the eight-foot (8') wall, etc. Comments were made by Tori, Dominion Energy's safety manager, John, Dominion Energy's engineer, and another Dominion Energy employee.

City Attorney Jeppson cautioned the Commission against adding conditions unrelated to the specific variance, emphasizing the limitations imposed by statutes, and advising against requesting actions not directly linked to the variance.

Commissioner Higginson expressed a wish to have the authority to require additional measures beyond the higher wall, but considering the case, staff endorsement, and neighborhood support, leaned towards approving the variance.

Chair Jacobs empathized with the disrupted neighborhood, contemplated the dilemma of approving or denying the variance, expressed reservations about potential noise issues with both six-foot and eight-foot walls, and cited concerns about sound engineering complexities and amplification effects.

The Commission mentioned a former conditional use permit approved at this site. Planning Director Astorga clarified that it was a variance for a different location for a different utility company.

The Commission discussed the concern brought by the Woods Cross engineer. City Engineer Cheney indicated he was familiar with the concern and indicated that additional line accuracy was needed. The Commission expressed empathy for the neighborhood and indicated that addressing the sound issue is beyond the authority of the current body. The Commission also discussed the demolition of the former structure onsite.

Commissioner Monson motioned to approve the variance request by Dominion Energy for property parcel number 03-042-0052 with the following Conditions of Approval:

- A. There shall be consultation and plan to be studied/approved for mitigation of the weight on Woods Cross City waterline.
- B. Comply with Staff's recommendations:
 1. Meet staff review comments.
 2. Apply for and obtain necessary building permits.

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

5. Eagle Ridge Drive Dedication Plat

City Engineer Cheney presented the item and addressed general questions asked by the Commission. Commissioner Higginson motioned to forward a positive recommendation to the City Council as presented by Staff and Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Clark, Monson, Gillmore, Ward, and Higginson voting "aye."

6. Planning Director's Report/Update

Planning Director Astorga welcomed Council member Richard Higginson to the Commission, relayed changes to the in-written approvals, and provided an update regarding the status of the General Plan update.

7. Adjourn

Chair Jacobs adjourned the meeting at 7:14 p.m.