

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, March 04, 2025 – 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	Vice-Chair Alan Bott, Krissy Gilmore, Beverly Ward, Jim Clark, and Sean Monson
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Lynn Jacobs and Richard Higginson
	Senior Planner	Amber Corbridge

1. Welcome

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

2. Meeting Minutes from February 04, 2025

Commissioner Gilmore motioned to approve the minutes from February 04, 2025. Commissioner Clark seconded the motion. The motion was approved with Commissioners Bott, Gilmore, Ward, Clark, and Monson voting “aye.”

3. Preliminary Oakhaven Park Plat D Subdivision at 295 East 2050 South

Planning Director Astorga presented the item on behalf of Senior Planner Corbridge as outlined in the packet.

City Engineer Cheney made clarifying comments regarding the snow removal needs and the utility plans being able to accommodate nine (9) new lots.

Vice-Chair Bott opened the Public Hearing at 6:41 p.m.

Kylee Shumway expressed concerns regarding the density, infrastructure strain, and environmental impact of the nine (9) additional homes.

Joyce Montgomery expressed concerns regarding the proposal being in harmony with the current neighborhood and being in best interest of the public.

Clint Grover made comments regarding the power lines being underground.

Sarah Coussens made comments regarding wildlife and the environment.

Emily Roberts made comments regarding fencing requirements that might be in the building process to keep wildlife safe.

Courtney Horrall had concerns regarding the number of homes going in and the impact they would have on the environment.

Michi Bracken expressed concerns regarding her privacy loss and the height of new structures.

Russ Gurlock had a question about where the sewer would drain to and expressed concerns as to whether the existing infrastructure would be sufficient for the utilities and sewer.

City Engineer Cheney commented with regards to the sewer being maintained by South Davis Sewer District and clarified the process of the development. He stated that Staff doesn't anticipate any issues.

Vice-Chair Bott made responding comments regarding the utilities, including the communication between South Davis Sewer District and the City during the development and construction process.

Lewis Corbridge expressed concerns regarding the number of homes going in, the height of the homes, and the traffic impact.

Vice-Chair Bott clarified that what is being proposed complies with the code.

Stan Call made comments regarding garbage trucks' cul-de-sac radius, secondary irrigation line being sufficient, and the power service being underground.

City Engineer Cheney clarified that what is being proposed complies with the code, also referring to utilities including the garbage truck turning radius and the required underground power for all new developments.

Kellianne Holt had concerns and questions regarding traffic safety and stop signs.

City Engineer Cheney commented about traffic in that area being very low volume, safety traffic studies and process, and how speed bumps are not an option due to the impacts on the City's snowplows.

Alex Densley commented regarding the original plan, water control, snow removal, the number of homes going in, and requested that specific types of styles listed from the developer's website be built..

Vice-Chair Bott thanked the community members and closed the Public Hearing at 7:25 p.m.

Commissioner Monson asked about the Planning Commissions discretion on whether it is in harmony with the current neighborhood, and if it is in the best interest of public. Planning Director Astorga commented about the Planning Commission's discretion being limited to the code. Vice-Chair Bott commented about the storm water and the obligation of the city. City Engineer Cheney commented about the storm water control standards and how the City plans to follow those. Commissioner Monson commented regarding the obligation to follow city code. Planning Director Astorga clarified the process. Commissioner Clark commented regarding snowplows doing a great job. Commissioner Gilmore commented on the height standards in the code and that the proposed item meets the standards in the code. Commissioner Ward commented regarding the impact that this subdivision will have on surrounding properties, but that the Commission has the obligation to follow the standards in the code.

Brighton Homes' representative, John Blocker, commented regarding their plans with this subdivision and being as code conforming as possible. Commissioner Monson made a suggestion to Brighton Homes in regards to the public's comments about limiting the height of the new structures. John Blocker responded with the development plans for half of the homes being built will be ramblers.

Commissioner Gilmore motioned to approve. Commissioner Clark seconded the motion. The motion was approved with Commissioners Bott, Gilmore, Ward, Clark, and Monson voting "aye."

4. Open Meetings Act Training

City Attorney Jeppsen provided the training.

5. Planning Director's Report/Update

Recording Secretary Harris stated on behalf of Planning Director Astorga that there are currently no items for Planning Commission for March 18, 2025. City Engineer Cheney stated that there will not be a City Council Meeting on March 11, 2025.

6. Adjourn

Vice-Chair Bott adjourned the meeting at 7:54 p.m.