

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
February 21, 2023 – 6:30 p.m.

Location:	Council Chambers	City Hall, 795 South Main Street, Bountiful UT 84010
Present:	Commission Members	Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore, Sean Monson, and Sharon Spratley
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Senior Planner	Amber Corbridge
	Recording Secretary	Darlene Baetz
Excused:	Commission Members	Alan Bott (Vice-Chair) and Cecilee Price-Huish
	Planning Director	Francisco Astorga

1. Welcome.

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

2. Approval of the minutes for January 17, 2023.

MOTION: Commissioner Spratley made a motion to approve the minutes as written.
Commissioner Clark seconded the motion.

VOTE: 4-0 in approval.

3. 3918 South 430 East (3918 Newport Circle) – Conditional Use Permit for a Telecommunication Facility not on City Property (Telecommunication Tower Site).

Senior Planner Corbridge stated the applicant wanted to table this item to a date uncertain to allow them to complete the required information needed.

Commissioner Monson arrived at 6:32 p.m.

4. 406 South Main – Conditional Use Permit for a Multi-Family Mixed Use Development.

Randy Beyer representing Knowlton General was present. Senior Planner Corbridge presented the item.

Chair Jacobs discussed the parking requirements from ITE Parking Generation Manual and the provided parking study from the applicant. Mr. Beyer stated the project has 2 extra parking stalls and agrees with the city that it would look better if the extra parking stalls would be removed, and landscaping added but the owner would prefer to keep the extra parking. City Engineer Cheney discussed the need for extra parking spaces instead of landscape islands during snow removal.

PUBLIC HEARING: Chair Jacobs opened the public hearing at 6:45 p.m. Mr. Kenny Knighton mentioned that this is a good project for Main Street. Chair Jacobs closed the Public Hearing at 6:46 p.m.

1 MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit for a Multi-
2 Family Mixed Use Development with the conditions outlined by staff excluding condition 3.
3 Commissioner Gilmore seconded the motion.

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5 VOTE: 5-0 in approval.

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7 CONDITIONS OF APPROVAL:

- 8
9 1. Combine the parcels used for the project, including utility and cross access easements.
10 2. Submit a lighting plan meeting the land use code requirements.
11 3. ~~Modify Site/Landscape Plan to include two (2) additional landscape islands on each side of the~~
12 ~~dumpster enclosure, each including three (3) large shrubs.~~
13 4. Meet all department staff review comments and corrections.

14
15 **5. 406 South Main – Preliminary and Final Architectural and Site Plan Conditional Use Permit**
16 **for a Multi-Family Mixed Use Development**

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18 Randy Beyer representing Knowlton General was present. Senior Planner Corbridge presented the
19 item.

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21 Commissioners discussed the materials to be used for the east side of the building, parking
22 requirements and the west sidewalk vs. landscape. Mr. Beyer felt the removal of the west sidewalk
23 would not affect the walkability for the project and noted he would prefer the greenspace instead of
24 the sidewalk.

25
26 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City
27 Council for a Multi-Family Mixed Use Development with the conditions outlined by staff excluding
28 condition number 3 and adding condition number 5 to remove the west sidewalk to match landscaping
29 plan. Commissioner Clark seconded the motion.

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31 VOTE: 5-0 in approval.

32
33 CONDITIONS OF APPROVAL:

- 34
35 1. Combine the parcels used for the project, including utility and cross access easements.
36 2. Submit a lighting plan meeting the land use code requirements.
37 3. ~~Modify Site/Landscape Plan to include two (2) additional landscape islands on each side of the~~
38 ~~dumpster enclosure, each including three (3) large shrubs.~~
39 4. Meet all department staff review comments and corrections.
40 5. *Remove the western sidewalk from the site plan to match the landscape plan.*

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42 **6. Planning Commission Training: Open Public Meeting Act – City Attorney Clint Drake.**

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44 City Attorney Drake stated this item will be tabled to another meeting when all Commissioners are
45 in attendance.

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47 **7. Planning Director’s report, review of pending applications and miscellaneous business.**
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1 Planning Director Astorga was excused from the meeting.

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8. Adjourn

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Chair Jacobs adjourned the meeting at 7:04 p.m.