1 2 3 4	Approved Minutes of the BOUNTIFUL CITY PLANNING COMMISSION July 19, 2022		
5 6 7 8 9 10 11	Presen	Alan Bott (vice-chair), Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore, Sean Monson and Sharon Spratley City Attorney City Engineer Planning Director Asst City Planner Recording Secretary Alan Bott (vice-chair), Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore, Sean Monson and Sharon Spratley Clinton Drake Lloyd Cheney Francisco Astorga Nicholas Lopez Darlene Baetz	
12 13 14 15	Excus	ed: Councilwoman Cecilee Price-Huish	
16 17	1. Welcome.		
18 19		Chair Jacobs opened the meeting at 6:31 pm and welcomed all those present.	
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21 22	2.	Approval of minutes for May 17, 2022.	
23 24 25 26		MOTION: Commissioner Spratley made a motion to approve the minutes for May 17, 2022 as written. Commissioner Clark seconded the motion. (Agenda stated May 3, 2022, corrected date of minutes should be May 17, 2022.)	
27 28		VOTE: The motion passed unanimously (5-0).	
29 30 31	3.	143 East 1400 South – Conditional Use Permit in written form for a detached garage greater than 10% buildable, Kevin Kellersberger, applicant – <i>Assistant Planner Nicholas Lopez</i>	
32 33 34		Assistant Planner Lopez presented the item. This item was originally approved on February 1, 2022 but still needed the written form approved.	
35 36 37 38		MOTION: Commissioner Clark made a motion to approve the Conditional Use Permit in written form for a detached garage greater than 10% buildable for 143 East 1400 South. Commissioner Spratley seconded the motion.	
39		VOTE: The motion passed unanimously (5-0).	
40 41 42	4.	374 East Center Street – Conditional Use Permit in written form for a detached garage greater than 10% buildable, GT Knight, applicant - Assistant Planner Nicholas Lopez	
43 44 45		Assistant Planner Lopez presented the item. This item was originally approved on February 1, 2022 and but still needed the written form approved.	

MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit in written form for a detached garage greater than 10% buildable for 374 East Center Street. Commissioner

 Clark seconded the motion.

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

Before items 5 and 6 were presented, Engineering Director Cheney stated that the City has previously processed lot line adjustments through the Administrative Committee, but a change in the State Code now necessitates that these requests be processed as amended subdivision plats where the properties involved are part of an existing platted subdivision and involve a parcel with an existing residential structure.

5. 433 East 775 North - Lot Line Adjustment – Engineering Director Lloyd Cheney

Engineering Director Cheney presented the item. The property owners were not in attendance.

The applicants, Brad and Karen Strong, requested approval of a lot line adjustment to the two properties prior to the approval of a building permit for the construction of a detached garage. The properties are located in the Single Family (R-4) zone and consists of Lot 18 which is .24 acres in the Foothill Acres Plat A Subdivision and a 0.5 acre landlocked parcel to the north. This zone requires a minimum lot size of 8,000 square feet and a minimum frontage of 70 feet. Lot 18 meets these requirements and when combined with the rear parcel, the standards will be exceeded and will not create a new building lot.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City council for the approval of the Lot Line Adjustment for 433 East 775 North with the two (2) conditions outlined by staff. Commissioner Monson seconded the motion.

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

CONDITIONS:

- 1. Prepare a final plat after making any minor corrections identified during the review process.
- 2. Provide a current title report.

6. 4225 South Summerwood Dr and 441 East Summerwood Circle - Lot Line Adjustment - Engineering Director Lloyd Cheney

Engineering Director Cheney presented the item. The property owners were not in attendance.

The applicants, John and Julie Hall and Shanna Hale requested approval of a lot line adjustment to the two properties in the Single-Family Foothill (R-F) zone. The Halls are currently constructing a new single-family home at 4225 South Summerwood Dr. The applicants are requesting approval to exchange approximately 5,179.50 square feet. This exchange would result in both lots sizes being a similar size. Any new improvements involving grading or structures would need an appropriate application and review process prior to any permit to be issued. There is an easement that will be vacated at the rear of

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council for the approval of the Lot Line Adjustment for 4225 South Summerwood Dr and 441 East Summerwood Circle with the two (2) conditions outlined by staff. Commissioner Monson seconded the motion.

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1 VOTE: The motion passed unanimously (5-0). 2 3 **CONDITIONS:** 4 1. Prepare a final plat after making any minor corrections identified during the review process. 5 2. Provide a current title report. 6 7 Commissioner Bott arrived at 6:52. Planning Commission was continued in the Council Conference 8 Room for the remainder of the meeting. 9 10

7. Work Session to discuss Bountiful City Landscaping Code – Planning Director Francisco Astorga

There was a letter given to the Commissioners and staff that has been attached from a citizen Jack E. Holt.

The City Council held a Landscaping Ordinance Work Session on June 21, 2022 and asked the Planning Commission for a review of the Land Use Code landscaping regulations prioritizing aesthetics and water conservation.

Planning Director Astorga discussed the current Landscape Code and asked the Planning Commissioner for their opinions and to give staff any comments or changes that they would recommend. Since 2007 the current ordinance has allowed the grass to be removed in the strip.

After discussion, Planning Commissioners would like to see changes to the following items:

- Aggregate should be one inch which would include gravel.
- Trees are required and should be every 40 feet.
- Shrubs and vegetation should meet a 50% minimum
- Xeriscape Bountiful City currently does not have any standards for landscaping behind the park strip. Commissioners asked staff to investigate other States code, perhaps Arizona's code.

Chair Jacobs adjourned the meeting at 8:21 p.m.