

1 Approved Minutes of the
2 **BOUNTIFUL CITY PLANNING COMMISSION**
3 **August 15, 2023 – 6:30 p.m.**

4
5 Location: Council Chambers City Hall, 795 South Main Street,
6 Bountiful UT 84010
7
8 Present: Commission Members Alan Bott (Vice-Chair), Krissy Gilmore,
9 Lynn Jacobs (Chair), Sean Monson,
10 Cecille Price-Huish and Beverly Ward
11 City Attorney Clinton Drake
12 City Engineer Lloyd Cheney
13 Planning Director Francisco Astorga
14 Building Official Don Simons
15 Recording Secretary Darlene Baetz
16
17 Excused: Commission Member Jim Clark
18 Senior Planner Amber Corbridge
19

20
21 **1. Welcome.**

22
23 Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed those in attendance.
24

25 **2. Approval of the minutes for July 18, 2023.**

26
27 MOTION: Commissioner Price-Huish made a motion to approve the minutes as written.
28 Commissioner Gilmore seconded the motion.
29

30 VOTE: 5-0 in approval.
31

32 **3. Approval of the minutes for August 1, 2023.**

33
34 MOTION: Commissioner Ward made a motion to approve the minutes with a minor
35 correction to chair's name on page 2 line 12. Commissioner Bott seconded the motion.
36

37 VOTE: 5-0 in approval.
38

39 *Commissioner Monson arrived at 6:34 p.m.*
40

41 **4. 42, 67, and 89 East 4050 South – Bridlewood Phase 1 – Lots 11, 12 and 13 – Lot line**
42 **Adjustment**
43 *City Engineer Cheney*
44

45 Andrew Winegar and Paul Hansen, applicants were present. City Engineer Cheney
46 presented the item.

1
2 The owners of the three lots are requesting approval of a lot line adjustment to Lots 11, 12
3 and 13. The proposed adjustment would affect the side lot lines of Lot 12. Each home is
4 currently serviced with all necessary utilities and would require no additional utilities.
5 There is a private sewer easement crossing Lot 12 and services Lot 11 which will remain
6 in place along with the public utility easements which follow the exterior boundary of the
7 original lots.

8
9 MOTION: Commissioner Gilmore made a motion to forward a positive recommendation
10 to the City Council for the approval of the Lot Line Adjustment for 42, 67, and 89 East
11 4050 South. Commissioner Bott seconded the motion.

12
13 VOTE: 6-0 in approval.

14
15 **CONDITIONS:**

- 16 1. Prepare a final plat after making any minor corrections identified during the review
17 process.
18 2. Provide a current title report for the three (3) properties.

19
20 **5. 1874 East Ridge Point Drive – Variance to construct a retaining wall for a single-**
21 **family dwelling City Engineer Cheney and Planning Director Astorga**

22
23 Chad Snyder, applicant and Joel Farrar representing Davies Design Build were present.

24
25 Mr. Snyder submitted a Variance request to build a retaining wall which would exceed the
26 ten-foot (10') cut and fill requirement and would be located on slopes exceeding thirty
27 percent (30%). The applicant asked for a continuation of this item from the August 1, 2023
28 Planning Commission meeting. The request was made to allow Mr. Snyder to substitute a
29 new retaining wall plan which would be considered for approval at the August 15, 2023
30 Planning Commission meeting.

31
32 Approval of the requested Variance would allow for a single-family dwelling currently
33 under construction to be completed by replacing the previous retaining wall which suffered
34 a structural failure. There was a variance for the construction of the retaining wall will
35 exceed ten feet in height and will allow encroachment on slopes of thirty percent (30%) or
36 greater, which was approved in October 2020. During construction of the single-family
37 dwelling, the retaining wall, which was constructed earlier, suffered a failure which
38 affected the stability of the remaining sections of the retaining wall the structure foundation
39 and framing. To stabilize the site and resume construction on the structure, a modification
40 to the Variance is requested. The updated proposal consists of a three-tier retaining wall
41 system instead of a single wall.

42
43 Commissioners discussed the original failed wall, the existing soil and the water problems.
44

1 City Engineer Cheney noted that the City does not have any historical slope instability for
2 properties above Bountiful Boulevard. He stated the previous wall did not have good
3 drainage and the City has seen one other wall having a similar failure. He discussed the
4 strength and density of the installed material in the proposed wall. He noted that the
5 construction will include concrete trench footings with the blocks above the soil and is one
6 of the most complex systems he has seen.
7

8 Building Official Simons noted the proposed project will not require as much excavation
9 as the previous walls and is a much better system for this site. The applicant will be
10 working with a structural engineer and third-party peer review for the design for this
11 project.
12

13 Commissioner Bott noted that Davies Design has a good reputation and good reviews. He
14 would like to add a stipulation that the City is given a record, the plans are followed per
15 plan and they are approved by the engineer step by step.
16

17 Commissioners Gilmore noted that the Commission needs to trust City staff for the
18 engineering needs and feels that the Commission needs to focus on the variance
19 requirements for the approval of this variance.
20

21 Mr. Snyder stated the previous wall was installed incorrectly and the drainage system
22 clogged. He wants to be a part of the inspection and building of this wall.
23

24 Chair Jacobs opened the Public Hearing at 7:04 p.m.
25

26 Joel Farrer thanked the Commissioners, staff and especially City Engineer Cheney for help
27 with this project and Public Hearing. He noted that the applicant and Davies Design are
28 concerned that the proposed wall is constructed properly.
29

30 Chair Jacobs closed the Public Hearing at 7:07 p.m.
31

32 Commissioners discussed best practices, required inspections, and completions timelines.
33

34 Commissioner Bott asked for more information about the building permit inspection
35 process As he was concerned that the City has more eyes on the construction of this wall.
36

37 Building Official Simons stated the design engineer is responsible for the proper
38 installation of the retaining wall. The City would require a stamped set of plans from the
39 design engineer. The pier reviewer would be responsible for reviewing the plans. A final
40 inspection from the building permit process would be required with Certification from the
41 Engineer of record.
42

43 City Engineer Cheney discussed the construction materials and compaction and noting this
44 system is a much simpler wall to inspect.
45

1 Mr. Farrer noted the contractor should be on site for each of the “lifts”. The work on this
2 project will have daily photos and cares that the build will be done correctly and done
3 safely. He noted that he feels more confident and comfortable about this new system. He
4 discussed the importance of compaction for this project and would welcome any pre-
5 instruction from City Engineering and the Building Department.
6

7 Building Official Simons stated that more work can be done without daily inspections with
8 this system for the compaction behind the wall.
9

10 MOTION: Commissioner Monson made a motion to approve the Variance at 1874 Ridge
11 Point Drive for the retaining wall with the two (2) conditions outlined by staff and the
12 additional third condition. Commissioner Bott seconded the motion.
13

14 VOTE: 6-0 in approval.
15

16 **CONDITIONS:**

- 17 1. Meet all staff review comments.
- 18 2. Obtain a building permit or Building Official Final Approval within one (1) year of the
19 Variance Approval.
- 20 3. *Applicant to submit plans and work with staff to develop a plan for inspection. The*
21 *engineer shall verify at the end of the process that the retaining wall was built*
22 *according to specifications.*
23

24 **6. Training – postponed**

25
26 **7. Planning Director’s report, review of pending applications, and miscellaneous**
27 **business.**

- 28 a. General Plan
- 29 b. Parking and Carport Text Amendment update – City Council approved Ordinance
30 with Commissioners recommendation.
31
32

33 **8. Adjourn**

34
35 Chair Jacobs adjourned the meeting at 7:40 p.m.