

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, January 20, 2026 - 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 Krissy Gilmore, Lynn Jacobs Beverly Ward, and Beth Child
	Planning Director	Francisco Astorga (excused)
	City Engineer	Lloyd Cheney
	City Attorney	Brad Jeppsen
	Recording Secretary	Rachel Coleman
	Senior Planner	Amber Corbridge
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Chair Alan Bott, Sean Monson, and Aaron Arbuckle

1. Welcome

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

2. Meeting Minutes from January 6, 2025

Commissioner Jacobs made a motion to approve the minutes from January 6, 2025.

Commissioner Ward seconded the motion. The motion was unanimously approved with Vice-Chair Gilmore, and Commissioners Jacobs, Ward, and Child voting “aye.”

3. Preliminary North Bench Estates Plat Subdivision at 908 Northen Hills Drive

Assistant Planner Chaz Leech presented the item as outlined in the packet.

Vice-Chair Gilmore asked if the applicant, Jon Galbraith, had questions; he responded no.

Commissioner Jacobs asked City Engineer Cheney how the updated Wildland Urban Interface regulations would affect the property being reviewed. City Engineer Cheney explained that each proposed lot will undergo an evaluation and must meet specific requirements related to access, vegetation, and the water system. Each site is scored, and that score will help determine the level of structural improvements required. City Engineer Cheney said the proposed subdivision plat will be an early implementation of the new Wildland Urban Interface criteria.

47 City Engineer Cheney said that the creation of the cul-de-sac will change the nature of the
48 current wildlife urban area.

49
50 Commissioner Ward asked City Engineer Cheney whether development of the proposed
51 subdivision plat could be problematic due to burn scars from the 2019 fire, noting that the area
52 may be vulnerable to flooding and potential mountainside sloughing. City Engineer Cheney said
53 that Commissioner Ward's concerns were valid, especially considering the risk of Cheatgrass
54 being the main groundcover within and around the proposed subdivision plat. City Engineer
55 Llyod Cheney said that groundwater is a significant concern during summertime flooding and
56 will require mitigation to prevent potential flooding of homes in the proposed subdivision plat.

57
58 Commissioner Child said she uses the road (referring to the "Fire Break Road") and asked the
59 applicant if the road will stay as is in the proposed backyards of Lots 1-4.
60 Mr. Galbraith said that the road will not be changed and the Weber Basin easement will be
61 amended and recorded as a public access easement.

62
63 Commissioner Child asked Mr. Galbraith whether there were plans to pave the fire road. Mr.
64 Galbraith responded that the road would remain unpaved. Commissioner Child also asked
65 whether the homeowners of Lots 1-4 would be required to landscape the west side of the road.
66 Mr. Galbraith stated that the homeowners would be required to maintain the area in compliance
67 with City code, including keeping weeds no taller than six inches, with the option to landscape
68 using native plants.

69
70 Commissioner Ward asked Mr. Galbraith if the potential owners of Lots 1-4 would be allowed to
71 build on the west side of the road. Mr. Galbraith said because of the steep slope, building on the
72 west side of the road would be costly and useless for construction. Mr. Galbraith said that
73 utilities can't cross an easement without written consent.

74
75 Commissioner Jacobs asked Staff and Mr. Galbraith whether potential homeowners could build
76 up to the eastern boundary of the Weber Basin easement, since setback requirements do not apply
77 to the easement, and if there were any concerns. Senior Planner Corbridge confirmed that
78 Commissioner Jacobs was correct about being able to build up to the easement.

79
80 Commissioner Ward asked if there were any utilities along the easement.
81 Mr. Galbraith said there is a sixty (60) inch aqueduct that connects all the reservoirs.
82 Commissioner Ward asked about the depth of the aqueduct and Mr. Galbraith said it was deep.

83
84 Commissioner Child asked Mr. Galbraith how big a home could be on Lot 1.
85 Mr. Galbraith said the home he is designing for a buyer on Lot 1 is 5,500 sq. ft.
86 Commissioner Child asked if the home will be built to the fence.
87 Mr. Galbraith said that the home would be built within the indicated backyard setback.

88
89 Commissioner Child asked if all the lots within the subdivision plat are under contract.
90 Mr. Galbraith said that Lots 1-3 and 6 and 7 are under contract.

91 Senior Planner Corbridge reminded the Commission that a public hearing needed to be held.
92 Vice-Chair Gilmore said she didn't think the subdivision plat application needed a public
93 hearing.

94
95 Senior Planner Corbridge confirmed that a public hearing was required.

96
97 Vice-Chair Gilmore opened the public hearing at 6:47 pm.

98
99 Vice-Chair Gilmore closed the public hearing at 6:47 pm.

100
101 Commissioner Jacobs motioned to approve the Preliminary North Bench Estates Plat
102 Subdivision at 908 Northern Hills Drive. Commissioner Child seconded the motion. The motion
103 was unanimously approved with Commissioners Ward, Gilmore, Jacobs, and Child voting "aye."

104
105 **4. Adjourn**

106
107 Vice-Chair Gilmore adjourned the meeting at 6:48 p.m.