

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
February 1, 2022

Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (vice-chair), Jim Clark, Sean Monson
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Asst City Planner	Nicholas Lopez
	Recording Secretary	Darlene Baetz
Excused:	Commission Member	Sharon Spratley
	Councilwoman	Cecilee Price-Huish

1. Welcome.

Chair Jacobs opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of minutes for January 18, 2022.

MOTION: Commissioner Clark made a motion to approve the minutes for January 18, 2022, as written. Commissioner Bott seconded the motion.

VOTE: The motion passed unanimously (4-0).

3. 1350 South Davis Blvd – Creekside View Subdivision Plat, Dan Crane, applicant – *City Engineer Lloyd Cheney*

Joe Crane representing Dan Crane was present. City Engineer Lloyd Cheney presented the item.

The owners are requesting Final approval of the Creek Side Views Subdivision. The development was granted Preliminary approval by City Council on Sept 14, 2021. This project is a 6-lot development located on the west side of Davis Blvd between the Weber Basin irrigation reservoir and Mill Creek canyon. The proposed project will have a 300 ft cul-de-sac access off Davis Blvd. The final plans had a few minor modifications from the approved preliminary plans. The storm water collection system will have a single detention basin and will be maintained by the owner of Lot 3. There will be a new connection to increase the efficiency of the culinary water system. This upsizing of the water main will be paid for by the Water Department.

City Engineer Cheney discussed the basin overflow, the size of the pipe and that the responsible party will have a Storm Water Maintenance Agreement signed and recorded. He also stated that there will be an easement for the trail however the trail will not be built by the City or the Cranes at this time. Dan Crane currently is reluctant to dedicate the property to the City for the maintenance of the trail by the creek but wants the citizens to be able to enjoy this area.

1 MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City
2 Council for final approve of the Creekside View Subdivision Plat as presented. Commissioner Bott
3 seconded the motion.

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5 VOTE: The motion passed unanimously (4-0).

6
7 **CONDITIONS:**

- 8 1. Provide a 25 ft wide stream maintenance easement along the south bank of Mill Creek, as required
9 by Davis County Public Works.
- 10 2. Dedicate real property to the City or provide a trail easement along Mill Creek, coincident with
11 the stream maintenance easement.
- 12 3. Provide a description for a utility easement for the sanitary sewer main which crosses the City-
13 owned property between Valley View Elementary and the Mill Creek Reservoir.
- 14 4. Replace any damaged curb, gutter, and sidewalk along the Davis Blvd. frontage.
- 15 5. Complete any minor corrections to the plat.
- 16 6. Provide a current Title Report.
- 17 7. Sign a Development Agreement.
- 18 8. Pay all required Fees.
- 19 9. Post a Bond in an acceptable form for construction of public improvements.

20
21 **4. 143 East 1400 South – Conditional Use Permit for a detached garage greater than 10%**
22 **buildable, Kevin Kellersberger, applicant – *Planning Director Francisco Astorga and Assistant***
23 ***Planner Nicholas Lopez***

24
25 Kevin and Staci Kellersberger were present. Assistant Planner Nicholas Lopez presented the item.

26
27 The applicants requested a Conditional Use Permit application to build an accessory structure. The
28 proposed detached garage has a building footprint of 1800 sq feet that is greater than the required ten
29 percent (10%). The proposed detached garage will be constructed behind the existing single-family
30 dwelling and will replace the existing structure. The applicants will meet the requirements for the
31 landscaping and the building height.

32
33 Chair Jacobs opened and closed the Public Hearing at 7:01 p.m. without comment.

34
35 MOTION: Commissioner Monson made a motion to approve the Conditional Use Permit for an
36 accessory structure at 143 East 1400 South with a building footprint greater than ten percent (10%)
37 of the lot size with the one condition outlined by staff. Commissioner Clark seconded the motion.

38
39 VOTE: The motion passed unanimously (4-0).

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41 **CONDITIONS:** Complete all redline corrections.

42
43 **5. 374 East Center Street – Conditional Use Permit for a detached garage greater than 10%**
44 **buildable, GT Knight, applicant - *Planning Director Francisco Astorga and Assistant Planner***
45 ***Nicholas Lopez***

46
47 GT Knight was present. Assistant Planner Nicholas Lopez presented the item.

1 Assistant Planner Lopez noted there was an omission of the street plan and site plan in the written
2 report that was given to the Planning Commissioners.
3

4 The applicant requested a Conditional Use Permit to build an accessory structure. The proposed
5 detached garage footprint is 1200 sq feet and is greater than the required ten percent (10%). The
6 applicants will meet the requirements for the landscaping and the building height. Due to the existing
7 overhead power line, the Bountiful City Power Department request that the proposed structure is set
8 back nine feet (9') from the rear property line instead of the minimum of three (3) feet.
9

10 Chair Jacobs opened and closed the Public Hearing at 7:09 p.m. without comment.
11

12 MOTION: Commissioner Bott made a motion to approve the Conditional Use Permit for a detached
13 garage at 374 East Center Street with a building footprint greater than 10% of the lot size with the
14 two (2) conditions outlined by staff. Commissioner Monson seconded the motion.
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16 VOTING: The motion passed unanimously (4-0).
17

18 **CONDITIONS:**

- 19 1. Complete all redline corrections.
- 20 2. The rear setbacks shall be nine feet (9').
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22 **6. Open and Public Meeting Act (OPMA) Training for Planning Commission 7:10-7:40 p.m.**
23

24 City Attorney Clint Drake presented the training to the Planning Commissioners and Staff.
25

26 Chair Jacobs adjourned the meeting at 7:41 p.m.