

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**October 5, 2021**

Present: Commission Members Lynn Jacobs (vice -chair), Jesse Bell, Jim Clark, Sharon Spratley, and Councilwoman Kendalyn Harris  
City Attorney Clinton Drake  
City Engineer Lloyd Cheney  
Planning Director Francisco Astorga  
Asst City Planner Kendal Black  
Recording Secretary Darlene Baetz

Excused: Commission Chair Sean Monson and Commission Member Sam Bawden

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**1. Welcome.**

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

**2. Approval of minutes for September 7, 2021.**

MOTION: Commissioner Spratley made a motion to approve the minutes for September 7, 2021, as written. Commissioner Clark seconded the motion.

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

**3. Bountiful City Land Use Code Text Amendment – Accessory Dwelling Units in the Single-Family Residential Zone - *Planning Director Francisco Astorga***

Planning Director Francisco Astorga presented the item.

This Land Use Text Amendment for Accessory Dwelling Units (ADU) in the Single-Family zone would allow Bountiful City to be in compliance with House Bill 82. This bill made modifications for all cities to be able to comply with ADU standards. Prior to this bill, Bountiful City had amended the code in 2018 and 2020 to clarify additional requirements for both internal and detached ADUs. Currently the City code allows both in the primary dwelling and detached in the Single-Family zone.

The state's intent of rentals would require the property to be owner occupied and would be occupied for 30 days or longer. The City would still require approval thru the Administrative Committee and receive an approved Conditional Use Permit for all detached units. The internal ADUs would be a permitted use but the City would require a permit that would keep track of the internal ADUs. There will be amendments made to the City code for short term rentals in the future.

There was discussion about the state requirements with lot size, parking, separate utility meters, property liens, and short-term rentals. Planning Director Astorga discussed the proposed changes to the code which would be reflected in Ordinance 2021-10 if approved.

Vice-Chair Jacobs opened and closed the public hearing at 6:59 p.m. without any comments.

1 Councilwoman Harris asked if the State code makes the City more restrictive. Planning Director  
2 Astorga noted the only item more restrictive would be with short term rentals  
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4 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
5 Council to approve the Land Use Code Text Amendment as drafted and outlined by staff.  
6 Commissioner Clark seconded the motion.  
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8 VOTE: The motion passed unanimously (5-0).  
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10 Vice-Chair Jacobs adjourned the meeting at 7:05.  
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Lynn Jacobs  
Planning Commission Vice-Chair