

**APPROVED Minutes of the  
BOUNTIFUL CITY PLANNING COMMISSION  
Tuesday, October 07, 2025 - 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 Alan Bott, Krissy Gilmore, Beverly Ward, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Chair Jacobs and Aaron Arbuckle

**1. Welcome**

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

**2. Meeting Minutes from September 02, 2025**

Item to be reviewed at a future meeting. Approved minutes available online per state code.

**3. Meeting Minutes from September 16, 2025**

Item to be reviewed at a future meeting. Approved minutes available online per state code.

**4. Meeting Minutes from September 30, 2025**

Item to be reviewed at a future meeting.

**5. Land Use Code Text Amendment to add “Bookstore” to Professional Office (P-O) Zone Use Table**

Senior Planner Corbridge presented the item as outlined in the packet.

Commissioner Ward asked whether application included both the Professional Office (P-O) and Professional Office Neighborhood (PO-N) subzones. Senior Planner Corbridge confirmed that it applied to both.

Vice-Chair Bott opened the public hearing at 6:35 p.m. No comments were made. Vice-Chair closed at 6:35 p.m.

Vice-Chair Bott opened the public hearing at **6:35 p.m.** No public comments were received. The public hearing was closed at **6:35 p.m.**

Commissioner Gilmore motioned to forward a positive recommendation to the City Council. Commissioner Ward seconded the motion. The motion was approved with Commissioners Bott, Gilmore, Ward, Monson, and Higginson voting “aye.”

**6. Preliminary Approval of the Rummens Subdivision at 53 West 1800 South**

Senior Planner Corbridge presented the item as outlined in the packet.

Commissioner Higginson asked whether the detached garage would be part of the new lot. Senior Planner Corbridge clarified that the garage has been demolished. Commissioner Higginson then asked for clarification regarding the location of the parking. Senior Planner Corbridge explained that a garage exists on the property but is not shown in the aerial photograph.

Vice-Chair Bott asked for clarification regarding the driveway and drive approach on 1800 South being removed and where the lot will be accessed. Senior Planner Corbridge stated that the driveway and drive approach will be removed, and the lot would be accessed from 53 West.

Vice-Chair Bott opened the public hearing at 6:42 p.m. No comments were made. Vice-Chair Bott closed the public hearing at 6:42 p.m.

Commissioner Gilmore motioned to forward a positive recommendation to the City Council. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Bott, Gilmore, Ward, Monson, and Higginson voting “aye.”

## 7. General Plan Update

Senior Planner Corbridge summarized Commissions consensus on last meetings, as outlined below.

### Land Use:

- Include Neighborhood Mix Residential west of 200 West between 1600 North and 1000 North, and adjacent to I-15 west of 400 West, between 1600 North and 1000 North.
- Keep the Neighborhood Mix Residential place-type designation between 200 West and Main Street, from 1600 North to the South Davis Recreation Center
- Keep the Neighborhood Corridor Overlay designation on Orchard Drive
- Amend the map to include Single-Family Residential in the area between 200 West and 500 West, south of the cemetery and near 2600 South. Boundary to be drawn at Staff discretion to maintain single-family dwellings. Staff was directed to draw the boundary at its discretion, focusing on maintaining the single-family dwelling designation.
- Add a bullet point to the place-type introduction (Page 24 of GP) describing future flexibility for the *Neighborhood Mix Residential – Commercial Corridor* place types. This flexibility would be introduced through the legislative process (e.g., zone changes or Land Use Code text amendments) and would allow for controlled flexibility related to specific desired building materials and building orientation, and other design considerations in targeted areas. This approach may include the use of Planned Unit Developments (PUDs) or similar tools, structured around a “*gives and gets*” process, comparable to the flexibility currently available in the MXD Zone. Final language at staff discretion.

### Transportation:

- Incorporate the following into the strategy paragraph on Page 45 (Connected Community principle): *Not all roads need to be designed for all users, but the road network needs to accommodate all users.* Emphasize a layered networks approach over a strict “complete streets” priority. A related goal/action referenced on Page 77 (Connected Community).
- In the future complete an Orchard Drive Corridor Study to establish a clear, specific vision for the corridor’s future. The study should evaluate transportation flow, multimodal access, walkability, land use compatibility, corridor beautification opportunities, etc. The process should robust public outreach modeled after the Main Street visioning process from the 2000s.

Miscellaneous:

Under the guiding principle “*An Efficient and Resilient Community with Effective Utilities and Robust Service*”, add an aspiration statement addressing the need to analyze the use of culinary water for irrigation.

Commissioner Ward asked about the term “Overlay” and whether there had been consensus on selecting an alternative term. Planning Director Astorga confirmed that no decision had been made yet.

Planning Director Astorga presented the Moderate-Income Housing Element, as outlined in the packet and explained that Staff chose to adopt the same three (3) items that have already been adopted and established a few years back.

Commissioner Ward asked whether Staff was considering adopting additional Moderate-Income Housing items beyond those required by the State. Vice-Chair Bott mentioned that the items selected were already in progress before State. Planning Director Astorga mentioned that Bountiful City doesn’t have the resources to adopt more than the three (3) items currently being implemented and therefore does not recommend adding additional items at this time. Vice-Chair Bott asked whether future implementation of other items would be a possibility. Planning Director Astorga confirmed that there is no limitation on implementing additional items in the future but advised adding them to the State-required regulations.

Vice-Chair Bott opened the public hearing at 7:04 p.m. No comments were made. Vice-Chair Bott closed the public hearing at 7:04 p.m.

Commissioner Higginson reported on discussions from the Utah League of Cities and Towns regarding the limited greenfield or open space available for development, as Bountiful is mostly built out and established. He added that while reducing lot sizes is not possible, minor changes can be made to accomplish development goals.

Planning Director Astorga presented the item, specifically Water Use and Preservation, as outlined in the packet.

Vice-Chair Bott opened the public hearing at 7:10 p.m.

Ron Mortenson, Resident, referred to his suggestion for a rewrite of the Water Use and Preservation portion of the General Plan and expressed concern about water conservation, declining aquifer levels, and the impacts of adding density to the City. He suggested that the City identify new aquifer-neutral water resources to comply with the 1995 Ground Water Management Plan and slow development until those resources are identified. Commissioner

Higginson asked whether injecting streams into the aquifer could be a possible solution. Ron Mortenson stated that injections could indeed be a viable option.

Les Merrill, Resident, expressed concerns regarding the general water quality, particularly the Lead and Copper Rule (LCR). He explained that the last tier being addressed in 2030 is the lead issue inside the homes. He mentioned that one of the first schools to submit their sample was St. Olaf, the lead level was high and that there is no safe level of lead. He stated that eighty percent (80%) of homes and structures in Bountiful are at risk of lead due to the corrosion and suggested that the Commission review how to educate the public regarding the LCR and outline future risks in the General Plan.

Troy Giles, Resident, asked about the benefit of densification if the City is already low in water resources. Commissioner Higginson expressed that Bountiful's growth rate is very slow, with limited new development, and added that one benefit is allowing Bountiful's children to remain in the community in the future. Vice-Chair Bott noted that introducing new residents with new ideas can bring forward innovative solutions.

Gale Rueckeyt, Resident, expressed concerns regarding fire protection in East Bountiful and the lead in the water which would potentially affect the aquifer.

Teresa Giles, Resident, suggested implementing a plan to address water usage to prevent a potential crisis, including the possibility of a temporary moratorium on building.

Vice-Chair Bott closed the public hearing at 7:54 p.m.

Commissioner Gilmore asked City Engineer Cheney whether a building permit requires the applicants to submit a will-serve letter demonstrating sufficient water. City Engineer Cheney explained that Staff has not previously issued a will-serve letter, but that Staff has the ability to do so. City Engineer Cheney explained the water usage has declined after initiating restrictions on the use of culinary water for irrigation. City Engineer Cheney explained that the reservoirs have been full and suggested conservation by Bountiful residents, which can be a struggle. Commissioner Bott suggested an incentive program to those that conserve water by using funds paid for by higher water usage. City Engineer Cheney explained that Bountiful has an aging system that will require a significant amount of investment to maintain. Commissioner Bott asked what can be added as a vision to help with water preservation to assist the Council in their review. Planning Director Astorga reiterated that the General Plan is a visionary document.

Unknown Person suggested that the City designate someone to enforce and educate the community regarding water preservation. The Commission reviewed the water preservation vision as presented by Planning Director Astorga. Commissioner Gilmore suggested that Staff include "consider" or "evaluate" water restrictions in the General Plan but acknowledged that

this language is already included. Commissioner Gilmore asked for clarification regarding the water quality. Planning Director Astorga explained that Bountiful City is currently in compliance with State Code regarding water quality. City Engineer Cheney confirmed that the City complies regarding water quality. Commissioner Monson expressed the need for conservation.

Commissioner Ward expressed concern about how all the information regarding water quality and preservation should be incorporated it into the General Plan.

Commissioner Gilmore suggested following Ron Mortenson's proposal regarding the headings, to make it easier to navigate.

#### **8. Planning Director's Report/Update**

Planning Director Astorga mentioned that the next scheduled meeting is October 21, 2025.

#### **9. Adjourn**

Chair Jacobs adjourned the meeting at 8:23 p.m.