



Bountiful City
Approved Planning Commission Meeting Minutes
795 South Main Street, Bountiful UT 84010
Council Chambers City Hall
Tuesday December 19, 2023

Commissioners in attendance: Chair Lynn Jacobs, James Clark, Krissy Gillmore, Beverly Ward, Cecilee Price-Huish, Sean Monson, and Alan Bott

Commissioners absent: None.

Ex Officio: Senior Planner Amber Corbridge
Assistant Planner Jonah David Hadlock
City Engineer Lloyd Cheney
Recording Secretary Sam Harris

Ex Officio Absent: Planning Director Francisco Astorga

1. Welcome and Roll Call

Chair Jacobs called the meeting to order and welcomed everyone at approximately 6:30 p.m.

2. Consideration to Approve the Planning Commission meeting minutes from December 5, 2023

The Commission discussion focused on the meeting minutes from the previous meeting, acknowledging some challenges with the use of artificial intelligence for transcription.

Motion: Commissioner Ward motioned to continue this item to the next available Planning Commission meeting allowing Staff additional time to review the minutes.

Second: Vice-Chairman Bott seconded the motion.

Vote: The motion passed unanimously (7-0).

3. **Zone Change for four adjacent properties at 92 W Center Street, 68 North 100 West, 72 North 100 West, and 94 North 100 West from R-4 (Single-Family Residential) and P-O (Professional Office) to DN (Downtown) Zone**

Senior Planner Corbridge presented and emphasized that the zone change aimed to transition the zoning from R-4 and P-O to DN-Downtown Zone.

The applicant, David Higginson, expressed alignment with the surrounding downtown zoning for the benefit of Bountiful general welfare.

Senior Planner Corbridge provided an overview of the zoning map and the historical context of the area. She emphasized that the proposed change was consistent with the General Plan and Downtown Master Plan, promoting a mix of residential and commercial uses.

During the presentation, David Higginson expressed a commitment to preserving the building and clarified that the proposed change would offer flexibility for future use, potentially as an office.

The Planning Commission opened the Public Hearing.

Resident Jonathan Bloch, a nearby property owner, sought clarification about the current zoning and its advantages. The commission explained the transition from professional office to the downtown zone and the broader range of permitted uses in the latter.

The Planning Commission closed the Public Hearing.

The Commission discussed the proposal, highlighting the discretionary nature of the rezoning. The consensus among commissioners was to clean up zoning discrepancies and maintain consistency in the area.

Motion: Commissioner Monson motioned to forward a positive recommendation to the City Council as proposed.

Second: Commissioner Bott seconded the motion.

Vote: The motion passed unanimously (7-0).

4. **2024 Planning Commission Election of Chairperson and Vice-Chair**

Motion: Commissioner Monson motioned to re-elect Lynn Jacobs as Chair and Allen Bott as Vice-Chair

Second: Commissioner Clark seconded the motion.

Vote: The motion passed unanimously (7-0).

5. Planning Director's Report/ Update

No update was provided.

6. Adjourn

Chair Jacobs adjourned the meeting at 6:53 pm and wished everyone Happy Holidays.