

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, December 03, 2024 – 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	Chair Lynn Jacobs, Krissy Gilmore, Beverly Ward, Alan Bott, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	Assistant Planner	DeAnne Morgan
	City Engineer	Lloyd Cheney
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Jim Clark
	City Attorney	Bradley Jeppson

1. Welcome

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

2. Final Architectural and Site Plan for Construction Services without Outdoor Storage at 710 North 500 West

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

Commissioner Higginson questioned if the use of the adjacent property doesn't matter in this zone. Senior Planner Corbridge stated that in the code it states dwelling or zone, also stating it is residentially zoned but it's a school. Senior Planner Corbridge stated that Staff always interprets it as if it's a dwelling or a zone, it applies, if it's not a house but a residential zone, it still applies.

Commissioner Bott had concerns with the screening material, and it being something that can change, does change, and frequently changes, and therefore consider that solid screening. Senior Planner Corbridge stated that if any substantial removal of the vegetation occurs, then they would need to meet the code.

Harrison Cooper, property owner, stated the screening device along the property line is a heavy growth of bush and trees, not just the line of trees. Commissioner Bott asked Harrison Cooper if he plans to improve that in the future. Harrison Cooper stated that he doesn't plan to improve it, unless it is sold, which he plans to do in the future, in five (5) plus years.

Planning Director Astorga stated that continuing the item for further research would not likely do anything, as we would need to wait later in the season for evidence and may not be worth waiting for. Planning Director Astorga gave a recommendation the Commissioners:

1. Deny it.
2. Approve it with a condition to install a fence.
3. Approve Staff's recommendation; later inspect the site and determine if a fence would be required to be installed.

Commissioner Jacobs stated that they need to determine if the vegetative screening meets the standard, and if so then the project should move forward

Commissioner Gilmore stated that she felt it does meet that standard.

Commissioner Monson stated that he imagines that if you were the City Council when they drafted this ordinance stating solid screening device, they would not be thinking about trees. Commissioner Monson felt that it does not meet the standards.

Commissioner Bott motioned to forward a positive recommendation to the City Council to approve, subject to the following:

1. Maintain the existing vegetated screening along the east property line. ~~If substantial vegetation is removed, the property shall install a solid screening device or wall of masonry, wood, vinyl or similar material along the property line.~~
2. Remove all junk and debris from the property.
3. Meet all staff to review comments.

Commissioner Higginson asked if the staff review comments will include a requirement for a driving approach from 500 West. The City Engineer stated that is a UDOT decision.

Commissioner Higginson seconded the motion. The motion was approved with Commissioners, Gilmore, Ward, Bott, and Higginson voting "aye". Jacobs and Monson voting "nay"

3. Planning Director's Report/Update

Planning Director Astorga stated that we need to elect a Chair and Vice-Chair. Lynn Jacobs was elected as Chair and Alan Bott was elected as Vice-Chair. It was a unanimous vote. The Public Notice for the Planning Commission meeting schedule to remain as meetings taking place on the first and third Tuesday of every month, starting at 6:30 p.m. was voted on. It was a unanimous vote. Staff invited the Planning Commission and Administrative Committee to attend an appreciation dinner, taking place after the meeting is adjourned.

4. Adjourn

Chair Jacobs adjourned the meeting at 7:00 p.m.