1	Approved Minutes of the		
2	BOUNTIFUL CITY PLANNING COMMISSION		
3	September 1, 2020		
4			6:30 p.m.
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6	Present:	Chair	Sean Monson
7 8		Commission Members	Sam Bawden, Jesse Bell, Jim Clark, Sharon Spratley, and Councilwoman Harris
9		City Attorney	Clinton Drake
10		City Engineer	Lloyd Cheney
11		Planning Director	Francisco Astorga
12		City Planner	Curtis Poole
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14	Excused Members:		Commission Member Lynn Jacobs and
15			Recording Secretary Darlene Baetz
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20 21	Chair Monson opened the meeting at 6:30 pm and welcomed all those present.		
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23 24	2. Approval of the minutes for August 4, 2020.		
25	Commissioner Spratley made a motion to approve the minutes for August 18, 2020 with the following		
26	two corrections:		
27			
28	<ul> <li>Page 6 Line 26 "Chair Monson commendsHe stated his concern this type of business being</li> </ul>		
29	located and allowed in the heart of the city and doesn't have a problem for this business in		
30	the other parts of the commercial zone but doesn't feel that this location is the right location."		
31		D (I' 0 "C	
32	•	Page 6 Line 9 "Commission	oner Spratley asked if the decibel level was be added as a condition

Page 6 Line 9 "Commissioner Spratley asked if the decibel level was be added as a condition for other cities. She He asked about the age limit that has been proposed for this range.

Commissioner Clark seconded the motion. Voting passed 5-0 with Commission members Bawden, Clark, Harris, Monson and Spratley voting aye.

Commissioner Bell arrived at 6:38

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## 3. PUBLIC HEARING – Consider approval of a Variance - Allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point, Jace Jergensen, applicant.

Dr. Mason representing Jace Jergensen was present. City Planner Poole presented the staff report.

The Applicant, Jace Jergensen, has requested a variance to allow for encroachments on slopes greater than thirty percent (30%). The property is located at 1679 Ridge Point Drive, which is in the R-F Residential Foothill Zone. The proposed variance would allow for construction of a new residence. In 1992 the Stone Ridge Subdivision Plat C was approved. The applicant's property, 1679 Ridge Point Drive, or Lot 304 was part of the approved subdivision. The Applicant has submitted a site plan for a new residence to be built on the lot. The residence will be built primarily on a section of the property with slopes less than thirty percent (30%); however, the site plan does show the southern portion of the building and an entry staircase which would be built on slopes greater than thirty percent (30%). The home may be shifted to the north onto the less steep slopes; however, there would still be a necessity to disturb the steep slopes in accessing the home from Ridge Point Drive.

Based on analysis of the required criteria from State law included in the findings above and the materials submitted by the Applicant, Staff recommends the Planning Commission grant the requested variance related to encroachments on slopes greater than thirty percent (30%) with the following conditions:

- 1. The Applicant will continue to work with City Staff to ensure the final plans submitted will meet the standards for building in the R-F Zone, in particular the impact of retaining walls and building on slopes greater than thirty percent (30%) should be minimal.
- 2. The Applicant will also work with Staff on final location of retaining walls to ensure that they meet the standards of the Code. A separate permit shall be required for retaining walls taller than four (4) feet and not exceeding ten (10) feet.

Commissioner Spratley made a motion of approval for the Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point Dr with the two conditions outlined by staff. Commissioner Bawden seconded the motion. Voting passed 6-0 with Commission members Bawden, Bell, Clark, Harris, Monson and Spratley voting aye.

4. Consider approval of Finding of Facts of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point.

Chair Monson asked that the language under Finding A should read: "The Planning Commission Staff determines the disturbance to be minimal and with additional adjustment to the plans the disturbance can further be reduced."

Commissioner Spratley made a motion to approve the Findings of Facts of a Variance to allow construction of a single-family dwelling on slopes 30% or greater, located at 1679 Ridge Point with the one correction. Commissioner Bell seconded the motion. Voting was 6-0 with Commissioners Bawden, Bell, Clark, Harris, Monson and Spratley voting aye.

## 5. Planning Director's report, review of pending applications and miscellaneous business.

Director Astorga indicated that the next Planning Commission meeting is scheduled for Sept 15, 2020. Mr. Astorga provided an update to the indoor shooting range at the Rite Aid building as asked by Chair Monson. Mr. Astorga indicated that The Brooks development (formerly known as the 2<sup>nd</sup> on Main project) was recently submitted and that the Commission would see it soon. Mr. Astorga and City Planner Poole mentioned a long list of Land Use Text Amendments and projects that Planning Department was working on which included the following:

a. Land use code update: ADUs, administrative process, sign code, uses-organization and cross reference, LUDMA 2020 update, Administrative Committee times to meet and compensation, removing unused driveway cuts, all variances and CUPs to go to the Commission, and location of street trees.

- b. New land use code or policy: consider a utility agenda special exception/variance, short-term rentals, foot truck, annexation, and hospital zone.
- c. Zone Change: rezone open space and parks to OS.
- d. Land use code research (new code if necessary): definition of a family, contract purchaser, parking ratios, steep slope development, retaining walls/fences, mixed-use overlay and mixed-use lock your use percentage, multi-family design standards, downtown (stucco, width requirement, parking), and PUDs.
- e. Land use code clear-view area: Setback/landscaping reduction, and clear-view areas.
- f. Master/General Plan: grants being applied for City wide General Plan, BRT study already approved, grants for trail work.
- g. Program update: Planning Dept. working on website revamp, code enforcement, business licenses, trails, farmer's market, redoing land use applications, etc.

Chair Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:05 p.m.

Sean Monson

Planning Commission Chair