

**Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, April 16, 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, Sean Monson, Krissy Gilmore, Beverly Ward, and Richard Higginson
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission Senior Planner	Alan Bott and James Clark Amber Corbridge

1. Welcome

Chair Jacobs called the meeting to order at 6:32 p.m. and welcomed everyone.

2. Consideration to approve meeting minutes from March 19, 2024

Commissioner Monson motioned to approve the minutes from March 19, 2024, and Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Monson, Gilmore, Ward, and Higginson voting “aye.”

3. Variance Request to allow a Single-Family Dwelling and Driveway to Develop on Slopes over 30%, Exceed 10’ tall Retaining Wall, and Cut/Fill Hillside over 10’ in height at 1868 Stone Hollow Drive

Planning Director Astorga presented the item on behalf of Senior Planner Corbridge as outlined in the staff report published in the packet.

A Public Hearing was opened at 6:49 pm.

Mark Thompson, 1536 Stone Hollow Drive, indicated that he is an attorney and that he was representing himself and Phil Walker, 1868 East Stone Hollow Drive. He opposed the proposed Variance. He suggested an alternative entry point that would minimize disturbance to the sensitive area and presented a packet with a previous plan as evidence against the current proposal's compliance.

City Engineer Cheney indicated that Mr. Thompson's choice to cite the drive approach at the bottom of the gully is influenced by avoiding disturbance to the adjacent steep slope and adhering to the City's maximum driveway slope regulations, but this would require other variances due to the increased slope. Additionally, the necessity of accommodating a fire truck's turning radius prompts the driveway's relocation northward, though this will involve some retaining and grading work, which could potentially affect the surrounding vegetation and utilities.

Jan Boardman, 1412 South Stone Hollow Drive, indicated that she is an HOA Committee Member and noted that the Andersons building plans align with HOA regulations. She also highlighted ongoing issues with embankment sloughing onto the sidewalk and suggested a solution before the Andersons proceeded to ensure safety for children walking to the bus stop.

The Public Hearing was closed at 7:00 pm.

The Commission discussed and deliberated the proposed Variance.

Commissioner Gilmore motioned to approve the Variance Request to allow a Single-Family Dwelling and Driveway to Develop on Slopes over 30%, Exceed 10' tall Retaining Wall, and Cut/Fill Hillside over 10' in height at 1868 Stone Hollow Drive, and Commissioner Monson seconded the motion. The motion was approved with Commissioners Jacobs, Monson, Gilmore, Ward, and Higginson voting "aye."

4. Planning Director's Report/Update

Planning Director Astorga mentioned to the Commission that the next Planning Commission Meeting will be held on May 7, 2024, and provided an update regarding the status of the General Plan update.

5. Adjourn

Chair Jacobs adjourned the meeting at 7:20 p.m.