

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**May 18, 2021**

Present:	Commission Chair	Sean Monson
	Commission Members	Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair), and Sharon Spratley
	City Attorney	Clinton Drake
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	City Planner	Curtis Poole
	Recording Secretary	Darlene Baetz
Excused Commission Members		Councilwoman Kendalyn Harris and Sam Bawden

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**1. Welcome.**

Chair Monson opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of minutes for March 16, 2021.**

MOTION: Commissioner Clark made a motion to approve the minutes for March 16, 2021, with a correction to page 3 line 42 stating “Commissioner Spratley was concerned...changes *in light of the exhaustive analysis and extensive public input previously done from prior hearings*”. Commissioner Bell seconded the motion.

VOTE: The motion passed unanimously (5-0).

**3. Approval of minutes for April 6, 2021.**

MOTION: Commissioner Spratley made a motion to approve the minutes for April 6, 2021, as written. Commissioner Jacobs seconded the motion.

VOTE: The motion passed unanimously (5-0).

**4. Variance for driveway greater than 10% and fills over 10 feet for 1608 Ridge Point Dr, Eric Beard representing Patricia Cox, applicant**

Patricia Cox and Eric Beard were present. City Planner Curtis Poole presented the item.

City Planner Poole indicated that the applicant requested a variance to allow for construction of a new single-family dwelling on slopes thirty percent (30%) or greater, a reverse driveway slope greater than seven percent (7%) and cuts and fills greater than ten feet (10’). This lot was part of an approved subdivision in 1991 and was approved as a double frontage lot between Ridge Point Drive and Stone Ridge Drive.

City Planner Poole indicated that the property has a natural ravine that runs east to west with a basin created from the installation of Stone Ridge Drive at the bottom which will catch a large portion of runoff and that the rear of the proposed home will have the largest fill section of about 18 feet (18’) and will not have retaining walls that will be over 10 feet (10’).

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2 City Planner Poole recommended that the Planning Commission approve the variance with the  
3 following conditions outlined:  
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- 5 1. The Applicant will continue to work with City Staff to ensure the final plans approved for the  
6 single-family dwelling will have a reasonable impact on slopes thirty percent (30%) or greater.  
7 2. The Applicant shall obtain a separate permit for retaining walls taller than four feet (4') in addition  
8 to obtaining a building permit.  
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10 City Engineer Lloyd Cheney reported that the City had received a number of inquiries and potential  
11 site plans for this lot and noted that this lot would need extensive cuts and fills to accommodate a  
12 driveway from Stone Ridge Drive with a very modest house and a reverse grade driveway.  
13

14 Chair Monson opened and closed the public hearing at 6:43 p.m. without any comment.  
15

16 MOTION: Commissioner Spratley made a motion to grant the variance with the two (2) conditions  
17 outlined by staff. Commissioner Bell seconded the motion.  
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19 VOTE: The motion passed unanimously (5-0).  
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21 City Planner Poole discussed possible changes to the code for approving construction of homes on  
22 steep slopes that have required variance approvals and noted the approval process could be through  
23 site plan application reviewed by the Planning Commission. This change will be brought forward at  
24 a future meeting.  
25

26 The meeting was adjourned at 6:47 p.m.  
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Sean Monson  
Planning Commission Chair