

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**April 5, 2022**

|          |                     |  |
|----------|---------------------|--|
| Present: | Commission Members  | Lynn Jacobs (Chair), Jim Clark, Krissy Gilmore,<br>and Sharon Spratley |
|          | City Engineer       | Lloyd Cheney   |
|          | Planning Director   | Francisco Astorga  |
|          | Asst City Planner   | Nicholas Lopez   |
|          | Recording Secretary | Darlene Baetz  |
| Excused: | Commission Member   | Alan Bott (vice-chair) and Sean Monson                                 |
|          | Councilwoman        | Cecilee Price-Huish  |
|          | City Attorney       | Clinton Drake  |

---

**1. Welcome.**

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

**2. Approval of minutes for March 15, 2022.**

MOTION: Commissioner Clark made a motion to approve the minutes for March 15, 2022 as written. Commissioner Gilmore seconded the motion.

VOTE: The motion passed unanimously (4-0).

**3. 2055 South Main St – Preliminary and Final Architectural and Site Plan Review for 2055 on Main - 19-unit apartments – Eric Beard, applicant - *Planning Director Francisco Astorga***

Eric Beard was present. Planning Director Francisco Astorga presented the item.

The proposed project located in the Residential Multiple Family Zone (RM-19) and is a new multi-family residential development which will consist of two (2) townhouse buildings consisting of nineteen (19) multi-family residential units. The north building would contain eleven (11) units and the south building would contain eight (8) units with a proposed mix of units that would consist of eight (8) 2-bedroom and eleven (11) 3-bedroom townhouses. This would also include a retaining wall towards the rear half of the site located around the north, east, and south property lines. He explained that this development meets all zoning, material, density and parking requirements. Impacts from this development have been anticipated in the design of the existing storm water, sewer, and water and transportation systems. Planning Director Astorga noted that Condition #2 has already been met by the applicant.

There was some concern from the Commissioners about the tandem parking for residents which could push their vehicles into the open parking for convenience and would reduce available guest parking.

Commissioners asked if the applicant would consider adding a dedicated sidewalk to the project. Mr. Beard agreed and stated that a sidewalk could be added to the north side.

1 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
2 Council for the approval of the preliminary and final architectural and site plan review for 2055 South  
3 Main St. striking condition #2. Commissioner Clark seconded the motion.  
4

5 VOTE: The motion passed unanimously (4-0).  
6

7 **CONDITIONS:**

- 8 1. Address all redlines provided to the Applicant from the City.
- 9 2. At building permit review the applicant shall submit the exact percentage of all materials found  
10 in each building to ensure compliance with Structure Design and Materials section. *Exteriors*  
11 *shall be essentially maintenance free wall material such as high quality brick, natural stone,*  
12 *weather resistant stucco, Masonite type materials or non-wood siding. Stucco, Masonite*  
13 *clapboard or siding may not exceed fifty (50) percent of the exterior.*  
14

15 **4. 2055 South Main St – Preliminary and Final PUD for 2055 on Main - 19-unit apartments – Eric**  
16 **Beard, applicant – Engineering Director Lloyd Cheney**  
17

18 Eric Beard was present. Planning Director Astorga stated the PUD meets all PUD plat and zoning  
19 requirements.  
20

21 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City  
22 Council for the approval of the preliminary and final PUD for 2055 South Main St with the four (4)  
23 conditions outlined by staff. Commissioner Gilmore seconded the motion.  
24

25 VOTE: The motion passed unanimously (4-0).  
26

27 **CONDITIONS:**

- 28 1. Provide a current title report.
- 29 2. Make any required minor corrections to the plat.
- 30 3. Enter into a Development Agreement.
- 31 4. Pay all required fees.  
32

33 Planning Director Astorga discussed the general plan process and the future vision and direction.  
34

35 Chair Jacobs adjourned the meeting at 7:15 p.m.