1 2 3 4	Approved Minutes of the BOUNTIFUL CITY PLANNING COMMISSION September 7, 2021		
5 6 7 8 9 10 11 12	Presen	t: Commission Chair Commission Members Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair) Sharon Spratley and Councilwoman Kendalyn Harris City Attorney City Engineer City Engineer Planning Director Asst City Planner Recording Secretary Sean Monson Sam Bawden, Jesse Bell, Jim Clark, Lynn Jacobs (vice-chair) Sharon Spratley and Councilwoman Kendalyn Harris Clinton Drake Lloyd Cheney Francisco Astorga Kendal Black Darlene Baetz	
13 14 15	Excus	ed: Commission Member Sam Bawden	
16 17 18	1.	Welcome.	
19 20		Chair Monson opened the meeting at 6:30 pm and welcomed all those present.	
21	2.	Approval of minutes for August 17, 2021.	
22 23 24 25 26 27		MOTION: Commissioner Spratley made a motion to approve the minutes for August 17, 2021 with one correction on page 2 line 1 and 2 to be moved to line 25. Commissioner Clark seconded the motion. VOTE: The motion passed unanimously (6-0) with Commissioner Jacobs abstaining as he was not	
28 29		in attendance at the August 17, 2021, meeting.	
30 31 32	3.	171 West 1400 North – Conditional Use Permit for an Accessory Structure Exceeding ten percent (10%) of the Lot Area, Brandon Tims, applicant – Asst. City Planner Kendal Black	
33 34		Brandon Tims was present. Assistant City Planner Kendal Black presented the item.	
35 36 37 38 39 40 41 42		The applicants requested a Conditional Use Permit approval to allow for the construction of an accessory structure consisting of a detached garage with living space with would exceed ten percent (10%) of all accessory structures on the lot. The garage is 1,000 square feet and would cover fourteen percent (14%) of the total lot area. This approval is for an accessory structure and not an accessory dwelling and cannot be used as a rental. The City will have a deed restriction signed by the applicants and recorded at the County noting it is an accessory structure. The applicants will use the space as an art studio with a kitchen and bathroom to be used for washing up and personal snacks.	
43 44		Chair Monson opened the public hearing at 6:39 p.m.	
45 46 47		Julianne Jensen resides at 164 West 1400 North and asked for clarification if this studio will be run as a business.	
48		Chair Monson closed the public hearing at 6:40 p.m.	

Mr. Tims stated that the current plan for this project is for an art studio for private use and will not include student classes, but it could in the future become more of a home-based business and could sell product in the future thru internet sales or thru farmers markets. He noted that the plan for this project will include replacing and widen the driveway approach and the driveway.

Staff discussed the shared driveway access approach, Accessory Dwelling Unit standards, and that a home-based business would be allowed at this location. City Engineer Cheney stated that a shared access would be acceptable, but a drive approach would need to be constructed within the City requirements.

MOTION: Commissioner Spratley made a motion to approve with the three conditions outlined by staff. Councilwoman Harris seconded the motion.

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

CONDITIONS OF APPROVAL:

- 1. Prior to final inspection / certificate of occupancy the Applicants shall resolve concerns over the shared drive access with the property owner to the east to the satisfaction of the City Engineer.
- 2. Prior to final inspection / certificate of occupancy the Applicants shall replace existing uneven and/or broken sidewalk sections and sections that may be damaged during construction.
- 3. Prior to final inspection / certificate of occupancy the Applicants shall sign a Deed Restriction drafted by Planning Staff and have it recorded at the County which will serve notice that although the accessory structure has a kitchen in it, it is not an accessory dwelling unit (ADU) and cannot be used as a separate rental unit.

MOTION: Commissioner Jacobs made a motion to approve the Conditional Use Permit letter in written form as presented. Commissioner Clark seconded the motion.

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

Councilwoman Harris left the Council Chambers at 7:00 p.m.

4. 1303 South 700 East, Creekside Views Preliminary Subdivision, a 6-lot residential subdivision -City Engineer Lloyd Cheney

Dan and Amber Crane were present. City Engineer Lloyd Cheney presented the item.

Dan and Amber Crane, owners of the 5.58-acre parcel, have applied for approval of a new 6-lot subdivision to be named Creekside Views. The previous owners had a development concept project that included higher density townhomes with a high traffic connection but did not complete the approval process. The applicant's proposal would have a short cul-de-sac and each lot would meet the City's requirements for lot width and size.

Utilities are available for this area but will have a few additional conditions to address. This project will allow Storm Water, Bountiful Water and Bountiful Irrigation to make improvements with new pipes, connections, manholes, new mains, and overall general maintenance. There is also an existing

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paved and fenced kiddie walk which will remain to provide access to Valley View Elementary from Davis Blvd. This project will also have both retention and detention basins in compliance with a new State law. The Engineering department will continue to work with the applicant to include a trail easement along the creek to Davis Blvd.

Councilwoman Harris returned to the Council Chambers at 7:07 p.m.

MOTION: Commissioner Spratley made a motion to forward a positive recommendation to the City Council with the seven (7) conditions as outlined by staff. Commissioner Clark seconded the motion.

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

CONDITIONS OF APPROVAL:

- 1. Comply with Davis County ordinances for development adjacent to Mill Creek drainage.
- 2. Replace any damaged curb, gutter and sidewalk along the Davis Blvd frontage.
- 3. Prepare a final plat and construction drawings prior to making application for Final Approval of the subdivision.
- 4. Provide a current title report.
- 5. Sign a Development Agreement
- 6. Post an acceptable form of bond for the construction of the subdivision improvements.
- 7. Pay all required fees.

5. 1545 South Main Street – Thirst Drinks Fast-Food Restaurant with drive-up Conditional Use Permit in written form, Alex Winder, applicant – Asst. City Planner Kendal Black

Commissioners discussed the necessary restriction of the right turn signage. City Engineer Cheney spoke about discussions had with City Manager Hill about traffic flow. City Engineer Cheney believes that this right-hand sign should be considered due to the possible changes to the nearby elementary school.

Planning Director Astorga stated that City Council added the extra condition during the site plan approval and staff then added it to the Conditional Use Permit in written form.

Chair Monson was concerned about the additional condition for item three on the written form which had been given to the Commissioners for their approval. He noted the Planning Commission is the final authority/deciding body for Conditional Use Permits and was concerned that the Commissioners should approve this form since it has an additional condition that was not approved at the August 17 Planning Commission meeting.

Planning Director Astorga stated that the additional condition was given from the City Council at the Preliminary and Final Site Plan.

City Attorney Drake noted the applicant was at the City Council meeting and did agree to the additional condition.

MOTION: Commissioner Spratley made a motion to approve the Conditional Use Permit in written

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1	form with the additional condition to item 3. Commissioner Jacobs seconded the motion.
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3	VOTE: The motion passed unanimously (6-0).
4	The meeting was adjourned at 7:29 p.m.
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7	Sm Mon
8	Sean Monson
9	Planning Commission Chair