

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, July 15, 2025 – 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, Alan Bott, Krissy Gilmore, and Richard Higginson
	Planning Director	Francisco Astorga
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson, Beverly Ward, and Aaron Arbuckle
	Senior Planner	Amber Corbridge

1. Welcome

Chair Jacobs called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting Minutes from June 17, 2025, and July 01, 2025

Item to be reviewed at the next meeting.

3. Zone Map Amendment from R-4 (Single-Family Residential) to MXD-R (Mixed-Use Residential) at 2523 South 100 West

Planning Director explained the item briefly.

Chair Jacobs opened the Public Comment period.

Cullen Irvine spoke in opposition to the zone change. His concerns included lack of sidewalks with increased foot traffic, parking impacts, safety risks due to limited visibility along the curve on Orchard Drive particularly with larger vehicles and delivery trucks, and incompatibility with the neighborhood character. He also expressed concern that the proposed townhouses could increase the risk of short-term rentals such as Airbnbs.

Melinda spoke in opposition to the zone change. She asked about the process for when an application is withdrawn or altered by the applicant and inquired about the GRAMA request process. She also raised concerns regarding a blind curve near the site.

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48 Quentin Willey spoke in opposition to the zone change. He expressed concern about the heavy
49 traffic that a restaurant would bring to the neighborhood and why Staff would consider such a
50 proposal.

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52 Commissioner Higginson clarified that the City is required to consider and review all
53 applications.

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55 Cathy McDonald spoke in opposition to the zone change, citing concerns about safety hazards
56 for children in the neighborhood.

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58 Ray Wilson spoke in opposition to the zone change agreeing with all the concerns previously
59 expressed..

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61 Chair Jacobs closed the Public Comment period.

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63 The Public Hearing will continue to a date uncertain.

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65 **4. Preliminary Review for a 4-Lot Single-Family Residential Subdivision, Hillside Farms**
66 **Subdivision at 3985 South Bountiful Boulevard**

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68 Planning Director Astorga presented the item on behalf of Senior Planner Corbridge as outlined
69 in the packet.

70
71 Brett Hart, the Applicant, explained the reason for his application, keeping his family together.

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73 Chair Jacobs opened the Public Hearing at 7:11 p.m. No comments were made. Chair Jacobs
74 closed the Public Hearing at 7:12 p.m.

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76 Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The
77 motion was approved with Commissioners Jacobs, Bott, Gilmore, and Higginson voting "aye."

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79 **5. Planning Director's Report/Update**

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81 Planning Director Astorga mentioned that Staff is close to releasing the General Plan which will
82 be released and noticed for thirty days (30).

83
84 Planning Director Astorga explained new policy regarding attendance at future Planning
85 Commission meetings. The City will now assume that all members will attend each meeting
86 unless a member proactively notifies the Planning Department in advance that they are unable to
87 attend.

88
89 **6. Adjourn**

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91 Chair Jacobs adjourned the meeting at 7:14 p.m.