

Approved Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
April 18, 2023 – 6:30 p.m.

Location:	Council Chambers	City Hall, 795 South Main Street, Bountiful UT 84010
Present:	Commission Members	Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark, Krissy Gilmore, Sean Monson, Cecille Price-Huish and Sharon Spratley
	City Engineer	Lloyd Cheney
	Planning Director	Francisco Astorga
	Planner	Nicholas Lopez
Excused:	City Attorney	Clinton Drake
	Recording Secretary	Darlene Baetz

1. Welcome.

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

2. Approval of the minutes for March 21, 2023.

MOTION: Commissioner Gilmore made a motion to approve the minutes as written.
Commissioner Bott seconded the motion.

VOTE: 7-0 in approval.

3. 4316 Summerview Circle, 4322 Summerview Circle and City Owner Property – Lot Line Adjustment

City Engineer Lloyd Cheney presented this item.

GES Investments, applicant, requested approval of a lot line adjustment to the 3 properties located at 4316 S Summerview Circle, 4322 S Summerview Circle, and the City-owned property. This proposed action includes a previous lot line adjustment between Lot 208 and 209 which was approved in February 2022. The modifications for these three lots will be recorded at the completion of the projects approval.

MOTION: Commissioner Monson made a motion to forward a positive recommendation to the City Council for the Lot Line Adjustment with the two (2) conditions outlined by staff. Commissioner Clark seconded the motion.

VOTE: 7-0 in favor.

CONDITIONS OF APPROVAL:

1. Prepare a final plat after making any minor corrections identified during the review process.
2. Provide a current title report for Lots 208 and 209.

4. 1400 East Canyon Creek Dr – Preliminary Subdivision Approval for Bement Subdivision

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2 City Engineer Lloyd Cheney presented this item.
3

4 Brent Bement, applicant, requested preliminary approval for a one-lot 2-acre subdivision located at
5 the eastern end of Canyon Creek Road. This property is heavily vegetated and has construction of
6 North Canyon Trailhead that extended the roadway improvements, sanitary sewer and culinary water
7 infrastructure to serve the proposed lot. Depending on the configuration of a single-family dwelling,
8 it may be necessary for Mr. Bement or future owners to install a pressure tank and pump system in
9 the house to boost water pressures to higher levels. Irrigation needs will be met through the City's
10 culinary water system as pressure irrigation systems do not serve this area. The proposed lot meets
11 or exceeds the minimum requirements for lot width and buildable area, most of the proposed lot has
12 a slope which is less than 30%.
13

14 An approved Conditional Use Permit is required for subdivisions in the Residential Foothill subzone.
15

16 Commissioners discussed the development of the remaining 69.42 acres. Staff noted that there would
17 be constraints for the development of the remaining 69.42 acres.

- 18 1. Meeting lot size and slope requirements of the Residential Foothill zone.
- 19 2. Identification of appropriately sized building pad
- 20 3. Expansion of the culinary water system to serve the proposed development for residential
21 services, and to provide fire protection.
- 22 4. Providing a second access per 14-4-117 E (1).
23

24 MOTION: Commissioner Spratley made a motion to forward a positive recommendation to City
25 Council for the Preliminary Subdivision Approval for Bement Subdivision with the three (3)
26 conditions outlined by staff with minor rewording changes. Commissioner Gilmore seconded the
27 motion.
28

29 VOTE: 7-0 in favor.
30

31 **CONDITIONS OF APPROVAL:**
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- 33 1. Verify the name "North Canyon Estates" has not been used previously.
- 34 2. ~~Apply for a Variance~~ Receive a Variance for relief from the requirement to provide a second
35 access (14-4-117 E (1)).
- 36 3. ~~Apply for~~ Receive a Conditional Use Permit (14-4-118 (A)).
37

38 **5. Planning Commission Training: Open Public Meeting Act – City Attorney Clint Drake.**
39

40 Item tabled to another meeting.
41

42 **6. Planning Director's report, review of pending applications and miscellaneous business.**
43

44 Bountiful City had several General Plan public events. More information is available on-line. There
45 will be one more event at the BDAC on April 27, 2023.
46

47 **7. Adjourn**
48

1 Chair Jacobs adjourned the meeting at 7:51 p.m.
2