

Approved Minutes of the  
**BOUNTIFUL CITY PLANNING COMMISSION**  
**December 6, 2022**

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5 Present: Commission Members Lynn Jacobs (Chair), Alan Bott (Vice-Chair), Jim Clark,  
6 Krissy Gilmore, Sean Monson, and Cecilee Price-Huish  
7 City Attorney Clinton Drake  
8 City Engineer Lloyd Cheney  
9 Planning Director Francisco Astorga  
10 Sr. Planner Amber Corbridge  
11 Recording Secretary Darlene Baetz  
12  
13 Excused: Commission Members Sharon Spratley  
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16 **1. Welcome.**

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18 Chairman Jacobs opened the meeting at 6:35 pm and welcomed all those present.  
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20 **2. Approval of the minutes for November 1, 2022.**

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22 MOTION: Commissioner Monson made a motion to approve the minutes as written for November  
23 1, 2022 as written.

24  
25 Commissioner Bott seconded the motion.

26  
27 VOTE: 6-0 in approval.

28 **3. 1532 East Vineyard Drive- Lot Line Adjustment for lots 9 and 10 of Granada Hills No. 2 and**  
29 **Lot 6 of Moss Hill Drive Subdivision, Cody Page and Ralph Wolfe, Applicant – *Engineering***  
30 ***Director Lloyd Cheney***

31  
32 Engineering Director Cheney presented the staff report.

33  
34 The applicant requested approval of a lot line adjustment of the common boundary between Lot 10  
35 of the Granada Hills no. 2 Subdivision and Lot 6 of Moss Hill Drive Subdivision and Lot 9 (which is  
36 owned by Bountiful City and is used as a storm water detention basin). After the adjustment, all  
37 properties will remain in compliance with the current zoning requirements. There would be no new  
38 building lots created by this proposed action and no improvements are required.

39  
40 MOTION: Commissioner Bott made a motion to forward a positive recommendation to the City  
41 Council for the approval of the Lot Line Adjustment for 1532 East Vineyard Dr.

42  
43 Commissioner Monson seconded the motion.

44  
45 VOTE: 6-0 in approval.

46  
47 *Chairman Jacobs recused himself for the next two items.*

48  
49 **4. 32 West 400 South - Conditional Use Permit for eight residential units, Bob Murri, applicant –**  
50 ***Senior Planner Amber Corbridge***

1  
2 Bob Murri, applicant and Darin Bell, AIA with Babcock Design was present. Senior Planner  
3 Corbridge presented the staff report.

4  
5 Mr. Murri requested approval for a Conditional Use Permit and Preliminary and Final Site Plan  
6 Approval to develop eight (8) multi-family townhouse units. The project consists of two separate  
7 buildings with three (3) stories. A Conditional Use Permit approval is needed for this project due to  
8 a multi-family residential use not facing Main Street in the Downtown (DN) zone.

9  
10 There was some discussion about adding additional conditions to the parking standards and building  
11 materials. Commissioner Gilmore stated she struggles with adding additional conditions for  
12 something that is already required to be met from the code.

13  
14 Mr. Bell, with Babcock Design, stated that the applicant had done a percentage analysis of all the  
15 materials for both buildings.

16  
17 Senior Planner Corbridge discussed the ADA ramp listed on the plans will be for possible future use.

18  
19 Vice-Chair Bott opened and closed the PUBLIC HEARING at 7:03 p.m. without any comments.

20  
21 **CONDITIONS:**

- 22  
23 1. Submit a city-approved recorded copy of the shared cross access, parking, and dumpster  
24 agreement between the three (3) adjacent parcels (03-032-0057, 03-032-0055, 03-032-0056).  
25 2. The garages shall be used for parking, and not living/storage space.  
26 3. Satisfy and meet all department review comments.  
27 4. Sign a Development Agreement.

28  
29 **MOTION:** Commissioner Monson made a motion to approve the Conditional Use Permit for 32  
30 West 400 South with four (4) conditions outlined.

31  
32 Councilmember Price-Huish seconded the motion.

33  
34 **VOTE:** 5-0 in approval.

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36 **5. 32 West 400 South – Preliminary/Final Architectural and Site Plan Review, Bob Murri,**  
37 **applicant – Senior Planner Amber Corbridge**

38  
39 **CONDITIONS:**

- 40  
41 1. Submit a city-approved recorded copy of the shared cross access, parking, and dumpster  
42 agreement between the three (3) adjacent parcels (03-032-0057, 03-032-0055, 03-032-0056).  
43 2. The garages shall be used for parking, and not living/storage space.  
44 3. Satisfy and meet all department review comments.  
45 4. Sign a Development Agreement.

46  
47 **MOTION:** Commissioner Gilmore made a motion to forward a positive recommendation to the City  
48 Council for the approval of the Preliminary and Final Site Plan with the four (4) conditions outlined

1 by staff.

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3 Commissioner Monson seconded the motion.

4  
5 VOTE: 5-0 in approval.

6  
7 *Chairman Jacobs returned to the meeting.*

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9 **6. 406 South Main – Variance to reduce the landscape buffer, Brian Knowlton, applicant –**  
10 ***Planning Director Francisco Astorga***

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12 Planning Director Astorga stated that Mr. Knowlton officially removed this item from the agenda.  
13 The property owner offered Mr. Knowlton a driveway easement for this project.

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15 **7. Election of Chairman and Vice Chairman of the Planning Commission for 2023.**

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17 MOTION: Commissioner Monson made a motion to approve Commissioners Jacobs and Bott to  
18 remain as Chairman Jacobs and Vice-Chair Bott.

19  
20 Commissioner Gilmore seconded the motion.

21  
22 VOTE: 6-0 in approval.

23  
24 **8. Approval of the 2023 Planning commission Meeting Calendar.**

25  
26 MOTION: Commissioner Bott made a motion to adopt the 2023 Planning Commission Meeting  
27 Calendar.

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29 Commissioner Clark seconded the motion.

30  
31 VOTE: 6-0 in approval.

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33 **9. Planning Director’s report, review of pending applications and miscellaneous business.**

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35 Chairman Jacobs adjourned the meeting at 7:12 p.m.