

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, September 02, 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, Beverly Ward, Aaron Arbuckle and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
Excused:	Planning Commission	Sean Monson

1. Welcome

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

2. Meeting Minutes from June 17, 2025, July 01, 2025, and July 15, 2025

Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle and Higginson voting “aye.”

3. Preliminary Approval of the Dean PUD Subdivision at 1290 North 200 West

Senior Planner Corbridge presented the item as outlined in the packet.

Chair Jacobs opened the Public Hearing at 6:34 p.m.

Gary Davis had concerns about who is responsible for the common areas. Commissioner Higginson stated that there will need to be an HOA for this.

Chair Jacobs closed the Public Hearing at 6:35 p.m.

Commissioner Gilmore motioned to approve. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle and Higginson voting “aye.”

47
48 **4. Preliminary Approval of the Finlinson Subdivision at 285 East Summerwood Drive**
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50 Senior Planner Corbridge presented the item as outlined in the packet.
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52 Commissioner Higginson questioned if we have any history of why the parcel was created.
53 Senior Planner Corbridge stated that we do not have a history on this. City Engineer Cheney
54 explained that at the time the owners of this property were not wanting to participate in the
55 subdivision process. Commissioner Higginson commented on the drastic reduction in lot sizes
56 but still in support of the proposed application because it fits in and is beneficial to the
57 neighborhood.
58

59 Chair Jacobs opened the Public Hearing at 6:48 p.m. No comments were made. Chair Jacobs
60 closed the Public Hearing at 6:48 p.m.
61

62 Commissioner Higginson motioned to approve. Commissioner Bott seconded the motion. The
63 motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and
64 Higginson voting “aye.”
65

66 **5. General Plan Update**
67

68 Planning Director Astorga presented the item as outlined in the packet.
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70 Chair Jacobs opened the Public Hearing at 7:45 p.m.
71

72 Ron Mortenson, Resident, expressed concerns regarding the water supply and preserving South
73 Davis Aquifers.
74

75 Marlo Oaks, Resident, suggested reviewing each part of the General Plan individually.
76

77 Elaine Oaks, Resident, expressed concerns regarding high-density housing.
78

79 Doug Smith, Resident, expressed concerns regarding high-density housing and the possibility of
80 less affordable housing options.
81

82 Sam Smith, Resident, expressed concerns regarding the possibility of less affordable housing
83 options.
84

85 Jessica Grant, Resident, expressed concerns regarding high-density housing and traffic
86 congestion and large classroom sizes. Jessica Grant stated she is against Public Transportation.
87

88 Phil Ferguson, Resident, expressed concerns regarding high-density housing.
89

90 Megan Rider, Resident, stated she is supportive of Mixed-Use zoning and Single-Family
91 Residential at an appropriate scale.

92 Cullum Irvine, Resident, expressed concerns regarding high-density housing and the possibility
93 of less affordable housing options. Cullen Irvine had concerns regarding general zoning changes.
94

95 Micha Irvine, Resident, expressed concerns regarding high-density housing.
96

97 Gary Lund, Resident, expressed concerns regarding high-density housing and the possibility of
98 less affordable housing options. Gary Lund stated he is supportive of Bountiful Neighborhood
99 Redevelopment Agency.
100

101 Dalane England, Resident, expressed concerns regarding high-density housing in certain areas,
102 water, and renters.
103

104 Cathy Mdonald, Resident, expressed concerns regarding high-density housing, increase of traffic
105 and parking issues.
106

107 Ross Youngberg, Resident, expressed concerns regarding high-density housing, renters, and
108 stated he is against walkability options.
109

110 Leslie Merrill, Resident, expressed concerns regarding high-density housing and water quality.
111

112 Jason Mortenson, Resident, expressed concerns regarding high-density housing and street
113 parking.
114

115 Layne Papenfuss, Resident, stated he is supportive of affordable housing options, walkability,
116 and Mixed-Use/Neighborhood Commercial. Layne Papenfuss suggested Neighborhood Center
117 East of Orchard Drive and an inventory of all the parking.
118

119 Cary Henrie, Resident, expressed concerns regarding water supply and suggested water recycling
120 and a sheriff's report on crime in high density vs low density housing.
121

122 Nate Pugsley, Resident, stated he is supportive of affordable housing options and walkability
123 along Orchard Drive.
124

125 Brian Richardson, Resident, expressed concerns regarding high-density housing and is
126 supportive of more commercial zoning along Orchard Drive.
127

128 Mitch Vance, Resident, stated he is supportive of the General Plan, reinvestment of commercial
129 development and more housing options.
130

131 Brian Knowlton, Resident, stated he is supportive of walkability along Orchard Drive and
132 General Plan and Future Land Use Map.
133

134 Jill Longhurst, Resident, expressed concerns regarding more commercial zoning along Orchard
135 Drive.
136

Mark Balkin, Resident, expressed concerns regarding high-density housing, water supply, overfilled classrooms, and Mixed-Use Development.

Jean Lund, Resident, expressed concerns regarding high-density.

Karen Bergason, Resident, stated she is supportive of walkability, Community Centers, Mixed-Use development along Orchard Drive and General Plan.

Alex Densley, Resident, expressed concerns about the process of public input.

Chair Jacobs closed the Public Hearing at 9:38 p.m.

Commissioner Bott stated that change is inevitable how we plan for it is not.

Commissioner Bott motioned to table the item to next meeting. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Arbuckle, and Higginson voting “aye.”

6. Planning Director’s Report/Update

Planning Director Astorga explained the Future Land Use Map.

7. Adjourn

Chair Jacobs adjourned the meeting at 9:52 p.m.