

**BOUNTIFUL CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MARCH 04, 2025  
6:30 P.M.**



**Notice is hereby given** that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

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1. Welcome
2. Meeting Minutes from February 04, 2025
  - Review
  - Action
3. Preliminary Oakhaven Park Plat D Subdivision at 295 East 2050 South  
*Senior Planner Corbridge*
  - Review
  - Public Hearing
  - Action
4. Open Meetings Act Training  
*City Attorney Jeppsen*
5. Planning Director's report, update, and miscellaneous items
6. Adjourn







**DRAFT Minutes of the  
BOUNTIFUL CITY PLANNING COMMISSION  
Tuesday, February 04, 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, Jim Clark, 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 6:27 p.m. and welcomed everyone.

**2. Planning Commission Training – Chapter 6 of Ground Rules: Your Handbook to Utah Land Use Regulation**

Senior Planner Corbridge provided the training.

**3. Meeting Minutes from January 21, 2025**

Commissioner Clark motioned to approve the minutes from January 21, 2025. Commissioner Ward seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Clark, and Higginson voting “aye.”

**4. Land Use Code Text Amendment: Omnibus**

Senior Planner Corbridge presented the item as outlined in the packet which include the following:

- Section I: Update the language in the Land Use Code removing the Administrative Committee as the approval/review body for certain types of variances which would follow practice as allowed in the Code.
- Section II: Create an inactive application deadline.
- Section III: Update the Residential Foothill Zone exceptions granted by the Land Use Authority to match the State Code and Bountiful Subdivision Code for Single-Family



Development. The Planning Commission asked questions regarding this item. Senior Planner and Planning Director Astorga addressed such questions.

- Section IV: Clarification of how to measure structure maximum height in the Commercial Zone.
- Section V: Clarifies the Downtown (DN) Zone setback requirement for lots facing Main Street. The Planning Commission asked questions regarding this item. Senior Planner and Planning Director Astorga addressed such questions.
- Section VI: Updates access requirements for single-family dwellings to match the Master Streets Plan.
- Section VII: Updates unnecessary language used in the Single-Family Residential Zone.
- Section VIII: Updates unnecessary language used in the Commercial Zone.
- Section IV: Updates unnecessary language used in the Downtown Zone and recently adopted changes regarding beauty services and tattoos.
- Section X: Updates recently adopted changes regarding beauty services and tattoos in the Mixed-Use Zone.
- Section XI: Clarification to the Sign Code regarding sign permit approval bodies.

Chair Jacobs opened the Public Hearing at 7:21 p.m. Gary Davis made comment regarding the packet being the packet from the previous meeting. Chair Jacobs closed the Public Hearing at 7:24 p.m.

Planning Director Astorga requested a 5-minute break to spend additional time reviewing the notice concern brought up at the Public Hearing by Mr. Davis. After the break it was established that the meeting would go on as if it was properly noticed.

Commissioner Bott motioned to forward a positive recommendation to City Council. Commissioner Higginson seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Clark, and Higginson voting “aye.”

## **5. Land Use Code Text Amendment: Paved Parking Surfaces**

Planning Director Astorga presented the item as outlined in the packet.

Commissioner Higginson suggested we apply this for all Single-Family use. Planning Director Astorga stated that Staff can amend the applicable chapters to reference the use.

Commissioner Gilmore asked if the area past ten feet (10 feet), towards the house in front of the garage, could be gravel. Planning Director Astorga stated that any driveway leading to a garage cannot consist of gravel material. Commissioner Gilmore asked if that was the drive approach or the driveway into the garage. Planning Director Astorga confirmed that it is the driveway into the garage. There was conversation about the benefits of the ordinance including: the storm system will not be taxed at a greater level to handle run-off and the extra parking spot aspect.



Commissioner Ward asked about where the gravel can start if there is a sidewalk involved.  
Planning Director Astorga stated that it would be ten feet (10 feet) from the property line.

Chair Jacobs opened the Public Hearing at 7:49 p.m. Chair Jacobs closed the Public Hearing at 7:49 p.m.

Commissioner Bott motioned to forward a positive recommendation to the City Council.  
Commissioner Clark seconded the motion. The motion was approved with Commissioners Jacobs, Bott, Gilmore, Ward, Clark, and Higginson voting “aye.”

#### **6. Planning Director’s Report/Update**

Planning Director Astorga stated that there are currently no items for Planning Commission for February 18, 2025. Also reporting that there is a discussion with City Council regarding the Land Use Map as part of the General Plan update on Tuesday, February 11, 2025.

#### **7. Adjourn**

Chair Jacobs adjourned the meeting at 7:52 p.m.







# Planning Commission Staff Report



**Subject:** Preliminary Oakhaven Park Plat D Subdivision at  
295 East 2050 South  
**Author:** Amber Corbridge, Senior Planner  
**Date:** March 4, 2025

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## **Background**

The applicant, John Blocker with *Brighton Homes*, is requesting preliminary approval of the proposed 9-lot subdivision at 295 East 2050 South, located in the Single-Family Residential (R-4) Zone. This request is to subdivide the 2.4-acre property into nine (9) single-family residential lots. The site consists of two (2) platted lots (Lot 32 and 33 of the Oakhaven Park Sub. Plat C.) and a meets and bound parcel. See diagram below:

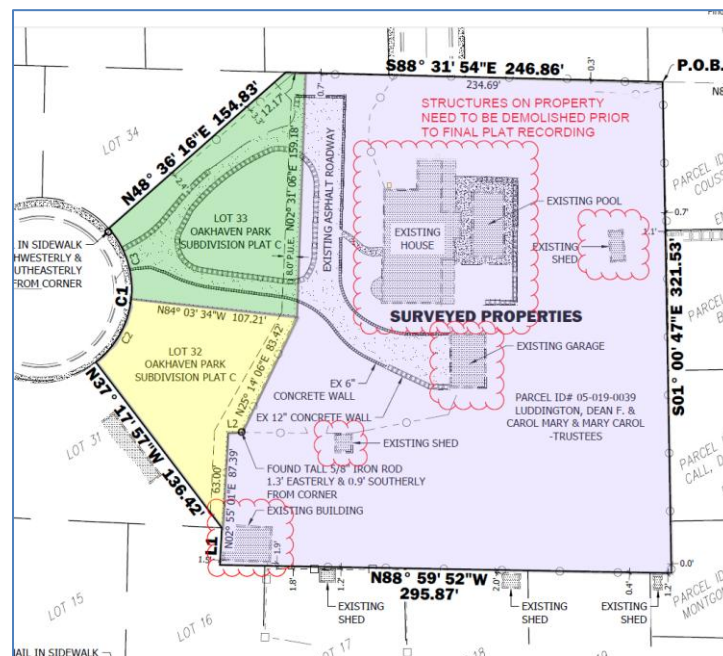


Figure 1. Boundary Survey sheet V210, zoomed in.  
(color imagery added for reference).

The proposal includes reconfiguring the boundaries of the two (2) lots facing 2050 South cul-de-sac and creating seven (7) additional lots, accessed from 350 East as shown below:



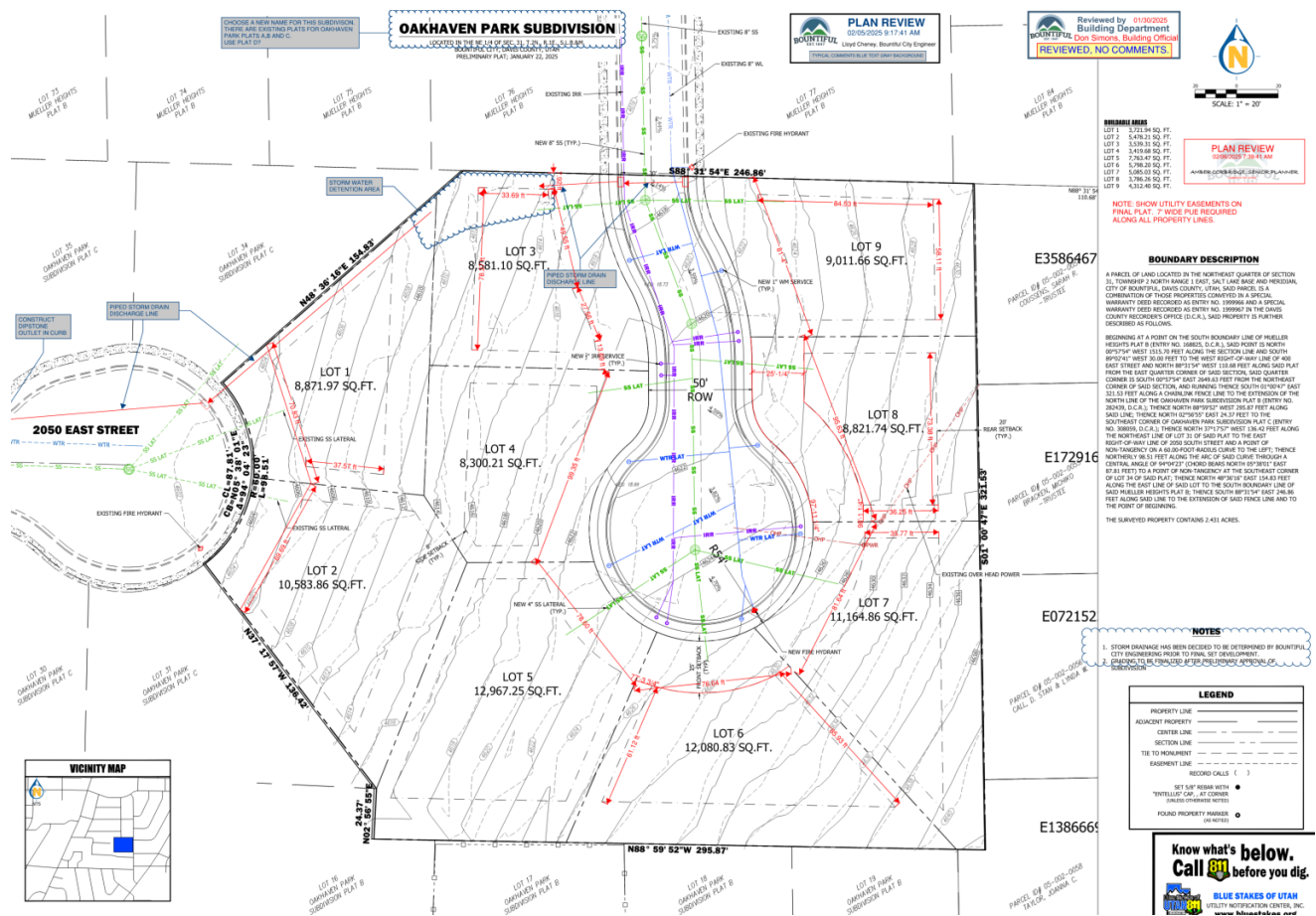


Figure 2. Proposes subdivision plat (zoomed in).

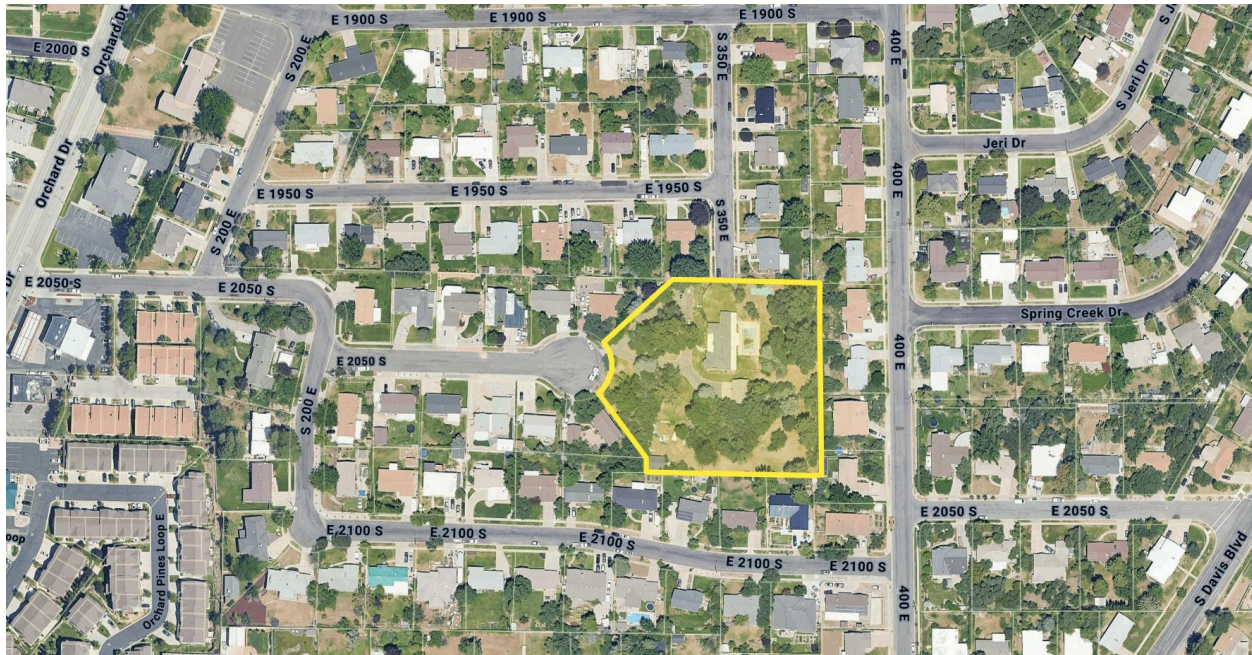
## Analysis

The Planning Commission will need to find that the proposed preliminary plans meets the following:

1. Meets the best interest of the public
2. Is in harmony with good neighborhood development of area concerned and Citywide
3. Meets city codes and ordinances

The property currently has an existing single-family dwelling with several accessory structures (as shown in Figure 3 below and attached sheet V210, Boundary Survey). The applicant states the owner intends to demolish all structures prior to final subdivision plat recordation (listed as a condition of approval below). The proposed subdivision is consistent with the surrounding single-family residential development and meets the best interest of the community.





*Figure 3. Aerial Imagery of 295 E 2050 S, Bountiful, UT, MapGeo. 2025*

Staff reviewed the proposal for compliance with City codes and the Subdivision ordinances. There are minor typical comments from staff noted on the attached Proposed Plat Amendment with redlines, such as providing an approved stormwater detention area and platting seven (7) feet public utility easements (PUE) along property lines. The existing utilities and road network in the area of proposed development are sufficient to serve the anticipated demands.

### **Department Review**

This staff report was written by the Senior Planner and was reviewed by the City Engineer, City Attorney, and Planning Director.

### **Significant Impacts**

The proposal requires new infrastructure which is compatible with the existing infrastructure. The lot would bring in more single-family lots which meets the existing character of the neighborhood, as currently zoned.

### **Recommendation**

Staff recommends the Planning Commission review the proposed Preliminary Subdivision Plat, hold a public hearing, and approve subject to:

1. Complete demolition review, permitting, and inspections for the existing single-family dwelling and all accessory structures prior to final plat recordation.



2. Update preliminary plans to meet a staff approved stormwater detention area and add seven (7) feet public utility easements (PUE) along property lines.
3. Meet all staff review comments.

**Attachments**

1. Applicant's Statement of Intent
2. Proposed Oakhaven Plat D Subdivision with Staff Comments
3. Property Survey
4. Oakhaven Park Plat C Recorded Subdivision



## Statement of Intent

### Subdivision Application: Oakhaven Park Subdivision

Brighton Homes Utah II, LLC submits this Statement of Intent for the proposed subdivision of the property located at 295 E 2050 S, Bountiful, UT 84010, Parcel ID: 050190039, under the currently zoned R-4 (single-family, 4 units per acre) designation.

The proposal involves subdividing the existing 2.403 acres, which are currently divided into three lots, into nine single-frontage, code-conforming lots. Of the existing lots:

1. Two lots were previously subdivided as part of Oakhaven Park Plat C and are accessed via an existing, improved cul-de-sac on the west property boundary. These two lots will undergo a boundary line adjustment as indicated in the preliminary site plan.
2. The remaining lot will be subdivided into seven additional lots, which will be improved as per the proposed preliminary site plan. This includes the extension of 350 E and the addition of a new cul-de-sac to provide access and meet city infrastructure standards.

This subdivision is intended to create a cohesive and fully developed residential area that aligns with local zoning requirements and enhances the neighborhood's layout and accessibility. The preliminary site plan demonstrates the proposed layout and improvements for all lots within the subdivision.

### Applicant Information: John Blocker

Brighton Homes Utah II, LLC  
45 E Center Street, Ste. 004  
North Salt Lake, UT 84054

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### Verification and Signature

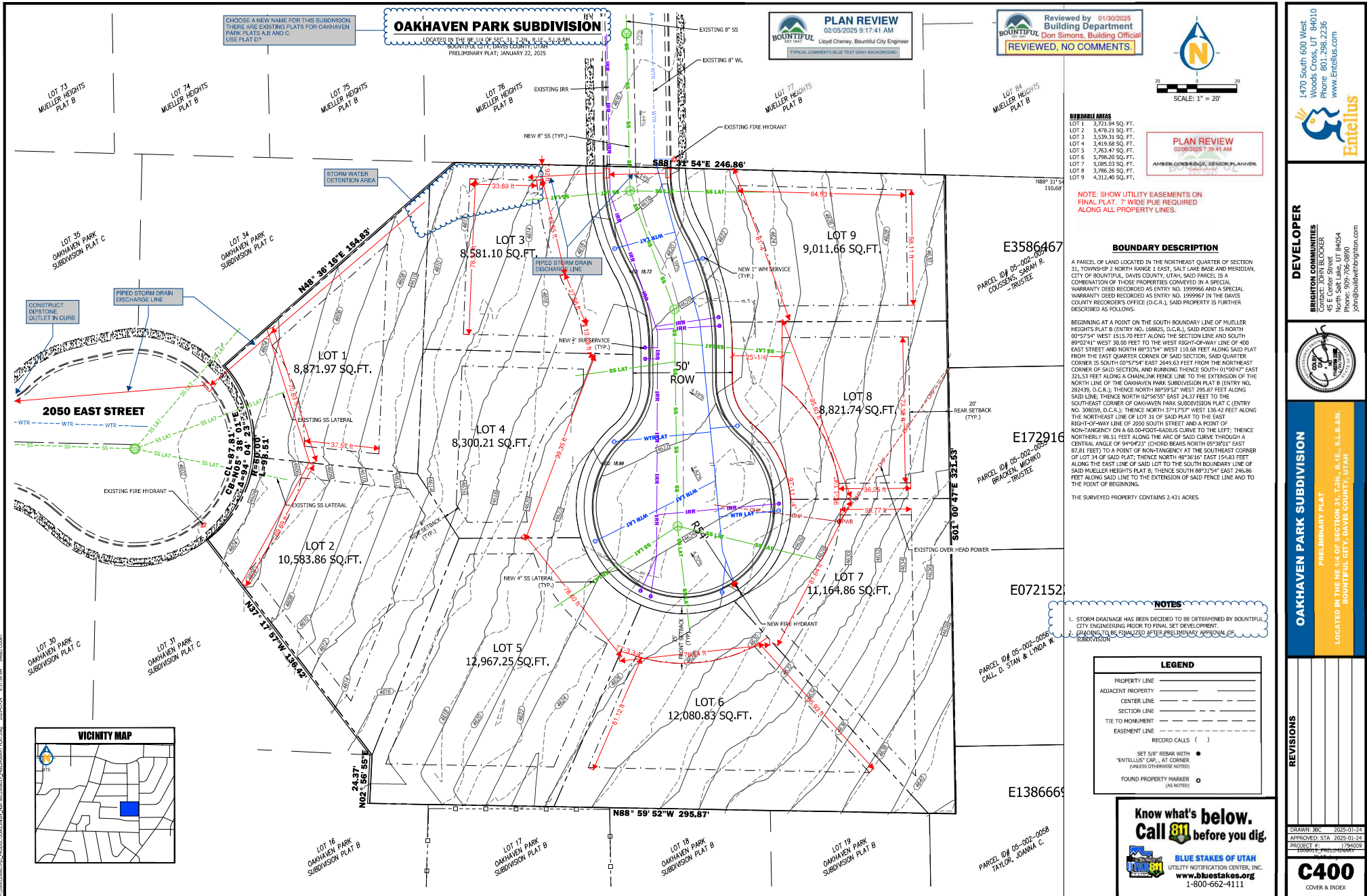
I, the undersigned, certify that the information provided in this Statement of Intent is accurate and reflects the proposed subdivision as described.

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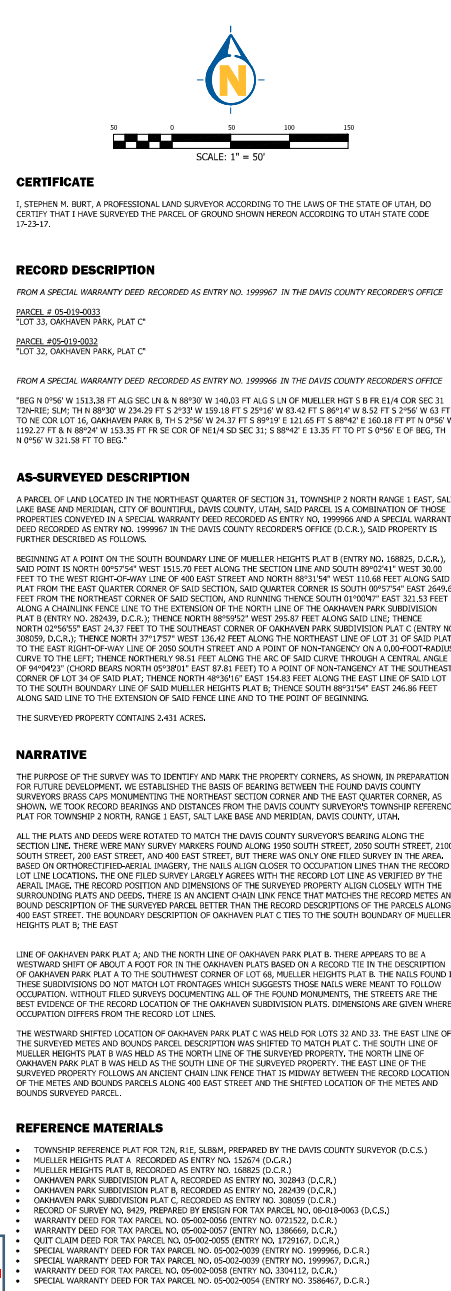
### Applicant Signature:

Date: 1/24/2024











# OAKHAVEN PARK SUBDIVISION PLAT C

A PART OF THE N.E. 1/4 SECTION 31, T.2N., R.1E., S.L.B. & M., U.S. SURVEY  
BOUNTIFUL CITY, DAVIS COUNTY, UTAH

FEBRUARY 1967

## BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE SOUTH LINE OF MUELLER HEIGHTS PLAT B SUBDIVISION WHICH IS 50°56'E 1135.20FT. AND N88°30'W 374.32FT. ALONG THE SOUTH LINE OF SAID SUBDIVISION FROM THE NORTHEAST CORNER OF SECTION 31, T.2N., R.1E., S.L.B. & M., SAID POINT OF BEGINNING BEING ALSO N 0°56'W 1513.38FT. AND N88°30'W 374.32FT. ALONG THE SOUTH LINE OF SAID SUBDIVISION FROM THE EAST 1/4 CORNER OF SAID SECTION 31, AND RUNNING THENCE N 88°30'W 480.12FT. ALONG SAID SOUTH LINE OF MUELLER HEIGHTS PLAT B SUBDIVISION TO THE NORTHEAST CORNER OF LOT 10, OAKHAVEN PARK SUBDIVISION PLAT A; THENCE S 1°18'W 177.20FT.; THENCE N 88°42'W 28.58 FT.; THENCE S 1°18'W 116.02FT.; THENCE S 88°42'E 160.00FT. TO THE NORTHWEST CORNER OF OAKHAVEN PARK SUBDIVISION PLAT B; THENCE S 87°16'E 301.15FT. ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE LEAVING SAID SUBDIVISION N 2°56'E 63.00FT.; THENCE N 86°14'E 8.52 FT.; THENCE N 25°16'E 83.42FT.; THENCE N 2°33'E 159.18FT. TO THE POINT OF BEGINNING.

## SURVEYOR'S CERTIFICATE

I, JACK P. BALLING, A REGISTERED LAND SURVEYOR HOLDING UTAH CERTIFICATE NO. 2595, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREWITH AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND A STREET HEREAFTER TO BE KNOWN AS "OAKHAVEN PARK SUBDIVISION PLAT C", AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STATED ON THE GROUND AS SHOWN.

APRIL 7, 1967

DATE

Jack P. Balling

UTAH SURVEYOR No. 2595

MUNICIPAL SURVEYING, INC. BOUNTIFUL, UTAH

## OWNERS' DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND A STREET TO BE HEREAFTER KNOWN AS "OAKHAVEN PARK SUBDIVISION PLAT C", DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE, AND DO WARRANT AND DEFEND AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE, AND OPERATION OF THE STREETS. IN WITNESS WHEREOF WE HAVE HERETO SET OUR HAND THIS 7th DAY OF APRIL, 1967.

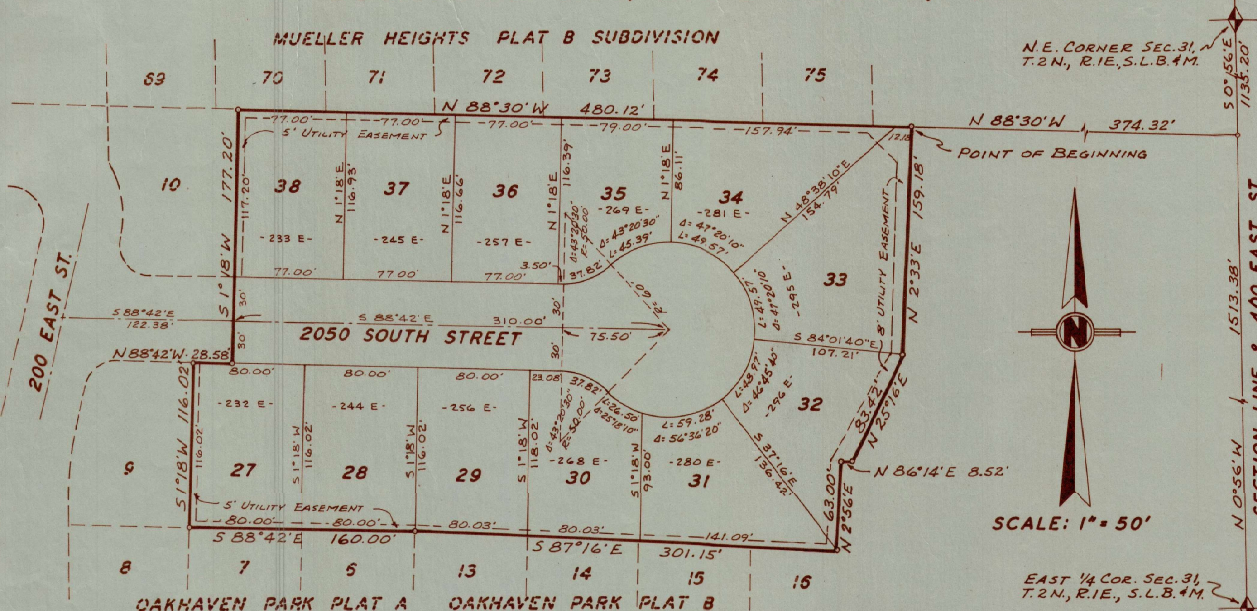
Blair A. Samuelson

Paul E. Samuelson

## RECORDER

Entry No. 7  
Filed For Record and Recorded this 14th Day of April, A.D. 1967 at 8:30 A.M. in Book "of" Rec.

Marguerite S. Bourne, Recorder Davis County  
Margaret S. Bourne



## BOUNTIFUL CITY COUNCIL

PRESENTED TO THE CITY COUNCIL OF BOUNTIFUL CITY, UTAH THIS 5TH DAY OF APRIL, 1967, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

Mayor: *Harold F. Jensen* Attest: *Bruce W. Parker* CITY RECORDER

## UTILITIES EASEMENTS

THE UNDERSIGNED DO HEREBY CERTIFY THAT THE EASEMENTS REQUIRED ARE AS SHOWN HEREON.

4-12-67 DATE *Gregory W. Probst* POWER  
4-13-67 DATE *Shirley E. Jones* TELEPHONE  
4-15-67 DATE *Robert W. Carlson* WATER  
4-11-67 DATE *Edna L. Carter* BOUNTIFUL SUBCONSEVANCY DIST.

## BOUNTIFUL CITY ENGINEER'S CERTIFICATE

APPROVED THIS 13th DAY OF APRIL, 1967.

*Paul C. Birmingham*  
BOUNTIFUL CITY ENGINEER

## BOUNTIFUL CITY PLANNING COMMISSION APPROVAL

APPROVED THIS 27th DAY OF FEBRUARY, 1967 BY THE BOUNTIFUL CITY PLANNING COMMISSION.

*Ralph J. Larsen*  
VICE-CHAIRMAN

## ACKNOWLEDGEMENT

STATE OF UTAH } S.S.  
COUNTY OF DAVIS }  
ON THIS 7th DAY OF April, 1967 THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THE SIGNERS OF THE OWNERS DEDICATION E IN NUMBER WHO DULY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

*J. D. Simpson* Bountiful, Utah  
NOTARY PUBLIC RESIDENCE

MY COMMISSION EXPIRES: July 5, 1969