

**PLANNING COMMISSION MINUTES**  
**MAY 5, 1998**

Present: Chairman Lois Williams, Dean Thurgood, Dick Dresher, City Council Representative Barbara Holt, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Recording Secretary Connie Feil.

Absent: Vice-Chairman Ken Cuter, City Attorney Rusty Mahan, Planning Director Blaine Gehring, Mark Green and Dean Jolley.

Lois Williams welcomed all those present and introduced the Planning Commission Members. Dick Dresher made a motion to approve the minutes for April 21, 1998 as written. Dean Thurgood seconded the motion and voting was unanimous.

**Zoning Ordinance Amendments**

1. Consider amending the Bountiful City Zoning Ordinance by adding a new Professional Office (P-O) Zone.

Paul Rowland explained that there have been occasions where some uses in the medical office building on 1500 South have been turned down because they were clearly not an office type use. There is now a proposal for a rezone on the southeast corner of 300 North and 200 West for a travel agency. With these requests being made it has been suggested to create a zone which would be applied to areas where existing office uses are already in place and are not adjacent to commercial areas or are divided from a commercial area by a major street.

This zone will be used only for professional offices such as real estate, engineering, architects, insurance agents, etc. It will also act as a buffer between existing commercial and residential areas. This new zone would apply only for new zones. The existing zones will have to petition for a zone change ( the medical office building on 1500 South and the office building on Main Street and 400 North). Each existing zone will be reviewed on an individual basis.

The P-O Zone has about the same requirements as far as separations between P-O Zone and residential as would a Commercial between a residential zone ( landscaping, buffer between zones, fencing and parking).

The City Council went on a field trip to be introduced to the idea of a Professional Office Zone in between the residential and general commercial zones which could act as a step down type use. The City Council seemed to like the idea and suggested to pursue it as an amendment to the zoning ordinance.

There was a discussion that followed. It was decided that if some of the uses become incompatible with the area it can be brought back to the Planning Commission and City Council for review or to be amended.

Barbara Holt made a motion to send a favorable recommendation to the City Council to amend the Bountiful City Zoning Ordinance by adding a new Professional Office Zone with the addition that the City Council review the use classification. Dean Thurgood seconded the motion and voting was unanimous.

Meeting adjourned at 7:25. PM