

**Bountiful City  
Planning Commission Minutes  
August 4, 2015  
6:30 P.M.**

Present: Chairman – Tom Smith; City Council Representation - Richard Higginson; Planning Commission Members - Mike Allen, Von Hill, and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: Vice Chairman – Dave Badham and Planning Commission Member – Sean Monson

**1. Welcome and Introductions.**

Chairman Smith opened the meeting at 6:30 pm and welcomed all those present.

**2. Approval of the minutes for July 21, 2015.**

Mike Allen made a motion to approve the minutes for July 21, 2015 as written. Von Hill seconded the motion.

Voting passed 4-0-1 in favor with Commission Members Allen, Hill, Smith and Spratley voting Aye with Richard Higginson abstaining as he was not present at that meeting.

**3. Consider approval of the Findings of Facts for denial of a variance for setbacks to an addition located at 505 E 1200 North, Josh and Quinke Osborne, applicants.**

Von Hill made a motion to approve the Findings of Facts as written for denial of the variance for setbacks to an addition located at 505 E 1200 North, Josh and Quinke Osborne, applicants. Sharon Spratley seconded the motion.

Voting was 5-0 in favor with Commission Members Allen, Higginson, Hill, Smith and Spratley voting Aye.

**4. Consider final subdivision approval for Val Verda Meadows subdivision at 259 W 3100 South, Brighton Homes, applicant.**

Taylor Spendlove representing Brighton Homes was present. Paul Rowland presented the staff report.

Brighton Homes, acting as developer has completed the subdivision construction drawings and the plat map and is now requesting final approval for the eight lot Val Verda Meadows subdivision. This subdivision was granted preliminary approval by the Council on July 14, 2015, and a vacation ordinance was passed by the Council the same evening.

The proposed subdivision consists of eight lots that front onto a new 300 ft. long cul-de-sac. The smallest of the proposed lots contains 9,072 s.f. and the largest contains 17,141 s.f., all in excess of the required minimum 8,000 s.f. for the zone. In addition, all of the lots have more than the required 70 ft. frontage for interior lots and 80 ft. for corner lots.

The proposed new 300 foot long cul-de-sac has been designed to meet the Bountiful City standard width for a residential street and will be constructed with a nice gentle slope of about 5.5%.

This places 8 homes where there has historically only been two with the corresponding increase to storm water runoff and traffic on 3100 South. All of the impacts are minor and will not have a detrimental effect on the surrounding area.

Staff recommends that the Planning Commission forward a recommendation of approval to the City council for the final Val Verda Meadows subdivision subject to the following six conditions outlined by staff:

1. Post a bond to cover the costs of construction of the new cul-de-sac and sign a development agreement for the required subdivision improvements.
2. Make all necessary red line corrections to the drawings.
3. Payment of all required fees.
4. Provide a current Title Report.
5. Pay for an overlay of the disturbed portions of 3100 South and 200 West St.
6. Lots 1, 5 and 6 shall only have access off of the new cul-de-sac or 200 West and not 3100 South.

Mike Allen requested that the condition #6 "Lots 1, 5 and 6 shall only have access off of the new cul-de-sac or 200 West and not 3100 South." be noted on the plat map.

Sharon Spratley made a motion to recommend final subdivision approval to the City Council with the six conditions outlined by staff with the addition of condition #6 to be added to the plat map. Mike Allen seconded the motion.

Voting was 4-0-1 with Commission Members Allen, Higginson, Smith and Spratley voting Aye with Von Hill abstaining.

**5. Planning Director's report, review of pending applications and miscellaneous business.**

1. Stoker School parking lot will be hosting Food Truck League every Fridays 6-10 until October.
2. Bountiful City will be hosting the Tour of Utah on August 5, 2015.
3. Next Planning Commission meeting to be held on August 18, 2015.
4. Next City Council meeting to be held on September 8, 2015.
5. Planning Commissioners are invited to attend the Utah APA Conference in October.
6. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 6:50 p.m.

  
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Chad Wilkinson, City Planner