

Bountiful City
Planning Commission Training Minutes
February 17, 2015
5:00 P.M.

Present: Chairman – Tom Smith; Planning Commission Members – Dave Badham, Sean Monson, and Von Hill; City Mayor – Randy Lewis; City Council Representation – Richard Higginson; City Attorney – Russell Mahan; City Engineer – Paul Rowland; City Planner – Chad Wilkinson; and Recording Secretary – Darlene Baetz

Excused: Planning Commission Members – Mike Allen and Sharon Spratley

1. Welcome and Introductions.

Chad Wilkinson opened the meeting at 5:00 pm and welcomed all those present. He discussed training opportunities available for the Planning Commission members.

2. Mayor Randy Lewis

Mayor Lewis introduced his background. He discussed his interest in supporting the Downtown businesses and activities. Some of the upcoming activities include the Tour of Utah which will end at downtown Bountiful in front of the Post Office.

Mr. Wilkinson discussed the long term projects the City will be participating in includes the extension of the RDA funding.

Mayor Lewis voiced his appreciation for the extra time that Planning Commission Members and Staff put forth in their duties. He stated that he is completely confident with their abilities and decisions.

3. Conflict of Interest – Russell Mahan

Mr. Mahan discussed the protocol for the Planning Commission Members being contacted from outside sources. Planning Commission Members should disclose their interest in the proposed projects if:

1. They own a business that is regulated by the City. (This doesn't apply to us.)
2. Members are an officer, owner or employee of a business with a 10% interest in an item under consideration.
3. Members are to receive compensation with the proposed item.
4. Any personal interest or investment which creates a conflict between the member's personal and public duties.

4. Conditional Use Permits – Chad Wilkinson

Mr. Wilkinson discussed the three types of uses for approval:

1. Permitted Use
2. Conditional Use
3. Prohibited Use

The approved standards from State and City Code were discussed. The conditions must be reasonable and directly related to the condition.

5. Accessory Structures – Chad Wilkinson

The City standards for all Accessory Structures on a lot cannot exceed 10% of the entire parcel and can increase to 15% with a Conditional Use Permit. Side wall height cannot exceed 15 feet and overall height cannot exceed 20 feet. Setbacks are 5 feet from the primary structure on the same lot and 12 feet from the primary structure on the adjacent lot. Lots with accessory structures must have a primary use.



Chad Wilkinson, City Planner