

**Bountiful City**  
**Planning Commission Minutes**  
**July 5, 2016**  
**6:30 P.M.**

Present: Chairman – Sean Monson; Vice Chairman – Mike Allen; Planning Commission Members – Dave Badham, Von Hill, Tom Smith, and Sharon Spratley; City Council Representation - Richard Higginson; City Engineer – Paul Rowland; and Recording Secretary – Darlene Baetz

Excused: City Planner – Chad Wilkinson and City Attorney – Clinton Drake

**1. Welcome and Introductions.**

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

**2. Approval of the minutes for June 7, 2016.**

Sharon Spratley made a motion to approve the minutes for June 7, 2016 as written. Tom Smith seconded the motion. Voting passed 7-0 with Commission members Allen, Badham, Higginson, Hill, Monson, Smith and Spratley voting aye.

**3. Consider a Preliminary and Final Approval of the Deer Hollow at Stone Creek Amended, 1090 E 400 N, Joan Peterson, applicant.**

Joan Peterson was present. Paul Rowland presented the staff report.

In March of 2015, Ms. Joan Peterson was granted final approval for a four lot subdivision of the property on the southeast corner of 400 North Street and Davis Blvd. She is now requesting preliminary and final approval of an amendment to that plat.

In review, the existing subdivision is located in the R-3 zone and consists of four lots, two fronting onto Davis Blvd., one fronting onto 400 North St. and a corner lot fronting both streets. All of the lots contain more than the minimum required footage of 11,000 s.f., with the smallest being 11,023 sf. and the largest containing almost 30,200 s.f. The two lots fronting Davis Blvd. have just over 103 and 129 ft. of frontage, the corner lot has 110 ft. along Davis Blvd and 119 ft along 400 North, and the lot fronting 400 North has a frontage of almost 125 ft.

Ms. Peterson has decided to build a new home on lot 4 and is desirous of modifying this lot to accommodate her proposed house plans and to include more of the stream frontage. The change takes property from lot 1 and lot 3 and adds it to lot 4. Lot 2 is not affected. All of the modified lots still have more than the minimum frontage and area. The only significant change is taking a large part of the south portion of lot 1, which is in the FEMA Flood Area, and adding it to lot 4.

We recommend that the Planning Commission pass a recommendation for Preliminary and Final Approval of the Deer Hollow at Stone Creek Amended to the full City Council with the conditions listed below.

1. Payment of all required fees.
2. Provide a current Title Report.
3. No building will be allowed in the mapped Special Flood Hazard Area.
4. Lot 2, the corner lot, shall have its access from Davis Blvd.

Mr. Rowland discussed that the anticipated updates to the FEMA Flood maps could be in 2018-2019.

Richard Higginson made a motion to recommend to City Council approval of a Preliminary and Final Approval of the Deer Hollow at Stone Creek Amended, 1090 E 400 N, Joan Peterson, applicant. Dave Badham seconded the motion.

Voting passed 6-0-1 in favor with Commission members Allen, Badham, Higginson, Monson, Smith and Spratley voting aye with Von Hill abstaining.

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

1. Next Planning Commission meeting to be held on July 19, 2016.
2. Next City Council meeting to be held on July 12, 2016.
3. IHC has submitted for site plan approval of the expansion of the medical offices on Main and 400 North.
4. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 6:37 p.m.



Chad Wilkinson, City Planner