

Bountiful City
Planning Commission Minutes
April 19, 2016
6:30 P.M.

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

Excused: Commission Member – Tom Smith

1. Welcome and Introductions.

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

2. Approval of the minutes for April 5, 2016.

Von Hill made a motion to approve the minutes for April 5, 2016 with correction to agenda item 6 from Stone Creek Townhomes to Pages Hollow Townhomes. Dave Badham seconded the motion.

Voting passed 6-0 with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting aye.

3. Consider approval of a Conditional Use Permit in written form for mixed use development located at 50 W 400 South, Ron Robinson, applicant.

Richard Higginson made a motion to approve the Conditional Use Permit in written form for mixed use development located at 50 W 400 South, Ron Robinson. Sharon Spratley seconded the motion. Voting passed 6-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting aye.

4. Consider approval of Findings of Facts for approval of a side yard setback variance for an addition to a single family home located at 350 E 300 N, Rod & Iris Hunt, applicant.

Von Hill made a motion to approve the Findings of Facts for approval of a side yard setback variance for an addition to a single family home located at 350 E 300 N, Rod and Iris Hunt. Richard Higginson seconded the motion. Voting passed 6-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting aye.

5. Consider approval of a subdivision vacation for Nor Del Subdivision, Terri Locher and Rick Gelhart, applicant.

Terri Locher was present. Paul Rowland presented the Staff Report.

Mr. Gelhart and Ms. Locher wish to make improvements to Lot 2, which they recently purchased. The applicants would like to add driveways and RV storage and potentially accessory structures to Lot 2. The Code prohibits making improvements such as driveways or accessory structures to a lot that does not have a primary residential structure. Combining the lots through the subdivision vacation will make it possible to construct the desired improvements.

The purpose of the prohibition on constructing accessory structures and driveways on vacant lots is to prevent these structures from being sold separately from a primary residence. Without the proposed combination, Lot 2 could still be sold separately from Lot 1 which could result in an accessory structure on an individual lot without a primary structure. In the past, this situation has resulted in accessory structures being converted to non-permitted business and/or storage use which is incompatible with the standards of the single family zone.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the proposed vacation.

Von Hill made a motion to recommend to City Council approval of a subdivision vacation for Nor Del Subdivision, Terri Locher and Rick Gelhart, applicants. Mike Allen seconded the motion. Voting passed 6-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting aye.

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

1. Next Planning Commission meeting to be held on May 3, 2016.
2. Next City Council meeting to be held on April 26, 2016.
3. Upcoming agenda items.

Chairman Monson ascertained there were no other items to discuss. The meeting was adjourned at 7:42 p.m.



Chad Wilkinson, City Planner