

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, October 07, 2025 - 6:30 p.m.**

Official notice of the Planning Commission Meeting was given by posting an agenda at City Hall, and on the Bountiful City Website and the Utah Public Notice Website.

City Council Chambers

795 South Main Street, Bountiful, Utah 84010

Present:	Planning Commission	Vice-Chair Alan Bott, Krissy Gilmore, Beverly Ward, Sean Monson, and Richard Higginson
	Planning Director	Francisco Astorga
	Senior Planner	Amber Corbridge
	City Engineer	Lloyd Cheney
	City Attorney	Bradley Jeppson
	Recording Secretary	Sam Harris
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Chair Jacobs, and Aaron Arbuckle

1. Welcome

Vice-Chair Bott called the meeting to order at 6:30 p.m. and welcomed everyone.

2. Meeting Minutes from September 02, 2025

Item to be reviewed at a future meeting. Draft minutes available online per state code.

3. Meeting Minutes from September 16, 2025

Item to be reviewed at a future meeting. Draft minutes available online per state code.

4. Meeting Minutes from September 30, 2025

Item to be reviewed at a future meeting.

5. Land Use Code Text Amendment to add “Bookstore” to Professional Office (P-O) Zone Use Table

Senior Planner Corbridge presented the item as outlined in the packet.

45 Commissioner Ward asked if the application is to consider both the Professional Office (P-O)
46 and Professional Office Neighborhood (P-ON). Senior Planner Corbridge confirmed that the
47 Commission is to consider it for both place-types.

48
49 Vice-Chair Bott opened the public hearing at 6:35 p.m. No comments were made. Vice-Chair
50 closed at 6:35 p.m.

51
52 Commissioner Gilmore motioned to forward a positive recommendation to the City Council.
53 Commissioner Ward seconded the motion. The motion was approved with Commissioners Bott,
54 Gilmore, Ward, Monson and Higginson voting “aye.”

55
56 **6. Preliminary Approval of the Rummens Subdivision at 53 West 1800 South**

57
58 Senior Planner Corbridge presented the item as outlined in the packet.

59
60 Commissioner Higginson asked if the detached garage would be part of the new lot. Senior
61 Planner Corbridge clarified that the garage is actually demolished. Commissioner Higginson
62 asked for clarification regarding the location of the parking for this site. Senior Planner
63 Corbridge mentioned that there is a garage on the property not shown in the arial photograph.

64
65 Vice-Chair Bott asked for clarification regarding the driveway and drive approach on 1800 South
66 being removed and where the lot will be accessed. Senior Planner Corbridge clarified that the
67 driveway and drive approach will be removed, and the lot would be accessed from 53 West.

68
69 Vice-Chair Bott opened the public hearing at 6:42 p.m. No comments were made. Vice-Chair
70 Bott closed the public hearing at 6:42 p.m.

71
72 Commissioner Gilmore motioned to forward a positive recommendation to the City Council.
73 Commissioner Higginson seconded the motion. The motion was approved with Commissioners
74 Bott, Gilmore, Ward, Monson and Higginson voting “aye.”

75
76
77 **7. General Plan Update**

78
79 Senior Planner Corbridge summarized Commissions consensus on last meetings topics as listed
80 below.

81
82 Land Use:

- 83
84 • Include Neighborhood Mix Residential west of 200 West between 1600 North and 1000
85 North, and adjacent to I-15 west of 400 West, between 1600 North and 1000 North.
86
87 • Keep the Neighborhood Mix Residential place-type designation between 200 West and Main
88 Street, between 1600 North and the South Davis Recreation Center

89

- 90 • Keep the Neighborhood Corridor Overlay designation on Orchard Drive
- 91
- 92 • Amend the map to include Single Family Residential in the area between 200 West and 500
- 93 West, south of the cemetery and near 2600 South. Boundary to be drawn at Staff discretion to
- 94 maintain single-family dwellings.
- 95
- 96 • Add a bullet-point to the place-type intro (Page 24 of GP) describing future flexibility for
- 97 the *Neighborhood Mix Residential – Commercial Corridor* place types. This flexibility would
- 98 be introduced through the legislative process (e.g., zone changes or Land Use Code text
- 99 amendments) and would allow for controlled flexibility related to specific desired building
- 100 materials and building orientation, and other design considerations in targeted areas. This
- 101 approach may include the use of Planned Unit Developments (PUDs) or similar tools,
- 102 structured around a “gives and gets” exercise, comparable to the flexibility currently
- 103 available in the MXD Zone. Final language at staff discretion.

104

105 Transportation:

- 106 • Incorporate the following into the strategy paragraph on Page 45 (Connected Community
- 107 principle): *Not all roads need to be designed for all users, but the road network needs to*
- 108 *accommodate all users.* Emphasize a layered networks approach over a strict “complete
- 109 streets” priority. Related goal/action referenced on Page 77 (Connected Community).
- 110
- 111 • In the future complete an Orchard Drive Corridor Study to establish a clear, specific vision
- 112 for the corridor’s future. Study and evaluate transportation flow, multimodal access,
- 113 walkability, land use compatibility, corridor beautification opportunities, etc. Process to
- 114 include robust public outreach modeled after the Main Street visioning process from the
- 115 2000s.
- 116

117

118 Miscellaneous:

- 119 • Under the guiding principle “*An Efficient and Resilient Community with Effective Utilities*
- 120 *and Robust Service*”, add an aspiration statement addressing the need to analyze the use of
- 121 culinary water for irrigation.

122 Commissioner Ward asked about the term “Overlay” and if there has been consensus for another

123 term. Planning Director Astorga confirmed that it has not been decided yet.

124 Planning Director Astorga presented the item, specifically Moderate-Income Housing, as

125 outlined in the packet and explained that Staff choose to adopt the three (3) items that were

126 chosen because Staff and Commission were already implementing the adopted items.

127 Commissioner Ward asked if Staff are considering other items regarding Moderate-Income

128 Housing, to adopt rather than what is required by State. Vice-Chair Bott mentioned that these

129 items are items that Bountiful City already had in progress before it was required by State.

130 Planning Director Astorga mentioned that Bountiful City doesn’t have the resources or

131 recommend adopting more than the three (3) items that are already being implemented. Vice-

132

136 Chair Bott asked if future implementation of other chosen items being a possibility. Planning
137 Director Astorga mentioned that there is no limitation on implementing other items in the future
138 but would recommend not adding those future items to the regulations of the State.

139
140 Vice-Chair Bott opened the public hearing at 7:04 p.m. No comments were made. Vice-Chair
141 Bott closed the public hearing at 7:04 p.m.

142
143 Commissioner Higginson reported discussions from the Utah League of Cities and Towns,
144 regarding the limited green field or open space to develop on, due to being mostly built out and
145 established and the inability to reduce lot sizes but instead making minor changes to accomplish
146 a lot.

147
148 Planning Director Astorga presented the item, specifically Water Use and Preservation, as
149 outlined in the packet.

150
151 Vice-Chair Bott opened the public hearing at 7:10 p.m.

152
153 Ron Mortenson, Resident, referred to his suggestion for a rewrite of the Water Use and
154 Preservation portion of the General Plan and expressed concern about water conservation and the
155 declining water in the aquifer plus adding density to the City. Ron Mortenson suggested that the
156 City identify new aquifer neutral water resources to comply with the 1995 ground water
157 management plan and slow development until those resources are identified. Commissioner
158 Higginson asked if it is a possible solution to inject streams into the aquifer. Ron Mortenson
159 expressed that injection would be a possible solution.

160
161 Les Merrill, Resident, expressed concerns regarding the general water quality particularly The
162 Lead and Copper Rule (LCR). Les Merrill explained that the last tier being addressed in 2030 is
163 the lead issue inside the homes. Les Merrill mentioned that one of the first schools to submit
164 their sample was St. Olaf, the lead level was higher than the Flint, Michigan story in their
165 drinking water and that there is no safe level of lead. Les Merrill stated that 80% of homes and
166 structures in Bountiful are at risk of Lead due to the corrosion and suggested that the
167 Commission review how to educate the public regarding the LCR and outline future risks in the
168 General Plan.

169
170 Troy Giles, Resident, asked about the benefit of densification if the City is already low in water
171 resources. Commissioner Higginson stated that Bountiful's growth rate is so slow with not a lot
172 of development and to have a lot of Bountiful's kids close to us in the future. Vice-Chair Bott
173 mentioned that introducing new people with new ideas to the community can provide new
174 solutions.

175
176 Gale Rueckeyt, Resident, had concerns regarding Lead in the water that is going into the Aquifer
177 and fire protection in East Bountiful.

178
179 Teresa Giles, Resident, suggested a plan regarding water usage to prevent a crisis such as a
180 moratorium on building.

181 Vice-Chair Bott closed the public hearing at 7:54 p.m.

182

183 Commissioner Gilmore asked City Engineer Cheney if a Building Permit requires the applicant
184 to submit a will-serve letter providing sufficient water. City Engineer Cheney explained that
185 Staff have not issued a will-serve letter, but that Staff have the ability to do so. City Engineer
186 Cheney explained the water usage decline after initiating usage restrictions in culinary water for
187 irrigation, as a result our reservoirs were full and suggested conservation, which can be a
188 struggle. Commissioner Bott suggested an incentive program to those that conserve water by
189 using funds paid for by higher water usage. City Engineer Cheney explained that Bountiful has
190 an aging system that will require a significant amount of investment to maintain. Commissioner
191 Bott asked what can be added as a vision to help with water preservation to help Council in their
192 review. Planning Director Astorga reiterated that the General Plan is a visionary document.

193

194 Unknown Person suggested that the City needs someone that will go out to enforce and educate
195 the community regarding water preservation.

196

197 The Commission reviewed the water preservation vision as presented by Planning Director
198 Astorga. Commissioner Gilmore suggested that Staff include “consider” or “evaluate” water
199 restrictions in the General Plan, but realized it is in fact in the General Plan. Commissioner
200 Gilmore asked for clarification regarding the water quality. Planning Director Astorga explained
201 that Bountiful City is currently in compliance with State Code regarding water quality. City
202 Engineer Cheney confirmed that the City complies regarding water quality. Commissioner
203 Monson expressed the need for conservation.

204

205 Commissioner Ward expressed the concern of all the information regarding water quality and
206 preservation and how to incorporate it into the General Plan.

207

208 Commissioner Gilmore suggested following Ron Mortenson’s proposal regarding the headings,
209 making it easier to navigate.

210

211 **8. Planning Director’s Report/Update**

212

213 Planning Director Astorga mentioned that the next scheduled meeting is October 21, 2025.

214

215 **9. Adjourn**

216

217 Chair Jacobs adjourned the meeting at 8:23 p.m.