

**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.

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

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

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

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

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

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

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

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

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

## **7. General Plan Update**

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

Land Use:

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

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

#### Transportation:

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

#### Miscellaneous:

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

Commissioner Ward asked about the term “Overlay” and if there has been consensus for another term. Planning Director Astorga confirmed that it has not been decided yet.

Planning Director Astorga presented the item, specifically Moderate-Income Housing, as outlined in the packet and explained that Staff choose to adopt the three (3) items that were chosen because Staff and Commission were already implementing the adopted items.

Commissioner Ward asked if Staff are considering other items regarding Moderate-Income Housing, to adopt rather than what is required by State. Vice-Chair Bott mentioned that these items are items that Bountiful City already had in progress before it was required by State. Planning Director Astorga mentioned that Bountiful City doesn’t have the resources or recommend adopting more than the three (3) items that are already being implemented. Vice-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **9. Adjourn**

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