

**DRAFT Minutes of the
BOUNTIFUL CITY **SPECIAL** PLANNING COMMISSION
Tuesday, September 30, 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 Chair Lynn Jacobs, 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 Aaron Arbuckles

1. Welcome

Chair Jacobs called the meeting to order at 6:34 p.m. and welcomed everyone. Chair Jacobs established an immediate recess. The recess ended at 6:58 p.m.

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. General Plan Update

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

- Include nodes for Neighborhood Center place-type along Bountiful Boulevard (map and text)
- For Foothill Residential place-type, describe where few commercial areas should be (text)

- 46 • Create a Neighborhood Center node at the intersection of Bountiful Boulevard and
47 Mueller Park Road (map)
- 48 • Expand Neighborhood Mix Residential place-type to the east side of Bountiful
49 Boulevard (map)
- 50 • Include nodes or areas (not corridor) for low intensity commercial in the Parks and Open
51 Space place-type near the Bountiful Ridge Golf Course, along Bountiful Boulevard (text
52 and map)
- 53 • Remove the suggested density range from the Single-Family Residential place-type
54 (text)
- 55 • Consider identifying the various overlays with a distinct designation name/label to
56 further illustrate the intended flexibility of affected sites, clarifying that they have dual
57 place-type designations without prioritization between them
- 58 • Continue and complete the Land Use Element discussion, then proceed to the
59 Transportation and Housing Elements.

60
61 The following to be discussed at the Special Planning Commission Meeting on September
62 30, 2025 (current meeting)

- 63 64 • Determine the place-type for the area west of 200 West between 1000 North and 1600
65 North
- 66 • Determine the appropriate place type for the area between 200 West and Main Street,
67 from approximately the South Davis Rec Center and 1600 North

68 Planning Director summarized Commissioner Arbuckle's comments on the future land use map
69 as listed below.

- 70 71 • Suggested keeping one I-15 neighborhood as Single-Family Residential
- 72 • Fully supported Neighborhood Corridor Overlay (400 East/Orchard Drive)
- 73 • Recommended trail development; urges street/trail connections and parking management
- 74 • Encouraged bike/pedestrian planning and safer auto-centric corridors

75 Commissioner Monson explained the idea of the General Plan, what would the development be
76 if the land was native land and would it make sense to have neighborhood in the location of 200
77 West between 1000 North and 1600 North. Commissioner Monson expressed that he still doesn't
78 think it would make sense.

79 Commissioner Ward explained that the Future Land Use Map has two (2) purposes, one (1) is to
80 identify what currently exists there, and two (2) is to be aspirational, what makes sense long term
81 to have in certain areas. Commissioner Ward said that she does not think it would make sense to
82 do the land swap that was previously mentioned and that she would not want to see a drastic
83 change in the Single-Family Residential area. Commissioner Ward referred to Elain Oaks'
84 redrawn map of the South end of Bountiful along Orchard Drive and 2600 South and stated that
85 it is not Single-Family Residential as it currently exists and is against what Elain Oaks' redrawn
86 map suggested.

90

91 Commissioner Bott proposed changing the Single-Family Residential that back up along I-15
92 and along the West side of 200 West to Neighborhood Mix Residential, creating great buffers and
93 promoting future investments in these areas.

94

95 Commissioner Gilmore suggested changing the Single-Family Residential to Neighborhood Mix
96 Residential in the area of I-15 and 200 West. Commissioner Gilmore expressed that she does not
97 feel it is appropriate for the corridor from The Square (2600 South) to Dick's Market (Orchard
98 Drive) being Commercial but instead being Neighborhood Mix Residential.

99

100 Commissioner Higginson suggested that the three streets directly South of the Cemetery section
101 be added to the Single-Family Residential place type and wants the Commission to tread very
102 carefully on the established neighborhoods with smaller lots. Commissioner Higginson agreed
103 with changing the area along I-15 and along the West side of 200 West to Neighborhood Mix
104 Residential place type.

105

106 Commissioner Jacobs agreed with the idea of redevelopment for the corridor from The Square
107 (2600 South) to Dick's Market (Orchard Drive) by retaining the Neighborhood Corridor place
108 type for better accesses and less driveways on Orchard Drive. Commissioner Jacobs agreed with
109 the three streets directly South of the Cemetery being added to the Single-Family Residential
110 place type. Commissioner Jacobs proposed changing the Single-Family Residential that back up
111 along I-15 and along the West side of 200 West to Neighborhood Mix Residential but retaining
112 the middle of that as Single-Family Residential.

113

114 Commissioner Gilmore proposed the possibility of adding language regarding urban design in
115 the Community Commercial place type. Commissioner Higginson agreed with Commissioner
116 Gilmore regarding urban design standard being added to the Community Commercial place type.
117 Planning Director Astorga mentioned that vague incentivized language can be added to the
118 General Plan to help guide future land use in a specific direction. Commissioner Jacobs
119 mentioned that language can be added to the General Plan because it is supposed to be visionary.
120 Commissioner Bott proposed that a statement regarding the vision be developed in a short period
121 of time for cohesiveness. Planning Director Astorga that may apply to all of the place types
122 starting with Neighborhood Mixed Residential etc. but it would not apply to Downtown, Single-
123 Family Residential or Foothill. Planning Director Astorga mentioned adding a blanket statement
124 that meets the intent of every place type where Staff can offer some type of zoning incentive and
125 options for flexibility. Commissioner Higginson expressed concern regarding how Staff uses the
126 term "flexibility" and suggested that Staff make that flexibility a little less conservative. Planning
127 Director Astorga suggested the gives and gets language.

128

129 Planning Director Astorga presented the item, specifically regarding transportation as outlined in
130 the packet.

131

132 Chair Jacobs explained the two philosophies in transportation, complete streets where all roads
133 should accommodate all users and layered networks where certain roadways are created for
134 certain users. Chair Jacobs expressed that he doesn't think that the General Plan is the

135 appropriate place to spell out all the nuances. Chair Jacobs agreed with Commissioner
136 Arbuckle's written comments regarding the trail network and biking connectivity.
137
138 Commissioner Monson agreed with the trail network and biking connectivity strategic objective.
139
140 Commissioner Ward suggested finding a way to get some bicycle traffic routes that would work
141 consistently and agreed with the idea of layered network as described by Chair Jacobs.
142
143 Commissioner Bott agreed with the idea of layered network as described by Chair Jacobs and
144 advised to look at the City in how it currently exists, and how to make it better for the public.
145
146 Commissioner Gilmore mentioned that there is not a recreation element but agreed with the
147 strategy statement.
148
149 Commissioner Higginson agreed with Commissioner Ward and suggested protected landscaping
150 and a protected lane on Orchard Drive to retain traffic flow and to keep walkers, runners, and
151 bicyclists safe.
152
153 Chair Jacobs suggested a corridor study on Orchard Drive to take a look at the capacity and
154 utilization there is on the roadway, sidewalks and the land use changes. Chair Jacobs stated that
155 Orchard Drive is an opportunity. Planning Director Astorga clarified that what Chair Jacobs
156 suggested that the General Plan give a vision of Orchard Drive.
157
158 Chair Jacobs opened the Public Hearing at 8:03 p.m.
159
160 Teresa Giles, Resident, expressed concern about the safety of children on Orchard Drive where
161 Orchard Drive meets 2600 South and suggested the sidewalks also get moved back in the case of
162 widening Orchard Drive.
163
164 Troy Giles, Resident, expressed concern about the water aquifer and asked how it will get
165 replenished.
166
167 Jim Straight, Resident, stated that the Northwest corridor from the Interstate to back of the
168 neighborhood is owned by the State and suggested protection for the development from
169 accidents that could potentially contain fire. Jim Straight mentioned that the residents clean out
170 the canal not the city so that the water runoff has somewhere to go.
171
172 Phil Ferguson, Resident, expressed concern about not seeing anything in the General Plan to
173 incentivize bus riding and mass transit.
174
175 Sherma Morton, Resident, expressed concerns about the curve on Orchard Drive where Orchard
176 Drive meets 2600 South and Orchard Drive's vision being similar to Main Street.
177
178 Les Merrill, Resident, thanked the Commission and Staff for all the work that is being put into
179 the General Plan.

180

181 Chair Jacobs closed the Public Hearing at 8:14 p.m.

182

183 Commissioner Ward had questions about the UDOT freeway expansion plan and may reconsider
184 her vote on that section until she gets more information.

185

186 City Engineer Cheney mentioned that with the UDOT freeway plan, the drainage issues will be
187 resolved with piped storm drain and the ditch will be dissolved, and it will be fully developed.
188 Commissioner Ward asked a clarifying question regarding the freeway moving further East. City
189 Engineer Cheney stated that UDOT plans to utilize everything that they currently have but
190 doesn't believe there are designs on expansion. Chair Jacobs suggested reviewing the UDOT
191 freeway plan.

192

193 Commissioner Monson asked if the water aquifer is a foot down and why. City Engineer Cheney
194 stated that over the last decade there has been a decrease in the water service elevation in the
195 wells, but Bountiful is very fortunate to have a lot of resources, which not all of those resources
196 are currently being used. City Engineer Cheney suggested conservation.

197

198 Commissioner Higginson asked if the General Plan is the proper place to consider an aspirational
199 comment like limit water use and xeriscape. Planning Director Astorga stated that the General
200 Plan is an aspirational document.

201

202 Commissioner Bott asked Chair Jacobs if he suggests any modification, changes or additional
203 language to the Transportation portion of the General Plan. Chair Jacobs suggested additional
204 language to the strategy. Chair Jacobs suggested this "not all roads need to be designed for all
205 users, but that all roads need to accommodate all users".

206

207 Chair Jacobs mentioned urban trails that lead to recreational trails and asked for Commissioners
208 input. Commissioner Monson liked the idea. Commissioner Bott stated that some of the roads
209 will show what they need to be and asked how to identify what roads are good candidates for
210 urban trails leading to recreational trails. Commissioner Higginson mentioned that there is a trail
211 being developed from Barton Creek Lane to Bountiful Boulevard, the issue is how the homes
212 were developed along the canyon rim, the trails run either to or through the bottom of the canyon
213 and the home owners don't like the idea of their property being included in the General Plan
214 where a trail is going to run through their private property. Commissioner Higginson also
215 mentioned the concerns regarding fire risk if you start introducing people to a largely
216 undeveloped area without access to fire trucks.

217

218 Commissioner Ward reiterated Commissioner Higginson's comments regarding the concerns
219 homeowners have about their private property and the fire risk. Chair Jacobs mentioned that the
220 City is not allowed to use eminent domain for trails. Planning Director Astorga confirmed the
221 statement made by Chair Jacobs. Chair Jacobs mentioned that the majority of people will not ride
222 to the trailheads because it is all uphill, understanding that there are limitations on this solving
223 the problems of busy trailheads. Chair Jacobs suggested a complete bike network connectivity
224 evaluation. Commissioner Gilmore asked if the Trails Master Plan already does that. Planning

225 Director Astorga clarified that the Trails Master Plan does not cover urban trails and that this
226 principal is taken care of in the first principal.

227

228 Chair Jacobs suggested recommended a study for Orchard Drive. Planning Commissioners came
229 to a consensus regarding the need for a study along Orchard Drive but with the participation
230 from the users.

231

232 **5. Planning Director's Report/Update**

233

234 Planning Director Astorga mentioned that the next scheduled meeting is October 07, 2025. The
235 remaining items to discuss for the General Plan include:

236

- 237 a. Moderate Income Housing Element
- 238 b. Water Use and Preservation Element
- 239 c. Economic Development Element
- 240 d. Index: Guiding Principles, Goals, and Objectives
- 241 e. Index: Existing Conditions

242

243 **6. Adjourn**

244

245 Chair Jacobs adjourned the meeting at 8:40 p.m.