

**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 Arbuckle

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)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

appropriate place to spell out all the nuances. Chair Jacobs agreed with Commissioner Arbuckle's written comments regarding the trail network and biking connectivity.

Commissioner Monson agreed with the trail network and biking connectivity strategic objective.

Commissioner Ward suggested finding a way to get some bicycle traffic routes that would work consistently and agreed with the idea of layered network as described by Chair Jacobs.

Commissioner Bott agreed with the idea of layered network as described by Chair Jacobs and advised to look at the City in how it currently exists, and how to make it better for the public.

Commissioner Gilmore mentioned that there is not a recreation element but agreed with the strategy statement.

Commissioner Higginson agreed with Commissioner Ward and suggested protected landscaping and a protected lane on Orchard Drive to retain traffic flow and to keep walkers, runners, and bicyclists safe.

Chair Jacobs suggested a corridor study on Orchard Drive to take a look at the capacity and utilization there is on the roadway, sidewalks and the land use changes. Chair Jacobs stated that Orchard Drive is an opportunity. Planning Director Astorga clarified that what Chair Jacobs suggested that the General Plan give a vision of Orchard Drive.

Chair Jacobs opened the Public Hearing at 8:03 p.m.

Teresa Giles, Resident, expressed concern about the safety of children on Orchard Drive where Orchard Drive meets 2600 South and suggested the sidewalks also get moved back in the case of widening Orchard Drive.

Troy Giles, Resident, expressed concern about the water aquifer and asked how it will get replenished.

Jim Straight, Resident, stated that the Northwest corridor from the Interstate to back of the neighborhood is owned by the State and suggested protection for the development from accidents that could potentially contain fire. Jim Straight mentioned that the residents clean out the canal not the city so that the water runoff has somewhere to go.

Phil Ferguson, Resident, expressed concern about not seeing anything in the General Plan to incentivize bus riding and mass transit.

Sherma Morton, Resident, expressed concerns about the curve on Orchard Drive where Orchard Drive meets 2600 South and Orchard Drive's vision being similar to Main Street.

Les Merrill, Resident, thanked the Commission and Staff for all the work that is being put into the General Plan.

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

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

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

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

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

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

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

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

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

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

5. Planning Director's Report/Update

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

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

6. Adjourn

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