

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 3, 2026
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from January 20, 2026
 - Review
 - Action
3. Variance Request to Allow a Single-Family Dwelling to Develop a Retaining Wall on Slopes over 30% at 3285 South Sunset Loop Rd
 - Review
 - Action
4. Adjourn

**DRAFT Minutes of the
BOUNTIFUL CITY PLANNING COMMISSION
Tuesday, January 20, 2026 - 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 Krissy Gilmore, Lynn Jacobs Beverly Ward, and Beth Child
	Planning Director	Francisco Astorga (excused)
	City Engineer	Lloyd Cheney
	City Attorney	Brad Jeppsen
	Recording Secretary	Rachel Coleman
	Senior Planner	Amber Corbridge
	Assistant Planner	Chaz Leech
Excused:	Planning Commission	Chair Alan Bott, Sean Monson, and Aaron Arbuckle

1. Welcome

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

2. Meeting Minutes from January 6, 2025

Commissioner Jacobs made a motion to approve the minutes from January 6, 2025.
Commissioner Ward seconded the motion. The motion was unanimously approved with Vice-Chair Gilmore, and Commissioners Jacobs, Ward, and Child voting “aye.”

3. Preliminary North Bench Estates Plat Subdivision at 908 Northern Hills Drive

Assistant Planner Chaz Leech presented the item as outlined in the packet.

Vice-Chair Gilmore asked if the applicant, Jon Galbraith, had questions; he responded no.

Commissioner Jacobs asked City Engineer Cheney how the updated Wildland Urban Interface regulations would affect the property being reviewed. City Engineer Cheney explained that each proposed lot will undergo an evaluation and must meet specific requirements related to access, vegetation, and the water system. Each site is scored, and that score will help determine the level of structural improvements required. City Engineer Cheney said the proposed subdivision plat will be an early implementation of the new Wildland Urban Interface criteria.

City Engineer Cheney said that the creation of the cul-de-sac will change the nature of the current wildlife urban area.

Commissioner Ward asked City Engineer Cheney whether development of the proposed subdivision plat could be problematic due to burn scars from the 2019 fire, noting that the area may be vulnerable to flooding and potential mountainside sloughing. City Engineer Cheney said that Commissioner Ward's concerns were valid, especially considering the risk of Cheatgrass being the main groundcover within and around the proposed subdivision plat. City Engineer Llyod Cheney said that groundwater is a significant concern during summertime flooding and will require mitigation to prevent potential flooding of homes in the proposed subdivision plat.

Commissioner Child said she uses the road (referring to the "Fire Break Road") and asked the applicant if the road will stay as is in the proposed backyards of Lots 1-4. Mr. Galbraith said that the road will not be changed and the Weber Basin easement will be amended and recorded as a public access easement.

Commissioner Child asked Mr. Galbraith whether there were plans to pave the fire road. Mr. Galbraith responded that the road would remain unpaved. Commissioner Child also asked whether the homeowners of Lots 1-4 would be required to landscape the west side of the road. Mr. Galbraith stated that the homeowners would be required to maintain the area in compliance with City code, including keeping weeds no taller than six inches, with the option to landscape using native plants.

Commissioner Ward asked Mr. Galbraith if the potential owners of Lots 1-4 would be allowed to build on the west side of the road. Mr. Galbraith said because of the steep slope, building on the west side of the road would be costly and useless for construction. Mr. Galbraith said that utilities can't cross an easement without written consent.

Commissioner Jacobs asked Staff and Mr. Galbraith whether potential homeowners could build up to the eastern boundary of the Weber Basin easement, since setback requirements do not apply to the easement, and if there were any concerns. Senior Planner Corbridge confirmed that Commissioner Jacobs was correct about being able to build up to the easement.

Commissioner Ward asked if there were any utilities along the easement. Mr. Galbraith said there is a sixty (60) inch aqueduct that connects all the reservoirs. Commissioner Ward asked about the depth of the aqueduct and Mr. Galbraith said it was deep.

Commissioner Child asked Mr. Galbraith how big a home could be on Lot 1. Mr. Galbraith said the home he is designing for a buyer on Lot 1 is 5,500 sq. ft. Commissioner Child asked if the home will be built to the fence. Mr. Galbraith said that the home would be built within the indicated backyard setback.

Commissioner Child asked if all the lots within the subdivision plat are under contract. Mr. Galbraith said that Lots 1-3 and 6 and 7 are under contract.

91 Senior Planner Corbridge reminded the Commission that a public hearing needed to be held.
92 Vice-Chair Gilmore said she didn't think the subdivision plat application needed a public
93 hearing.

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95 Senior Planner Corbridge confirmed that a public hearing was required.

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97 Vice-Chair Gilmore opened the public hearing at 6:47 pm.

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99 Vice-Chair Gilmore closed the public hearing at 6:47 pm.

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101 Commissioner Jacobs motioned to approve the Preliminary North Bench Estates Plat
102 Subdivision at 908 Northern Hills Drive. Commissioner Child seconded the motion. The motion
103 was unanimously approved with Commissioners Ward, Gilmore, Jacobs, and Child voting "aye."

104
105 **4. Adjourn**

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107 Vice-Chair Gilmore adjourned the meeting at 6:48 p.m.

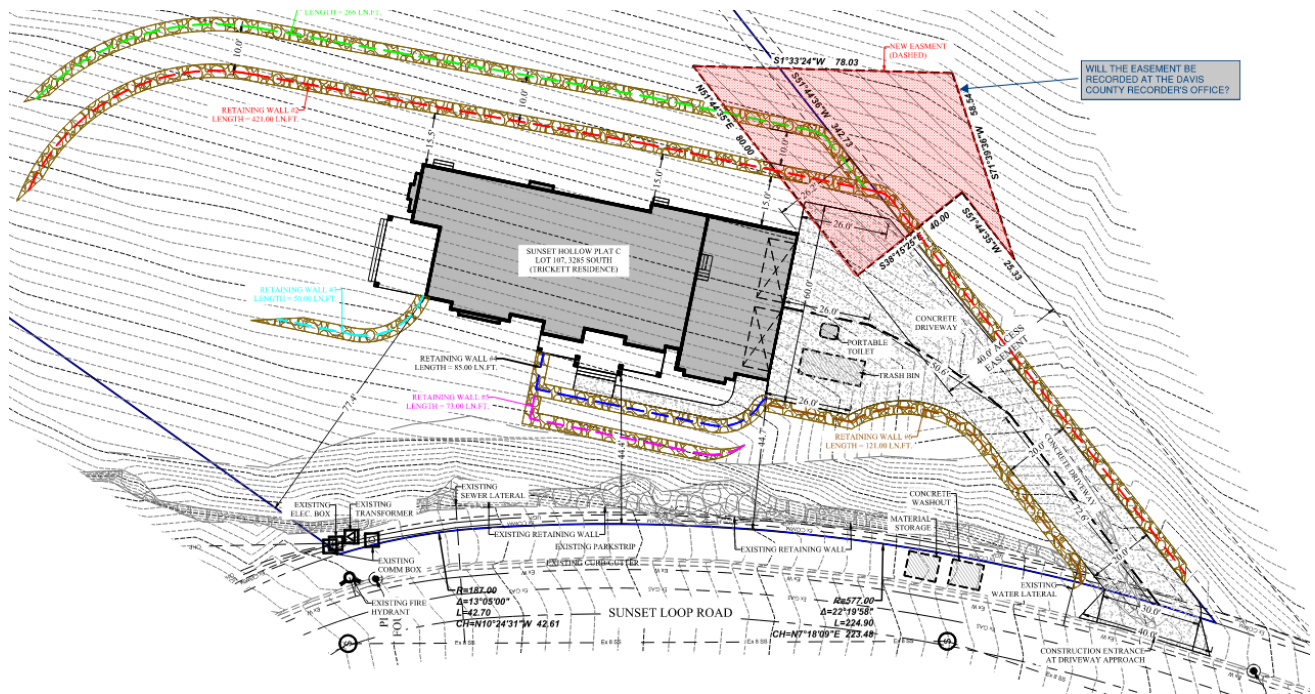
Planning Commission Staff Report

Item: Variance Request to Allow a Single-Family Dwelling to Develop a Retaining Wall on Slopes over 30%
Address: 3285 South Sunset Loop Rd
Date: February 3, 2026



Background

The Applicant, Blair Bangerter with *Bangerter Homes*, has requested a variance to modify the previously approved rocky retaining walls to develop a single-family dwelling at 3285 Sunset Loop Road. Variance approval was granted at the [July 2, 2024, Planning Commission meeting](#) to construct the following plan, which included disturbing slopes thirty-percent (30%) and greater:



During construction, the applicant submitted an updated plan showing modifications to the retaining wall design (See Attached Updated Plan). If granted, the requested variance would allow for the single-family dwelling currently under construction to be completed.

Analysis

Land Use Code 14-4-104 (A) requires development, including access, to be located on usable land, which means ground of less than thirty (30) percent slope.

Utah Code 10-9a-702 establishes the criteria for review of a variance request and stipulates the applicant “shall bear the burden of proving that all of the conditions justifying a variance have been met.” To grant a variance **each** of the following criteria must be met:

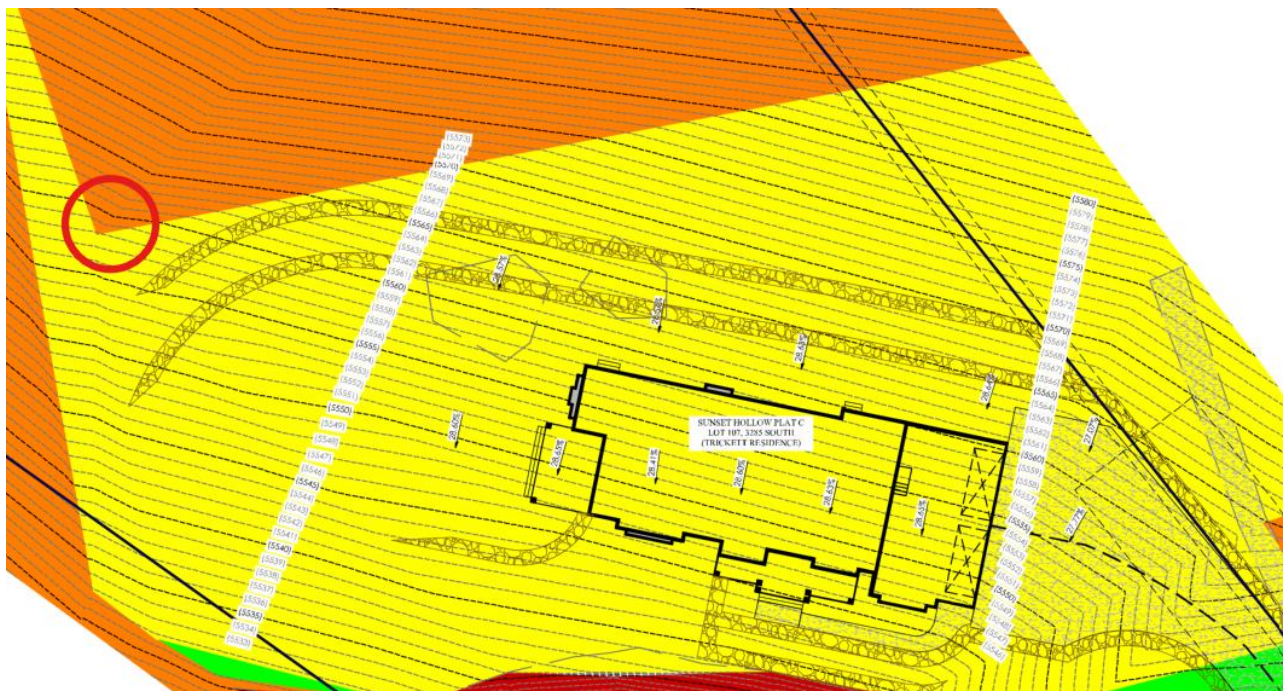
(i) Literal enforcement of the ordinance would cause an unreasonable hardship for the applicant that is not necessary to carry out the general purpose of the land use ordinances.

Applicant: The slope characteristics of Lot 107 Sunset Hollow Plat C Subdivision have made the initial rockery retaining wall plan difficult to visualize every detail. As work has progressed some modifications to the original plan have been deemed desirable by the owner as well as the retaining wall and landscape contractors.

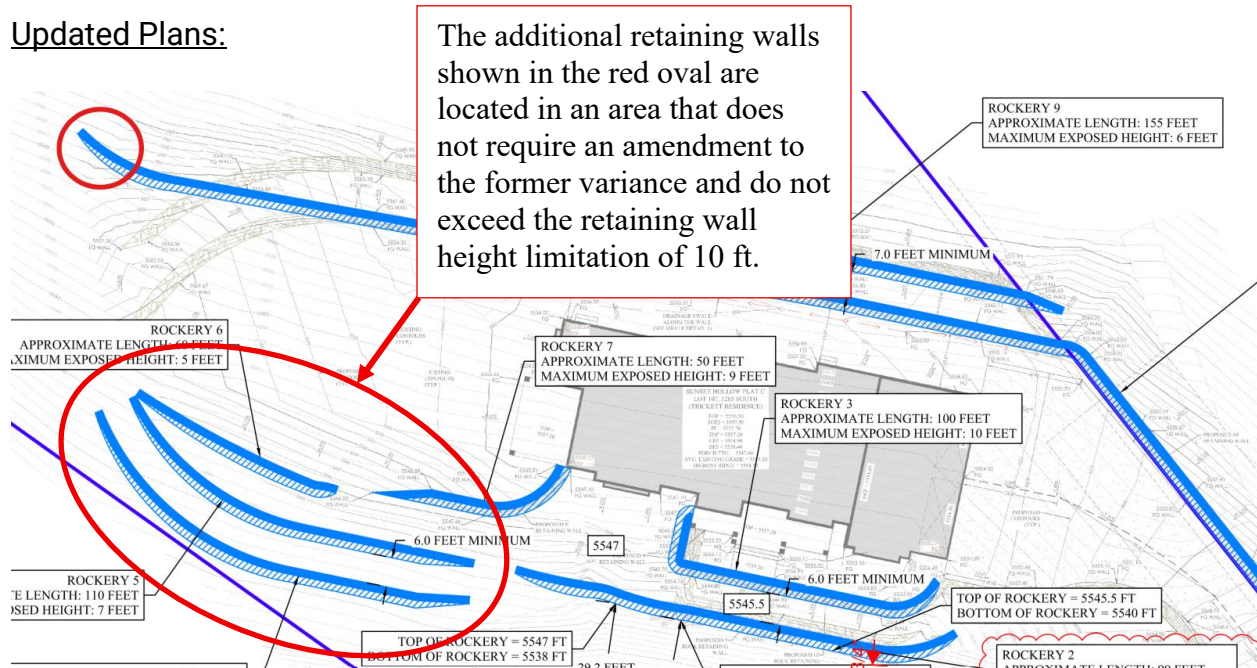
Staff Response: The purpose of the Residential Land Use Code is to ensure minimal disturbance to the land, especially in the Residential Foothill Subzone. Literal enforcement would not allow for the single-family dwelling under construction to be completed. A previous variance was approved for retaining walls which encroached into the thirty percent (30%) sloped area.

The updated plans show **minimal** disturbance of the thirty percent (30%) sloped area in two additional areas:

- A. The orange area circled in red below shows slopes 30% or greater and has been disturbed with the modified plans.



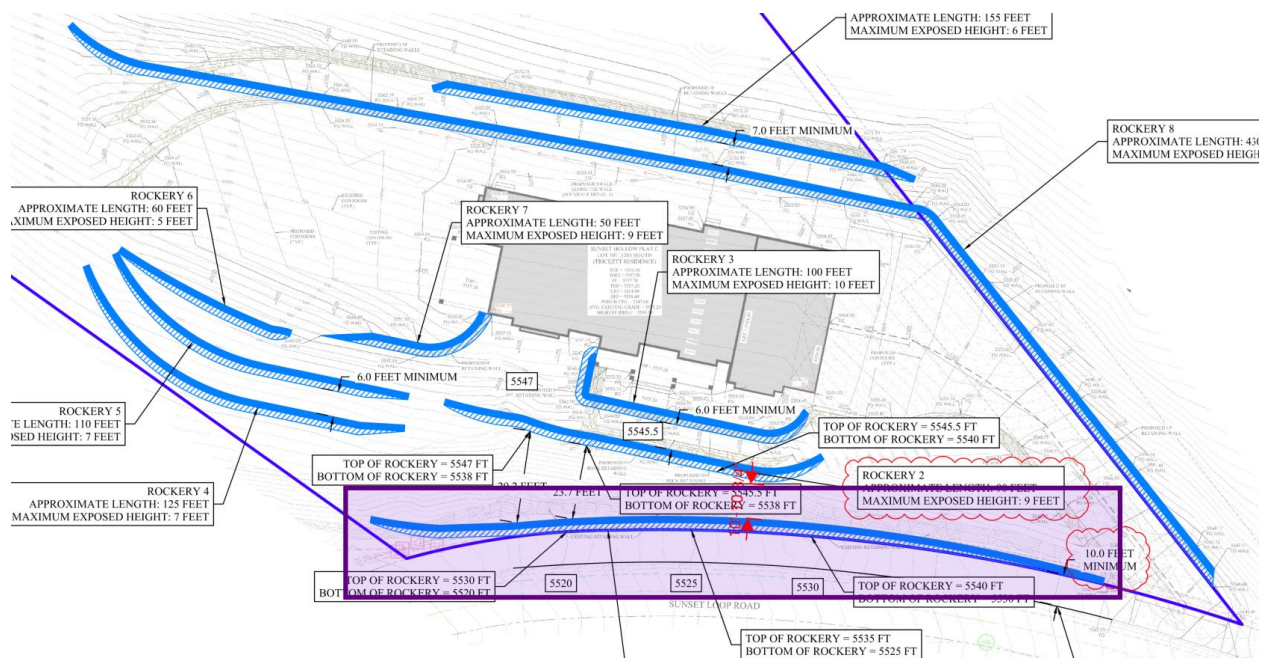
Updated Plans:



- B. The red and orange areas in the purple rectangle indicate slopes 30% or greater, where an existing rock retaining wall is proposed to be replaced with a 10 ft tall rock retaining wall – not changing the level of disturbance from the previously approved site plan.



Updated Plans:



(ii) There are special circumstances attached to the property that do not generally apply to other properties in the same zone.

Applicant: Other approved building lot properties in this zone generally do not have as dramatic slope consideration as does Lot 107 Sunset Hollow Plat C. The owner is willing to commit the resources to improve this site over and above what was initially approved which we feel will be a further benefit to the entire neighborhood.

Staff Response: The previous approved plans met the criteria for a variance to building in the thirty percent (30%) slope area. This wall is slightly different where the retaining wall is required to be cut and terraced to support the construction of the dwelling.

(iii) Granting the variance is essential to the enjoyment of a substantial property right possessed by other properties in the same zone.

Applicant: The proposed rockery retaining wall modifications will create more areas for landscaping and beautification, similar to what other properties in the same zone have been able to do.

Staff Response: Other properties in the R-F Subzone and in this subdivision have developed single-family dwellings. Properties in the R-F Subzone with buildable lots have been granted reasonable disturbance of the slopes greater than thirty percent (30%). The variance would allow this lot to complete development of a single-family

dwelling.

(iv) The variance will not substantially affect the general plan and will not be contrary to the public interest.

Applicant: The proposed rockery retaining wall modifications will allow Lot 107 Sunset Hollow Plat C to be more fully landscaped which will help control precipitation runoff as well as more blend in better aesthetically with surrounding properties.

Staff Response: Granting the variance will not have a substantial effect on the General Plan as other properties in the R-F Subzone have been treated similarly regarding development on steep slopes. It meets the City's interest to have all buildable lots developed as opposed to remaining vacant.

(v) The spirit of the land use ordinance is observed and substantial justice done.

Applicant: Replacing the old and minimalistic existing rockery retaining that we believe was put in by the subdivision developer will allow all of the rockery retaining walls on the site to integrate much better to keep the spirit of the land use ordinance.

Staff Response: The purpose of the Code that requires development to be located on slopes less than thirty percent (30%) is to preserve the hillside and manage runoff and erosion on properties in the foothills. The Code anticipates that there are existing lots within approved subdivisions in the R-F Subzone with special circumstances. The variance process provides a way for these lots to be developed reasonably. Code 14-4-101 states that alteration of sensitive lands should be the minimum necessary to allow for reasonable use of the property. The redesign of the retaining walls would preserve the sensitive land as much as physically possible, while supporting the development of the new single-family dwelling.

Department Review

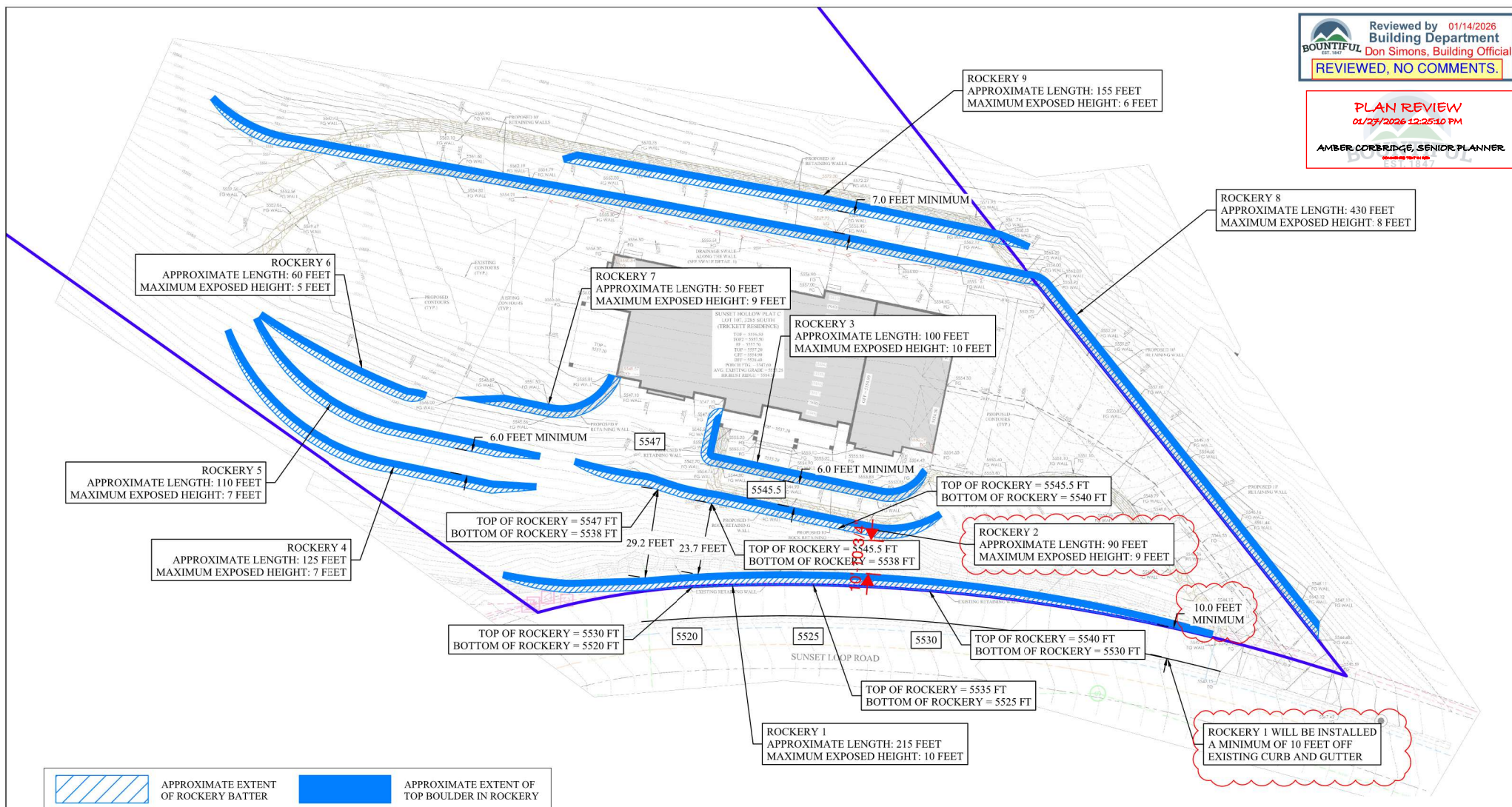
This Variance Request has been reviewed by the City Engineer and the City Attorney.

Recommendation

Based on analysis of the required criteria from State Code included in the findings above and the materials submitted by the Applicant, Staff recommends that the Planning Commission review the requested Variance, hold a public hearing, and approve the requested Variance to modify the retaining wall design to build a single-family dwelling, subject to meeting all staff review comments.

Attachments

1. Aerial Photo
2. Updated Plans
3. July 2024 Variance Notice of Action
4. July 2024 Approved Plans and Slope Analysis



PLAN VIEW

REFERENCE IMAGE FROM FOCUS ENGINEERING AND SURVEYING, LLC,
TRICKEIT RESIDENCE, 3285 SOUTH SUNSET LOOP ROAD, BOUNTIFUL, UTAH,
GRADING PLAN, SHEETS GP-1 & GP-2, DATED 06-06-2024

REV	REVISION DESCRIPTION	DATE	BY	CHK
2	NEW SITE PLAN; ADDED DRAINAGE ROCK DETAIL	7-11-2024	POL	BMJ
3	ADDED ADDITIONAL ROCKERIES	12-12-2025	POL	BMJ
4	MOVED ROCKERY 1 TO BE 10 FEET OFF CURB	12-15-2025	POL	BMJ
5	ADJUSTED LAYOUTS OF ROCKERIES 1 & 2	1-12-2026	POL	BMJ



12429 SOUTH 300 EAST
DRAPER, UTAH 84020
(801) 748-4044

ROCKERIES
TRICKEIT RESIDENCE
3285 SOUTH SUNSET LOOP ROAD
BOUNTIFUL, UTAH
PLAN VIEW

DESIGNED BY: POL	11-10-2023	PLOT SCALE
DRAWN BY: POL	11-10-2023	1"=1'
CHECKED BY: BMJ	11-10-2023	DWG SCALE
APPROVED BY: BMJ	11-10-2023	1"=30'
IGES PROJECT NO: 00894-005	SHEET NO: 2	REV 5



July 3, 2024

Blair Bangerter

blair@bangerterhomes.com

Re: Variance for Developing on Slopes greater than 30 Percent at 3285 S Sunset Loop Rd

NOTICE OF ACTION

Dear Blair Bangerter:

Your application request for a variance to develop a single-family dwelling with a driveway access on slopes greater than thirty percent (30%) is hereby **APPROVED** by the Planning Commission on **July 2, 2024**, subject to the following conditions:

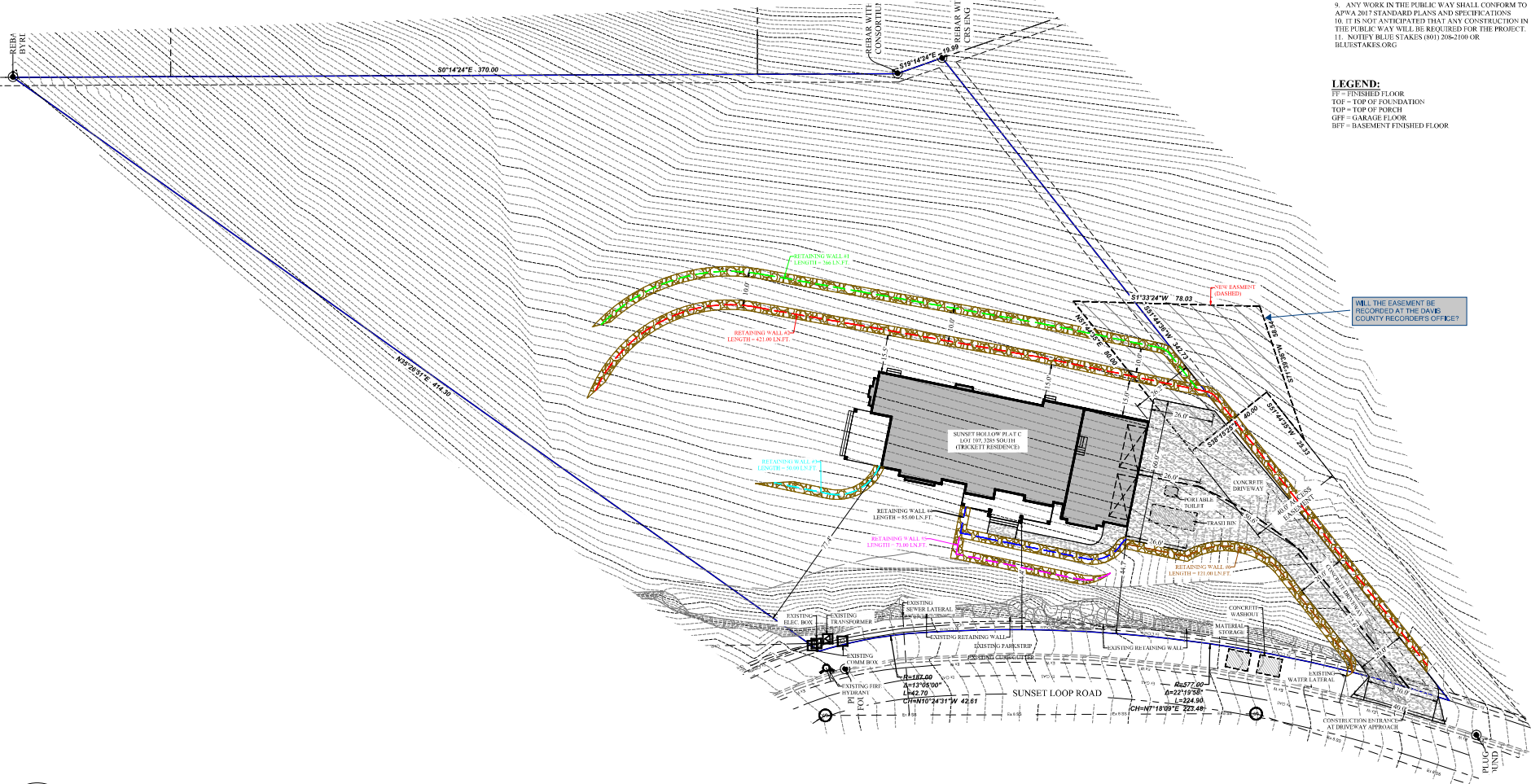
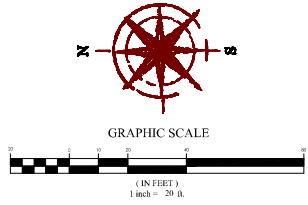
1. The applicant shall submit a copy of the recorded easement between the two property owners prior to building permit approval.

It is your responsibility to read and thoroughly familiarize yourself with the approved plans, conditions, and additional approvals required. This approval will expire on **July 2, 2025**. Anyone wishing to dispute this decision may refer it to the Planning Commission within fourteen (14) days of the date of written decision.

On behalf of the Planning Commission,

Amber Corbridge
Senior Planner

Bountiful City Department of Planning and Economic Development
795 South Main Street, Bountiful, Utah 84010 | 801.298.6190 |
bountifulutah.gov planning@bountiful.gov | licensing@bountiful.gov |
code.enforcement@bountiful.gov



Reviewed by 06/10/2024
Don Simons, Building Official
REVIEWED, NO COMMENTS.

PLAN REVIEW
06/10/2024 5:52:52 PM
Lloyd Cheney, Bountiful City Engineer

- NOTES:**
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
 2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
 3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS.
 4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE ELEVATION OF THE SEWER LATERAL.
 5. THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5.0% @ R40.3).
 6. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
 7. PROVIDE LANDINGS ON BOTH SIDES OF ALL EXTERIOR DOORS. LANDINGS MUST BE 36" DEEP (MIN) R311.6.2.
 8. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
 9. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APWA 2017 STANDARD PLANS AND SPECIFICATIONS.
 10. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
 11. NOTIFY BLUE STAKES (801) 208-2109 OR BLUESTAKES.ORG

LEGEND:
FF = FINISHED FLOOR
TOP = TOP OF FOUNDATION
TOP = TOP OF PORCH
GFF = GARAGE FLOOR
BFF = BASEMENT FINISHED FLOOR

WILL THE EASEMENT BE RECORDED AT THE DAVIS COUNTY RECORDERS' OFFICE?

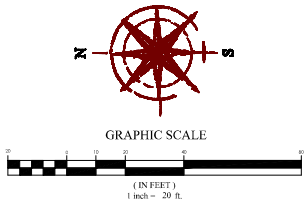


TRICKETT RESIDENCE
3285 SOUTH SUNSET LOOP ROAD
BOUNTIFUL, UTAH
SITE PLAN

REVISION BLOCK		DESCRIPTION
NO.	DATE	

SITE PLAN

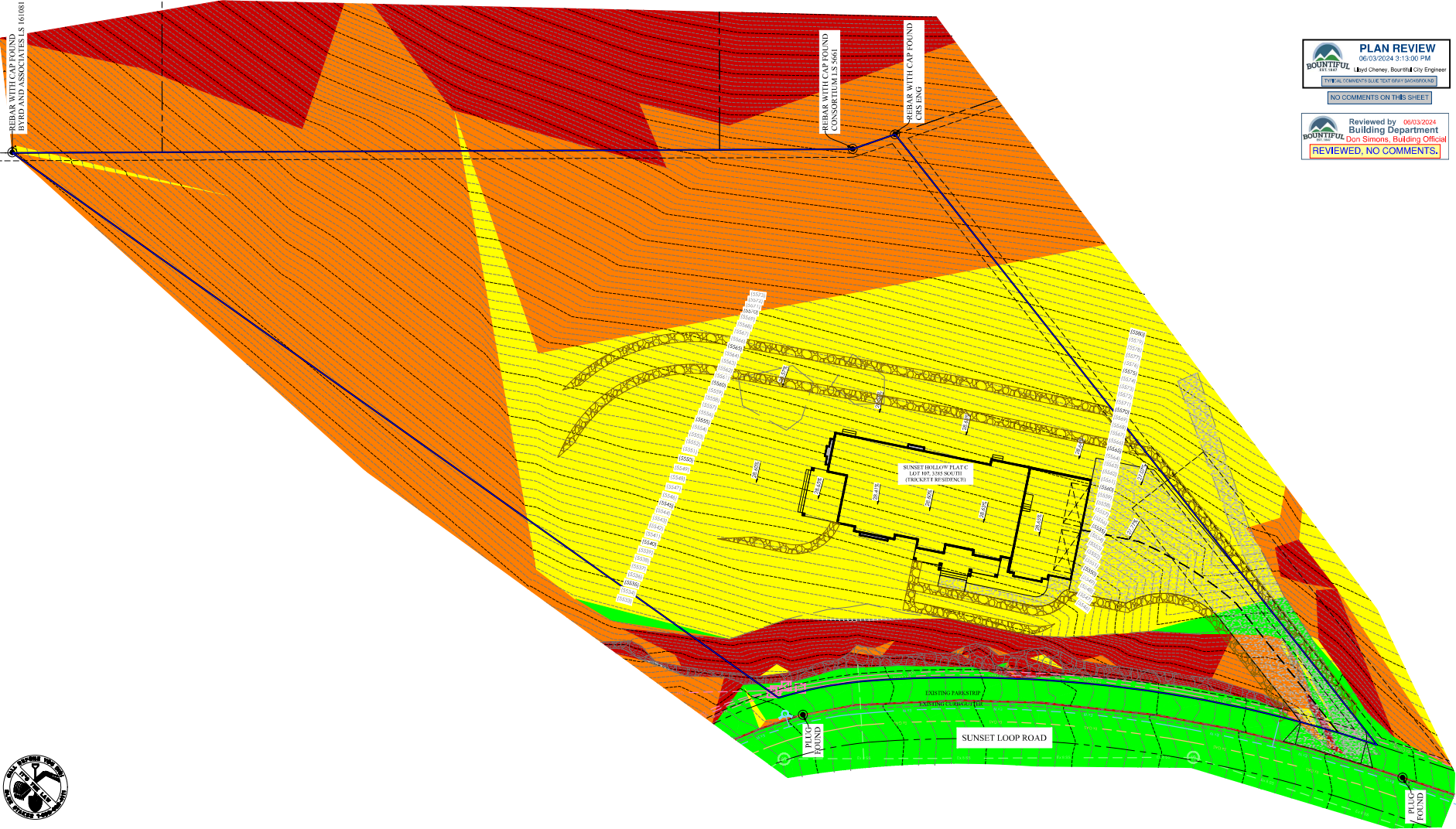
Scale: 1"=20' (Sheet) 15'
Date: 06/06/2024 00'-0" 23'-00"
Sheet: SP-1



Range Details

☒ Scale scheme to fit

ID	Minimum Slope	Maximum Slope	Scheme: Reds
1	1.0000%	20.0000%	
2	20.0000%	30.0000%	
3	30.0000%	50.0000%	
4	50.0000%	200.0000%	



PLAN REVIEW
06/03/2024 3:13:00 PM
Lloyd Cheney, Bountiful City Engineer
TYPICAL COMMENTS BLUE TEXT ONLY SHOWING FOUND
NO COMMENTS ON THIS SHEET

Reviewed by 06/03/2024
Building Department
Don Simons, Building Official
REVIEWED, NO COMMENTS.

FOCUS
ENGINEERING AND SURVEYING, LLC
1000 S. 1000 E. SUITE 100
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com



TRICKETT RESIDENCE
3285 SOUTH SUNSET LOOP ROAD
BOUNTIFUL, UTAH
SLOPE ANALYSIS

REVISION BLOCK	DATE	DESCRIPTION
1	06/03/2024	Initial Design
2	06/03/2024	Final Design
3	06/03/2024	Final Design
4	06/03/2024	Final Design
5	06/03/2024	Final Design
6	06/03/2024	Final Design
7	06/03/2024	Final Design
8	06/03/2024	Final Design
9	06/03/2024	Final Design
10	06/03/2024	Final Design

SLOPE ANALYSIS

Scale: 1"=20' (Horizontal) 1"=2' (Vertical)
Date: 06/24/2024
Sheet: 23-90109

SP-1