

from twenty (20) to twenty-one (21) units, and a redesigned layout consisting of four 4-unit buildings and one 5-unit building.

Chair Botts said he approved the new proposal.

Mr. Astorga explained that because the current proposal differs in layout from the previously approved plat, the site plan must also undergo review.

Commissioner Monson asked why the newly proposed design does not require a secondary access point. Mr. Astorga responded that this is due to the previously mentioned approved text amendment to the Bountiful Land Use Code, which now aligns with the International Fire Code.

Commissioner Ward referenced page fifty-one (51) of the packet, noting that each unit would be responsible for its own garbage. She asked whether the proposed layout would accommodate collection by garbage and recycling trucks. Mr. Astorga responded that he believed the code requires shared garbage collection for the units.

City Engineer Cheney explained that the municipal code does not specify whether garbage must be collected at each individual unit or at a centralized location. However, he noted that developments with eight (8) or more units are required to use commercial garbage collection services. Mr. Cheney reiterated that the proposed development must comply with this requirement and provide commercial garbage pickup in accordance with the municipal code.

Chair Bott asked Mr. Cheney whether there were any concerns with a commercial vehicle accessing individual units. Mr. Cheney responded that, since the proposed site plan does not identify a centralized pickup location, he anticipated that garbage collection would occur at each individual unit. Chair Bott then referred Mr. Cheney to page fifty-one (51) of the packet, which specifically states that trash will be collected at each individual unit. Mr. Cheney noted that the proposed layout meets emergency vehicle access requirements; therefore, on-site access should be adequate to accommodate a commercial garbage truck.

Commissioner Ward expressed concern that on-street parking could impact access for garbage pickup. Chair Bott stated that the HOA for the proposed PUD would need to determine how garbage truck access would be accommodated. Mr. Cheney explained that the driveways in front of each unit are short, and residents could place their garbage containers within the right-of-way for collection. Mr. Jacobs added that the street serving the townhomes may not be wide enough to accommodate on-street parking.

Chair Bott clarified that commercial pickup does not necessarily require a centralized collection point and reiterated that the site plan indicates trash will be collected at each individual unit. Mr. Cheney again referenced the requirement that developments with eight (8) or more units must use commercial garbage service, which is responsible for pickup as previously discussed. Staff concluded that, since Mr. Cheney, who oversees the city's sanitation services, is comfortable

with the proposed layout and the site plan's provisions for garbage collection, Staff would accept the arrangement as proposed.

Mr. Cheney referenced page forty-seven (47) of the packet and had a question about a rectangular box near the hammer-head turn. Chair Bott clarified that the box was a mailbox. Mr. Cheney said that he didn't believe that the applicant specified on the site plan a place for a community dumpster.

Commissioner Ward had concerns about snow removal referencing notes made by Mr. Cheney on the site plan. Mr. Cheney said that snow removal would not be an issue in the specified area.

Commissioner Ward had questions about the name of the townhomes, North Canyon Towns PUD. She said that the proposed location of the town homes is not near the actual North Canyon.

Mr. Cheney said that the City has duplicates of common names.

Commissioner Jacobs motioned to forward a positive recommendation to City Council to approve the Preliminary and Final Approval of the North Canyon Towns PUD Subdivision at 460 West 2600 South subject to the recommendations made by Staff. Commissioner Arbuckle seconded the motion. The motion was unanimously approved with Commissioners Bott, Jacobs, Arbuckle, Ward, Monson and Child voting "aye."

4. Architectural & Site Plan for North Canyon Towns at 460 West 2600 South

No comments or concerns were made about the item.

Sean Monson motioned to forward a positive recommendation to City Council to approve the Architectural & Site Plan at 460 West 2600 South, subject to the recommendations made by Staff. Commissioner Jacobs seconded the motion. The motion was unanimously approved with Commissioners Bott, Jacobs, Arbuckle, Ward, Monson and Child voting "aye."

5. Director's Report

Mr. Astorga acknowledged Commissioner Monson and Commissioner Jacobs for their service on the Planning Commission.

Mr. Astorga said that Commissioner Monson was on the Planning Commission when Mr. Astorga was hired as the Planning Director seven (7) years ago and that he served for three (3) terms, including as Chair for many years. Mr. Astorga said that Commissioner Monson had appointed himself as the "variance grinch."

Mr. Astorga said Commissioner Jacobs is one of the few engineers who really understands that planning is about more than just capacity, it's also about community. He also thanked him for his leadership as Chair, especially during the General Plan meetings.

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134 Mr. Astorga also acknowledged the family members of Commissioner Monson and
135 Commissioner Jacobs in attendance.

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137 Mr. Astorga said he has received seven applications for the two upcoming vacant commissioner
138 seats. He added that Mayor Bradshaw will interview the applicants and select the new
139 commissioners, and the appointments will then be confirmed at an upcoming City Council
140 meeting.

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142 Mr. Astorga said that he may contact Commissioner Monson and Jacobs for one last Planning
143 Commission meeting on July 7, or until the appointments have been filled.

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145 Mr. Bott thanked Commissioner Monson and Jacobs for their depth of leadership

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147 Chair Bott adjourned the meeting at 6:54 pm.

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