

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 6, 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 – September 15, 2026
 - Review
 - Action
3. 1320 East Bountiful Boulevard – Keller Stone Creek Subdivision Preliminary Subdivision Plat
 - Review
 - Public Hearing
 - Action
4. Director's Report
5. Adjourn

1 **DRAFT MINUTES OF THE**
2 **BOUNTIFUL CITY PLANNING COMMISSION**

3 **Tuesday, September 15, 2026, at 6:30 p.m.**

4 Official notice of the Planning Commission meeting was given by posting the agenda at City
5 Hall, on the Bountiful City website, and on the Utah Public Notice Website.

6 City Hall - Council Chambers
7 795 South Main Street
8 Bountiful, Utah 84010

9 **Present:**

Planning Commissioners: Jamie Welch Jaro, Darrin Perkes, Beverly Ward, and Beth Child
Excused: Chair Alan Bott, Vice Chair Krissy Gilmore, and Aaron Arbuckle

Planning Director: Francisco Astorga

City Engineer: Lloyd Cheney

City Attorney: Brad Jeppsen

10 Recording Secretary: Rachel Coleman

11

12 **1. Welcome**

13 Planning Director Astorga called the meeting to order at 6:34 p.m. and noted that no members of
14 the public were in attendance. Mr. Astorga recommended that a Chair Pro Tem be appointed.

15 Commissioner Child moved to appoint Commissioner Ward to Chair Pro Tem. Commissioner
16 Perkes seconded the motion. The motion passed unanimously with Commissioners Ward, Welch
17 Jaro, Perkes, and Child voting “aye.”

18 Chair Pro Tem Ward conducted a roll call of the Commissioners and Staff in attendance and
19 excused Chair Bott, Vice Chair Gilmore, and Commissioner Arbuckle.

20 **2. Meeting Minutes from September 01, 2026**

21 Commissioner Child moved to approve the minutes. Commissioner Welch Jaro seconded the
22 motion. The motion passed unanimously with Commissioners Ward, Welch Jaro, Perkes, and
23 Child voting “aye.”

24 **3. Land Use Terminology and Definitions Update**

25 Mr. Astorga stated that the public hearing for the item had been continued to this meeting.

- 26 Mr. Astorga stated that Staff had several items that needed further refinement and recommended
27 continuing the item unless the Commission chose to proceed with the discussion.
- 28 Chair Pro Tem Ward recommended proceeding with the discussion to allow the Commissioners
29 in attendance to ask questions, with the option to continue the item afterward so the excused
30 Commissioners could participate, and additional public input could be received. The
31 Commissioners agreed to proceed.
- 32 Mr. Astorga presented the item outlined in the packet.
- 33 Mr. Astorga discussed several items requiring further refinement, including the distinction
34 between “Professional Office” and “Professional Services,” the treatment of “Public Schools,”
35 and clarification that “Fast-Food w/ pick-up” in the Downtown Zone should refer to a “walk-up
36 window.” He also noted that a Shooting Range had previously been created as a separate use for
37 an application that did not move forward and suggested incorporating it under “Public
38 Recreational Facility.”
- 39 Commissioner Perkes expressed concern that the definition of “Professional Services” was too
40 broad and overlapped with other licensed professions. Mr. Astorga explained that some uses
41 serve as broader categories with more specific sub-uses and noted that the City’s land use
42 definitions can vary if each use is clearly defined and identified as permitted, conditional, or
43 prohibited by zone. Commissioner Perkes thanked Mr. Astorga for the clarification.
- 44 Commissioner Child asked where aesthetician businesses would fall within the “Professional
45 Services” land use category. Mr. Astorga explained that aestheticians are included under “Beauty
46 and Cosmetology,” while tattoo and body art establishments are a separate use allowed
47 conditionally in the Commercial Zone. Commissioner Welch Jaro asked how businesses
48 distinguish between permanent makeup and tattoo/body art services, and Mr. Astorga noted that
49 Staff had conducted extensive research to clarify that distinction.
- 50 Mr. Astorga asked whether there were any additional items the Commission wished to discuss.
- 51 Commissioner Child asked why “Kennel/Animal Boarding” is prohibited in all zones and when
52 it would be appropriate to reconsider allowing the use. Mr. Astorga explained that the prohibition
53 was intended to avoid ambiguity and that a broader discussion would be more appropriate during
54 future zoning amendments, after Staff has had time to research the issue. Mr. Astorga noted that
55 some existing veterinary clinics provide boarding services, making the distinction between
56 veterinary and kennel uses difficult, and Chair Pro Tem Ward and Commissioner Child agreed
57 that kennels warranted future discussion.
- 58 Chair Pro Tem Ward questioned the “Vehicle Sales” definition, particularly the phrase “where
59 no work is done,” noting that large dealerships commonly provide parts, service, and minor
60 repairs. Commissioners Welch Jaro and Perkes discussed how the language might apply
61 differently to large dealerships and smaller vehicle sales lots that perform repairs onsite. Mr.

62 Astorga suggested creating a separate dealership use that could encompass vehicle sales, parts,
63 repair, and service while still allowing the City to regulate smaller dealers appropriately. The
64 Commission agreed that revised terminology should be brought back for future discussion.

65 Chair Pro Tem Ward asked whether the land use tables could be organized by categories rather
66 than alphabetically. Mr. Astorga agreed that categorization could be helpful but noted that
67 determining categories could be subjective. Commissioner Perkes suggested broader headings,
68 such as “Animals,” with related uses listed underneath, while acknowledging that categorization
69 could create arbitrary distinctions. Chair Pro Tem Ward also noted that some existing categories,
70 such as “Pawnshop or Secondhand Merchandise” and “Thrift Shop,” were difficult to
71 distinguish.

72 Chair Pro Tem Ward asked why “Residential Accessory Structure” is listed as both a permitted
73 and conditional use in the Single Family Residential Zone. Mr. Astorga explained that an
74 accessory structure may be permitted when the applicable overall lot coverage remains within
75 10%, while coverage exceeding 10% and up to a maximum of 15% may require conditional use
76 approval.

77 Chair Pro Tem Ward expressed concern that the dwelling categories in the Single Family
78 Residential land use table were confusing. Mr. Astorga explained that certain existing dwelling
79 types, including two-family dwellings, may continue as permitted existing uses, while new such
80 uses are prohibited. Commissioner Perkes questioned why one type of nonconforming use would
81 be specifically identified while others are not.

82 Commissioner Child asked what is included under “Telecommunication Facilities.” Mr. Astorga
83 explained that the use includes facilities such as cell towers and that they are permitted when
84 located on City-owned or other public property, such as schools or public facilities, and
85 conditional use if located on private property.

86 Chair Pro Tem Ward asked about single-family dwellings in the Downtown Zone and clarified
87 that they are not permitted along Main Street.

88 Commissioner Child asked why “Pharmacy,” “Optical Shop,” and “Assisted Living Facility” are
89 listed as conditional uses in the Hospital Zone. Mr. Astorga said he was unsure of the reason for
90 the existing classifications and noted that the Hospital Zone may eventually be eliminated as part
91 of future zoning changes.

92 Mr. Astorga encouraged the Commissioners to send Staff any additional items they identified
93 after the meeting so they could be addressed at the next meeting.

94 Chair Pro Tem Ward asked whether the public hearing should still be opened and closed even
95 though the item would be continued and no members of the public were in attendance. City
96 Attorney Jeppsen recommended proceeding with opening and closing the public hearing.

97 Chair Pro Tem Ward opened the Public Hearing at 7:18 p.m.

98 Chair Pro Tem Ward closed the Public Hearing at 7:18 p.m.

99 Commissioner Perkes moved to continue the consideration of the Land Use Terminology and
100 Definitions Amendment to the next meeting. Commissioner Child seconded the motion. The
101 motion passed unanimously with Commissioners Ward, Welch Jaro, Perkes, and Child voting
102 “aye.”

103 **4. Director’s Report**

104 Mr. Astorga informed the Commission that, beginning October 6, future meetings will include
105 educational discussions regarding South Davis Greenway. He clarified that the Commission will
106 not be asked to make any approvals or recommendations regarding the project.

107 Mr. Astorga also reminded Commissioners who attended the APA conference that Wendy
108 Schneider will send them information regarding reporting their conference hours.

109 **5. Adjourn**

110 Chair Pro Tem Ward adjourned the meeting at 7:20 p.m.

Planning Commission Staff Report



Subject: Preliminary Keller Stone Creek Subdivision Plat at
1320 East Bountiful Boulevard
Author: Chaz Leech, Assistant Planner
Date: October 6, 2026

Background

The applicant, Keller Family Properties LLC, represented by attorney Matthew Hess, is requesting preliminary approval of a proposed subdivision at 1320 East Bountiful Boulevard, located in the Single-Family Residential (R-3) Zone. This request is to subdivide the property into four (4) single-family residential lots and a remnant open space area that will remain privately owned and is not a buildable lot of record, as shown in Figure 2 below.



Figure 1. Aerial Photo of Existing Parcel 04-046-0079



Figure 2. Preliminary Subdivision Plat, dated 06.04.2026

Analysis

Pursuant to Bountiful City Code Section 14-20-101(A), a proposed subdivision and its ultimate use shall be in the best interest of the public and in harmony with good neighborhood development of the area concerned and of the City as a whole. The proposed subdivision is also subject to all applicable provisions of the Bountiful City Land Use Code and State law.

The applicant intends to create four (4) single-family residential lots. Lot 1 will be accessed from 1300 East, and Lots 2, 3 and 4 will be accessed from Bountiful Boulevard. Access for Lots 2, 3, and 4 is contingent upon completion of a conveyance agreement between Bountiful City and Keller Family Properties LLC for the acquisition of three (3) small parcels adjacent to Bountiful Boulevard identified under Davis County Tax ID 04-048-0063, shown in Figure 3.

Conveyance of the parcels will allow the developer to create park strip areas and driveway access for Lots 2, 3, and 4 and will provide the City with the necessary area to construct a

six-foot-wide (6') multi-use path/enhanced sidewalk along Bountiful Boulevard.



Figure 3. Parcels Associated with Tax ID 040-48-0063

As a condition of approval, the applicant will be required to complete the conveyance agreement with Bountiful City to acquire the three (3) parcels discussed above and address all staff review comments identified during the preliminary subdivision review.

Staff finds the proposed subdivision is consistent with the surrounding single-family residential development and is in the best interest of the public and in harmony with good neighborhood development. Staff reviewed the proposal for compliance with applicable City requirements.

Each of the four (4) lots appears capable of meeting the R-3 subzone minimum buildable area requirement of three thousand (3,000) square feet, subject to final verification of compliance with Section 14-4-104.

Department Review

This staff report was written by the Assistant Planner and was reviewed by the Assistant City Engineer, City Attorney, and Planning Director.

Significant Impacts

The proposal requires new infrastructure to serve the proposed lots, including roadway access, water, sewer, and other associated improvements. The subdivision would create four (4) additional single-family residential lots consistent with the existing character of the neighborhood. Due to the steep slopes on portions of the property, applicable geotechnical requirements will also need to be addressed.

Recommendation

Staff recommends the Planning Commission review the proposed Preliminary Subdivision Plat, hold a public hearing, and approve the Preliminary Subdivision Plat subject to the following conditions of approval:

1. Complete the conveyance agreement with Bountiful City.
2. Provide details demonstrating that the four (4) proposed lots meet the ratio and area requirements of Section 14-4-104.
3. Address all applicable staff review comments prior to final subdivision approval.
4. Label the nondevelopable remainder as “Remnant Open Space Area,” or another designation approved by the Planning Director and City Engineer that clearly identifies the area as nondevelopable.
5. Final Subdivision Plat approval shall be obtained from the City Engineer and Planning Director in accordance with the Bountiful City Code.

Attachments

1. Applicant’s Statement of Intent
2. Proposed Keller Stone Creek Subdivision with Staff Comments
3. Survey of Parcel
4. Davis County Parcel Information

KELLER STONE CREEK SUBDIVISION

Statement of Intent

Applicant intends to develop a four lot residential subdivision on the approximately 4.85 acre parcel lying at the intersection of 1300 East and Bountiful Boulevard. The property is presently raw land. The property is identified as Davis County Assessor's parcel number 04-046-0079.

Applicant proposes to dedicate to Bountiful City for trail purposes the portion of the property identified as Parcel "A" on the preliminary subdivision plat, comprising 141,402 square feet. In exchange, applicant proposes that Bountiful City vacate to applicant a 10,250 square foot strip along Bountiful Boulevard in the location identified in the preliminary subdivision plat.

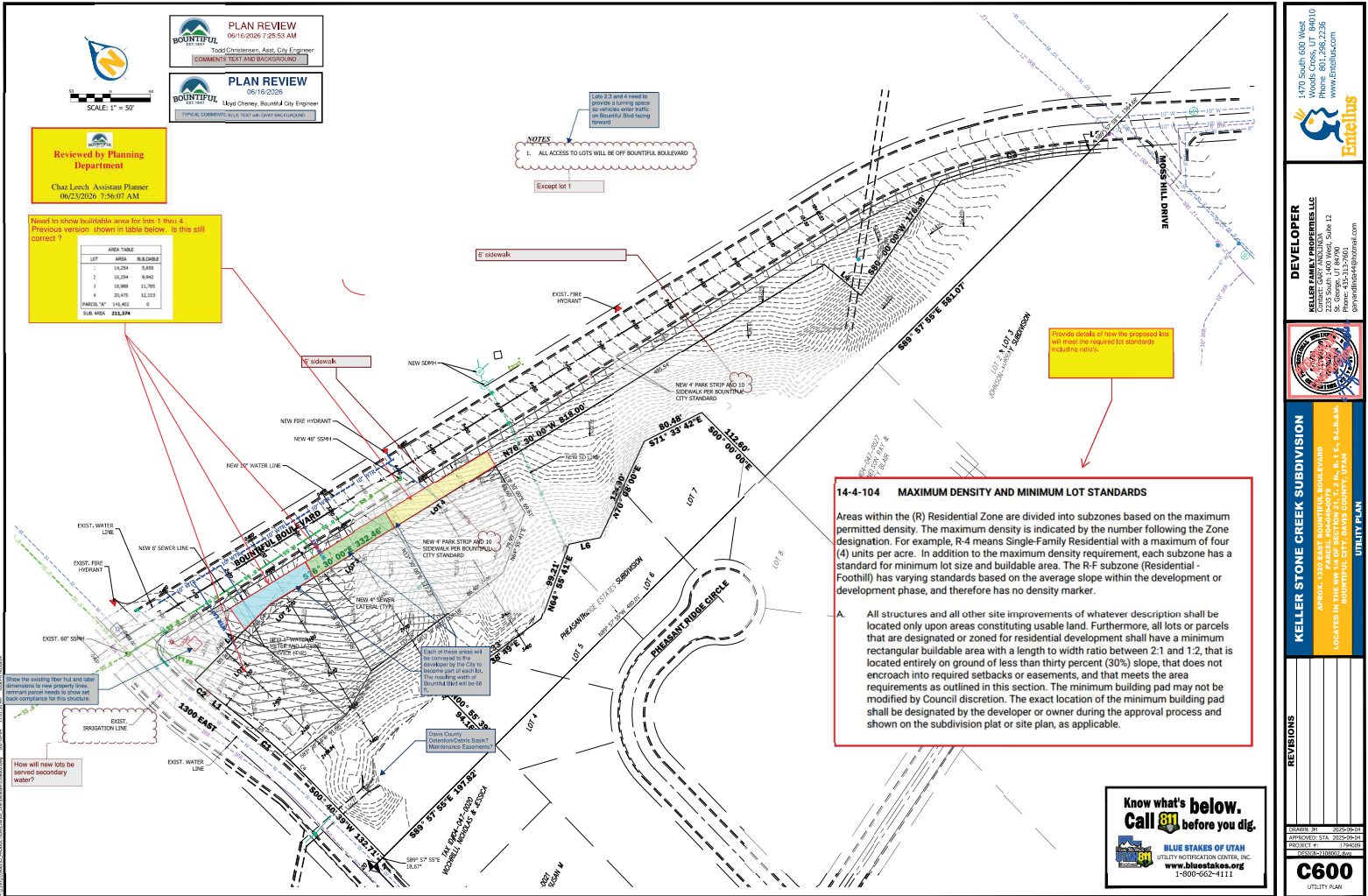




Figure 1 Parcel 04-046-0079 Keller Family Properties

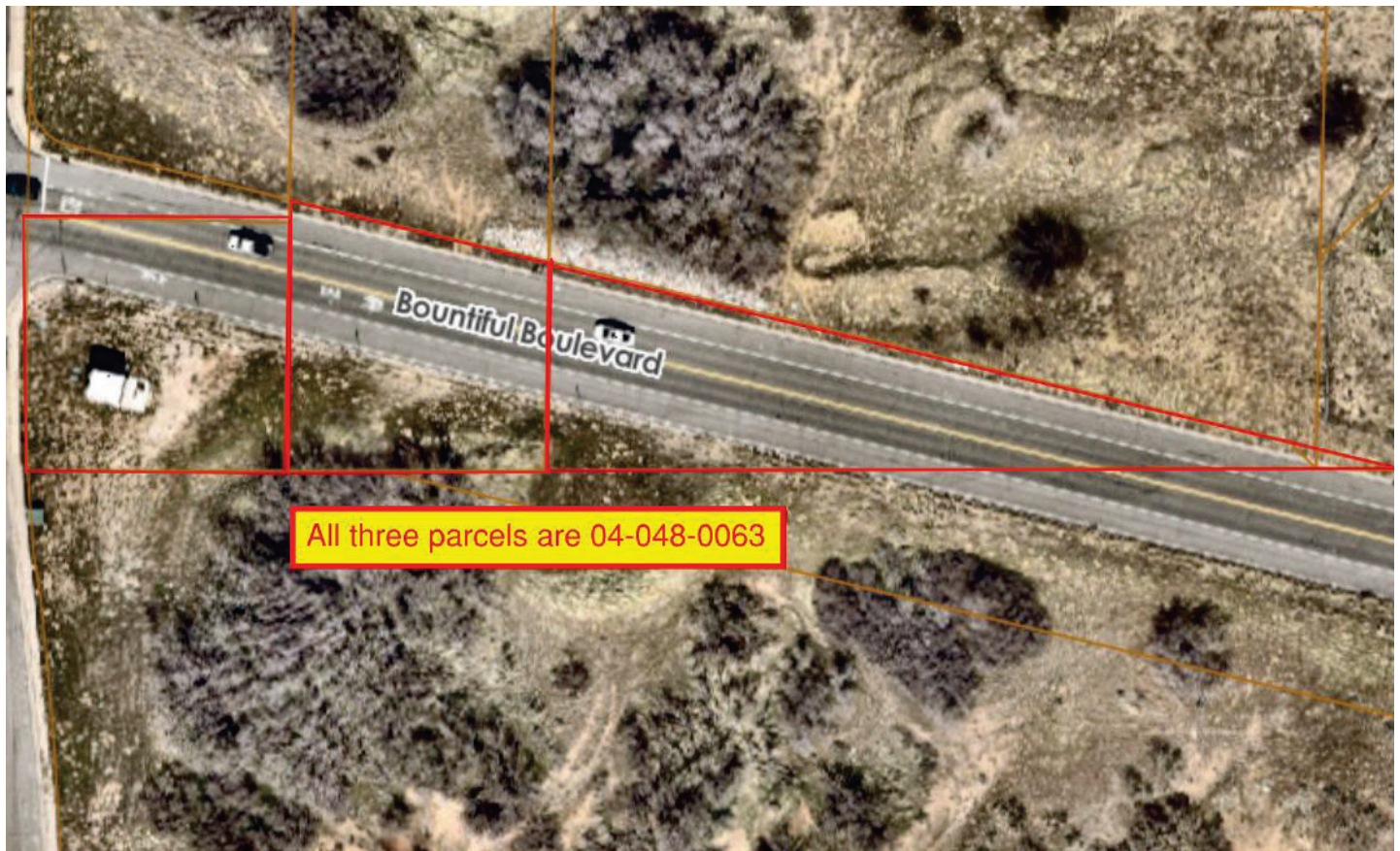


Figure 2 Parcel 04-048-0063 Bountiful City