

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, APRIL 23, 2019 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing for Proposed Modifications to WBMC Title 17 Regarding Group Living Arrangements.
3. Consider Modifications to WBMC Title 17 Regarding Group Living Arrangements.
4. Discuss Updates to General Plan
 - a. Section 1 – Introduction
 - b. Section 2 - Land Use
5. Staff report.
6. Consider Approval of Minutes from the April 9, 2019 Meeting.
7. Adjourn.

Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.

This notice has been sent to the Clipper Publishing Company and was posted on the State Public Notice website and the City's website on April 19, 2019 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

April 23, 2019

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on April 19, 2019 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, April 23, 2019 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Alan Malan (Vice Chairman), Laura Charchenko (arrived at 7:37pm), Corey Sweat, Mike Cottle, Dee Vest (alternate)

STAFF PRESENT: Ben White (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary)

EXCUSED: Chairman Denis Hopkinson, Council member Enquist

VISITORS:

The Planning Commission Meeting was called to order at 7:30 pm by Vice Chairman Malan. Mike Cottle offered a prayer.

1. Accept Agenda

Vice Chairman Malan reviewed the agenda. Mike Cottle moved to accept the agenda as presented and Dee Vest seconded the motion. Voting was unanimous in favor among all members present.

2. Public Hearing for Proposed Modifications to WBMC Title 17 Regarding Group Living Arrangements

Ben White introduced the proposed changes/modifications to the West Bountiful Municipal Code Title 17 regarding Group Living Arrangements to the public for their consideration and comments. He noted the reason for the changes/modifications was that our current code does not currently comply with the State and Federal law.

ACTION TAKEN:

Corey Sweat moved to open the public hearing for proposed modifications to WBMC Title 17 Group Living Arrangements at 7:34 pm for public comment. Mike Cottle Seconded the motion and voting was unanimous in favor.

Public Comment:

No Public Comment

ACTION TAKEN:

Dee Vest moved to close the public hearing for proposed modifications to WBMC Title 17 Group Living Arrangements at 7:35 pm for public comment. Mike Cottle seconded the motion and voting was unanimous in favor.

3. Consider Modifications to WBMC Title Regarding Group Living Arrangements

Commissioner's packet included a memorandum date April 19, 2019 from Ben White and Cathy Brightwell regarding Group Living Arrangement Code along with a copy of the Code and the suggested changes as discussed at last Commission meeting.

The memorandum included the following information:

- This memo is a follow-up to the discussion on group living arrangements from the March 26th and April 9th planning commission meetings. A new draft has been created to address the issues raised by the Commission and to meet the common West Bountiful format for Ordinance adoption.
- At the last meeting, Commissioner Malan suggested the proposed text in WBMC 17.84.020.A.4 be more specific about what kind of evidence is required to accompany an application for Reasonable Accommodation. Mr. Huffman advised that the proposed language is the standard used for this purpose. Federal law is clear that persons requesting an accommodation have a duty to prove that they have a valid disability. This can be as simple as a doctor's note stating what the disability is.
- Pending discussion and any additional questions following the April 23rd public hearing, staff recommends the commission consider providing a recommendation to the city council on this draft code.

Ben White explained that the language has been broken out as an Ordinance with the Whereas's and actual language to be included in Code. He informed them once again that the Federal Law trumps anything in our City Ordinances. He noted that in the case of needing a hearing officer, it would likely be an attorney assigned from within our State that is familiar with this type of situation. All appeals will go directly to a court situation. Mr. White reviewed the redlined changes in the document.

Alan Malan suggested that the word "ordinance" should be plural in the language found in 17.84.020 Reasonable Accommodation Process under A. Application.

ACTION TAKEN:

Dee Vest moved to accept the changes/modifications for the Group Living Arrangements Code with a positive recommendation. Corey Sweat seconded the motion and voting was unanimous in favor among those present.

4. Discuss Updates to General Plan

Included in the Commissioner packets was a redlined copy of Section I - Introduction and Section II - Land Use sections of the General Plan.

Ben White informed the Commission that much of the language included in the Introduction section was duplicated in the other sections. Staff intends to eliminate most of the duplicated language.

Section 1- Introduction

Commissioner Comments:

- **Alan Malan** would like to include in the “Whereas” Section the verbiage “family values” Page 1 Ordinance 415-19 in the last paragraph.
- **Dee Vest** asked if we want to leave language in that may not ever happen in our City. It was decided to include it just in case it would happen. Some discussion took place regarding the Socioeconomics section and the Housing Section.

Section 2- Land Use

Ben White referred to a city map provided in the Commissioner packets that outlined city boundaries. There was discussion about incorporated and unincorporated areas. He informed them that a lot of outdated and unnecessary information was cut out of this section.

Commissioner’s Comments:

- **Alan Malan**- Under Goal 1- would like to include in the policies to allow animals in our zones. He feels he wants it conveyed in the General Plan as it is a very important part of our community. He suggested we strike TDR’s (Transfer of Development Rights). Ben gave an example of what TDRs are and Commissioner’s felt this is not something we want in our General Plan.
- **Corey Sweat** asked about the changes in Table 2.1. Some discussion took place and it was decided that there was no reason to add another Zoning District (A-5).
- **Dee Vest**- Under Goal 5, Promote and Protect West Bountiful City’s Heritage and Historic Areas, Page 4, Objective 2, Policy 2- would like to consider removing the reference to 1100 West from the language as it is not a historic area. He asked about closing 800 West. Ben White explained some discussion that have taken place in the past and gave two scenarios that could occur in the future. There was some discussion regarding the last sentence on page 8 under agriculture to see if clarification is necessary. It was decided to change “Suburban” to “Residential” and strike the last sentence in the paragraph.

Mr. White said the Parks, Trails, and Open Space Master Plan study results completed last year will be included in the General Plan in its entirety as it would be very difficult to summarize. He reminded them that this is not a binding document and informed them that they will bring them more sections for their review in the upcoming meetings.

5. Staff Report

Ben White

- Woods Cross held another meeting on its Front Runner Station Area Study. They have hired a consultant to see how they can make better use of the area around the Front Runner Station. Ben gave a briefing of some of the highlights of the meeting. Dee Vest also attended and stated that they presented what is good, best, and better use of the land and it is just in the beginning stages of planning.
- Chevron has not notified the City yet about their plans for the Chevron on the south side of 400 North after purchasing the station to the north.

6. Consider Approval of Minutes from April 9, 2019 meeting.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the April 9, 2019 meeting as corrected. Laura Charchenko seconded the motion and voting was unanimous in favor.

7. Adjournment

ACTION TAKEN:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:24 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on May 14, 2019 by unanimous vote of all members present.

Cathy Brightwell
Cathy Brightwell – City Recorder

