

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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West Bountiful, Utah 84087

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Chairman
Denis Hopkinson

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

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, NOVEMBER 10, 2020**

Meeting will be held exclusively via Zoom (see info below)

The Mayor and the Planning Commission Chair have determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding this meeting through electronic means that allow for public participation without an anchor location.

Prayer/Thought by Mike Cottle

1. Accept Agenda.
2. Discuss Historic Overlay District Regulations.
3. Discuss Updates to Accessory Dwelling Units Regulations
4. Staff report.
5. Consider Meeting Minutes from October 27, 2020.
6. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/89120463106>

Meeting ID: 891 2046 3106

One tap mobile

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+16699006833,,89120463106# US (San Jose)

Dial by your location

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 646 876 9923 US (New York)

+1 301 715 8592 US (Washington D.C)

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 November 6, 2020 by Cathy Brightwell, City Recorder.

MEMORANDUM



TO: Planning Commission

DATE: November 6, 2020

FROM: Staff

RE: Historical Overlay District

The city council has asked the planning commission to review the Historic Overlay District (HOD) and make a recommendation on the need to continue, modify or eliminate the associated regulations.

The planning commission has been researching and discussing these issues for several months. Multiple properties have been allowed to be removed from the HOD and a review to determine whether these regulations are still relevant is needed.

Background

The original West Bountiful Historic District was registered to the National Register of Historic Places (U.S. Department of Interior, National Park Service) in 2004.

The Historical Overlay District, adopted in 2012, includes historic homes on 800 West and the Heritage Pointe subdivision. This district does not entirely match the boundaries of the original historic district.

On November 3, 2020 the city council removed the Heritage Pointe subdivision from the HOD.

Current Historical Overlay District

The HOD consists of approximately 27 properties along portions of 800 West plus the 36 lots in Heritage Pointe subdivision. Included in these numbers are 1 vacant lot in Heritage Pointe, 1 vacant lot on 800 West, and a 6.7 acre property that is mostly undeveloped.

The attached map shows the current boundaries of the District which are irregular in shape. On the east side of 800 West, the District begins at the Fisher home on 1000 N and goes south to the Mackey home on the north side of city hall. This includes the Pages Circle subdivision built in 2007 and an LDS chapel. On the west side of 800 West, the District begins with the Hopkinson property (1200 N) and goes south to the DeWaal home on 400 N. The west boundary juts in and out in several places excluding a few homes built in the late 1800's. This west portion also includes the Heritage Pointe subdivision.

The age of homes in the District range from 1882 to 2019.

Next Steps

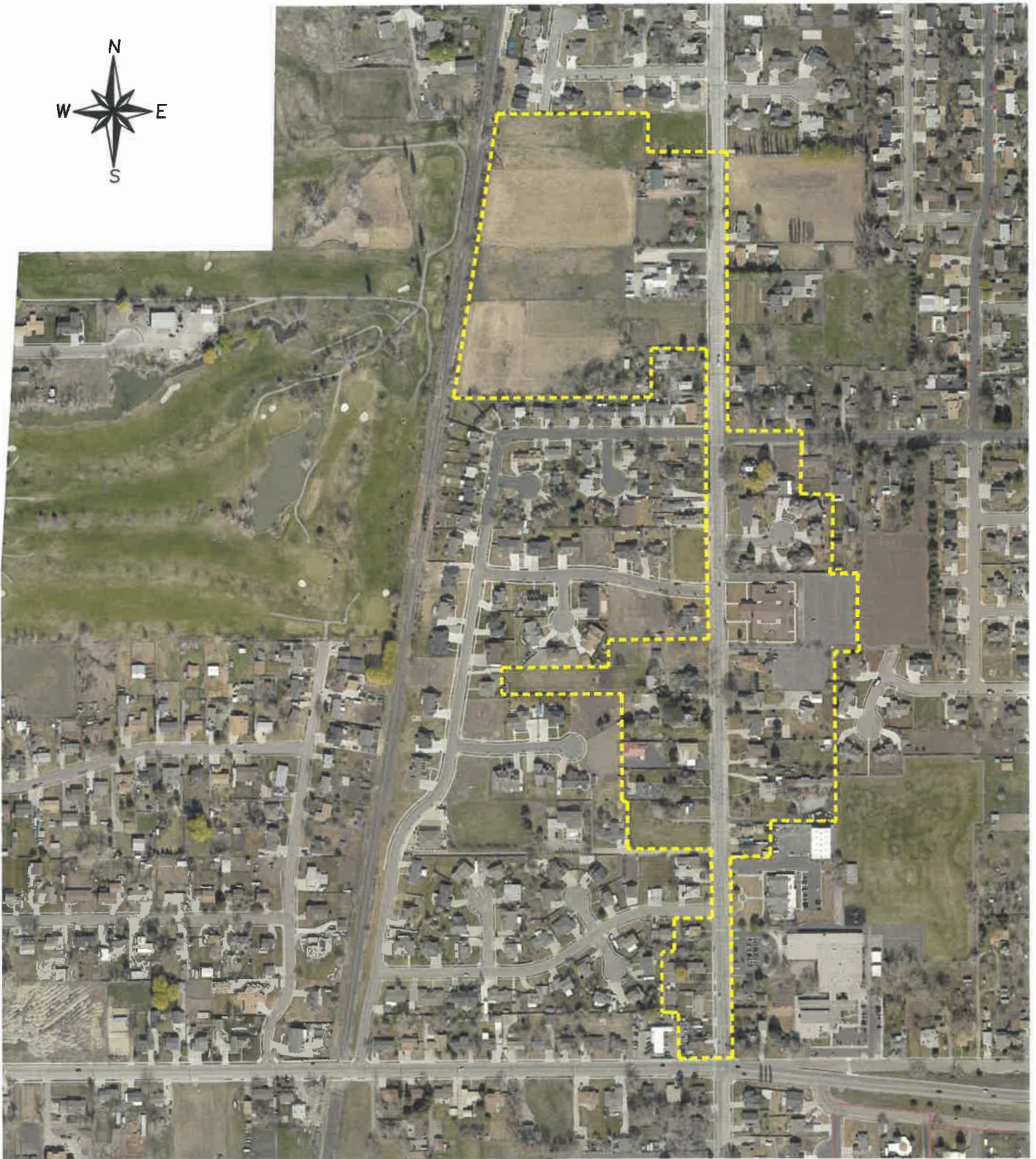
At its last meeting, the planning commission discussed removing Heritage Pointe subdivision from the HOD but wanted more time to evaluate the impact to the properties on 800 West also included in the District. It was also suggested that a review of the current general plan and its references to the historic district be reviewed.

The current and original zoning maps, historical overlay district regulations (proposed, and original), and relevant general plan pages are attached for your review and discussion.

The following options for discussion are based on direction from the Commission's last meeting.

1. Eliminate the HOD entirely
2. Keep policy statements encouraging property owners to preserve historical aspect of homes and an updated map of historic homes (see attached clean version of proposed changes)
3. Modify general plan to complement the option selected.

WEST BOUNTIFUL HISTORIC DISTRICT MAP

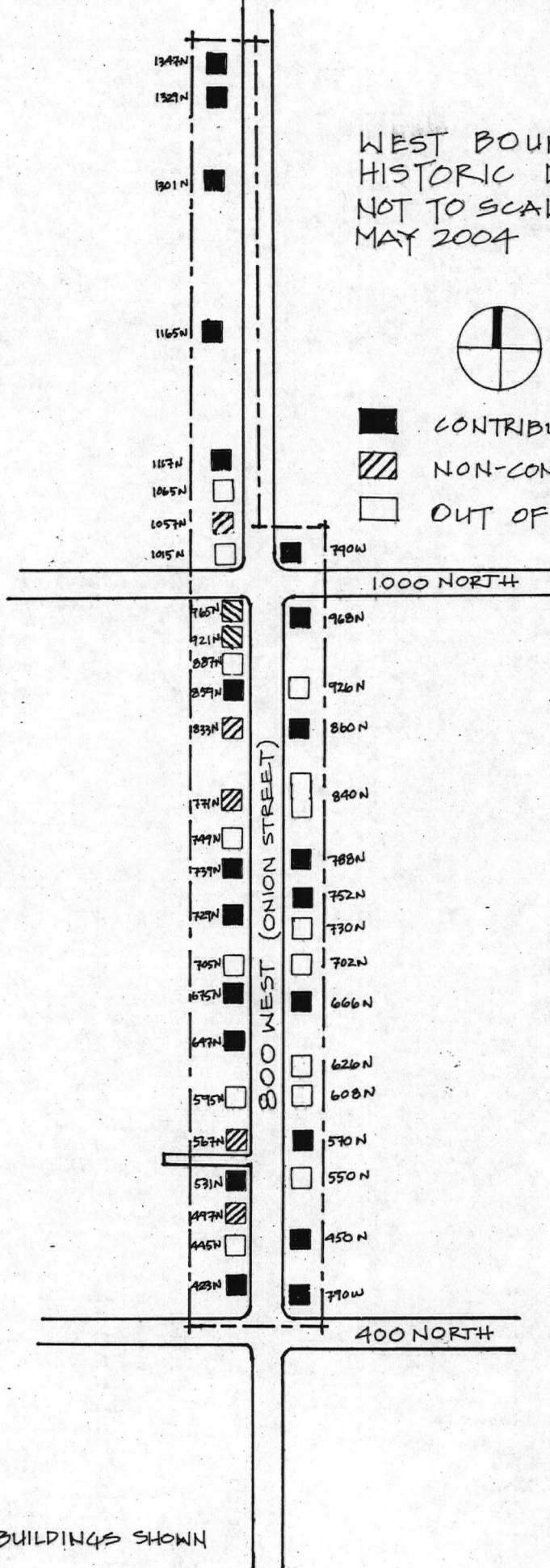


11/03/2020

WEST BOUNTIFUL HISTORIC DISTRICT NOT TO SCALE MAY 2004



- CONTRIBUTING
- NON-CONTRIBUTING
- OUT OF PERIOD



* ONLY PRIMARY BUILDINGS SHOWN

WEST BOUNTIFUL MUNICIPAL CODE

17.24.110 Historic District

The city recognizes that the historical heritage of the West Bountiful community is among its most valued and important assets. It is therefore the intent of West Bountiful to preserve, protect and enhance historic areas and sites within the city. These historic areas, included in the R-1-10 district, are designated as the West Bountiful Historic District. (*See the West Bountiful zoning map for details.*)

Properties designated to the historic landmark register may receive special consideration in the granting of zoning variances or conditional use permits in order to encourage their preservation.

In the event of rehabilitation of the property, local building officials may consider waiving certain code requirements in accordance with the current building code, which deals with historic buildings.

If a historic site is to be demolished or extensively altered, the physical appearance must be documented and pictures provided to the city recorder before that action takes place.

WEST BOUNTIFUL MUNICIPAL CODE

17.24.110 Historical Overlay District

The city recognizes that the historical heritage of the West Bountiful community is among its most valued and important assets. It is therefore the intent of West Bountiful to preserve, protect and enhance historic areas and sites within the city. These historic areas, included in the R-1-10 district, are designated as the West Bountiful Historical Overlay District. (See the West Bountiful zoning map for details.)

No dwelling or other building shall be erected or extensively altered on any lot in the historical district without the review and favorable recommendation of the construction plans by the architectural review board, as provided below. An architectural review board consisting of a member of the city planning department, licensed architect who has experience with Utah historical design, and the chairman of the Historic Preservation Commission will be responsible for reviewing historical design. The purpose of this review is to ensure the preservation of historic properties to the greatest degree possible. This review applies only to exterior work which requires a building permit, sign permit, or demolition permit. The applicant will pay a historic architectural review fee, as set periodically by resolution of the City Council.

Unless expressly stated to the contrary in this chapter, all provisions of the West Bountiful City Building Code and Ordinances shall apply in addition to the provisions of the Historic Preservation Commission Ordinance (Chapter 2.44) and this section. In the case of any direct conflict between this section and other provisions of the West Bountiful City Code or Ordinances, the more restrictive provision shall apply.

For new construction within the historical district, the following process will be used.

1. The owner or developer will submit an application for a Certificate of Historic Appropriateness and design plans to the zoning administrator. All construction plans and specifications shall include a list of the proposed construction materials which will be in harmony with the requirements of this ordinance as well as the exterior design of the existing structures in the historical district.
2. Design Standards - To ensure historic appropriateness for new construction within the historical district, projects shall be compatible in design, character, size, and proportion to existing historic buildings in the district. New construction shall enhance the historic qualities and unique feeling of the historic areas of the city and shall not erode the character of the neighborhood and shall conform to the following standards:
 - a) Building Design. The West Bountiful historical district evolved over an approximate 100-year span and includes houses of many sizes and architectural styles. Lot sizes and setbacks are not consistent. These variations are part of the unique appeal of the area and should be respected and preserved as much as possible. New development in the historical district shall emulate this pattern by incorporating various size lots, various size houses, and various architectural designs appropriate to time period and area. There are fine architectural examples of Victorian, Prairie style, Craftsman, Bungalow, English, Temple/Greek Revival, and cottage styles in the historical district all of which are appropriate architectural styles for new construction. In addition, many other architectural home designs built in Utah between 1848 and 1940 may be appropriate, as determined by the architectural review board.
 - b) Size. The size of the home shall correspond with the size of the lot. The house and all accessory buildings shall not cover more than 40% of the lot.
 - c) Height. One-story, one and one-half story (upper floor incorporated into the roof line), and two story homes (with an attic above the 2nd story) are appropriate. However, the height cannot be more than 35 feet above the curb level.
 - d) Exterior Facades. Brick is the predominant building material in the historical district. Therefore, the majority of houses should be brick with a fewer number of stone and clapboard homes. Appropriate materials for the outside walls of homes, garages, carriage

houses and other outbuildings are brick, stone/cultured stone or wood/fiber-cement board (such as James Hardee). Contrasting materials may be used for pillars, lintels, quoins, keystones, trims, etc. but must receive positive recommendation by the architectural review board. Brick wainscot, vinyl siding, aluminum siding, and stucco panels will not be allowed. Walls, roof shapes, windows, doors, porches, and ornamental detail shall be historically correct for the home's architectural style and period of history.

- e) Windows. Windows shall be appropriate in style and size for the home's period of architecture and must be uniform throughout the house. Windows must be recessed at least one inch from the outside of the exterior trim.
 - f) Colors - shall be historically appropriate to the home's architectural style and period of history.
 - g) Garages and other outbuildings. All houses shall be constructed with a garage for not less than two (2) vehicles and not more than three (3) vehicles. Garages must be the same architectural style and color as the home and may be (1) detached and located toward the back of the lot, (2) attached and flush to the house or extend up to five feet in front of the house if the garage is built to appear as part of the house and has a side or back opening, or (3) attached with a front opening if the front of the garage is set back at least five feet from the front of the house. The garage and other outbuildings shall be subordinate to the house and shall conform to the architectural style of the home.
 - h) Fences. No privacy fences are allowed from the front of the home to the street. However, low fences in wood/wood composite, ornamental iron, brick, rock, natural hedges, shrubs or any combination of the above may be used in the front yard as part of the landscaping. All fences shall comply with Section 17.24.100 of the West Bountiful Municipal Code, be appropriate to the style of the home and must receive positive recommendation by the architectural review board.
 - i) Driveways, sidewalks, steps, lighting, and landscaping shall be historically appropriate to the home's architectural style and period of history.
3. The architectural review board shall have 30 days to review the plans. Upon completion of the review, the board will either; (a) recommend the plans and specifications as submitted, or (b) notify the party making such request of any objections (such objections to be specifically stated). If objections are noted, the requesting party may resubmit a request for recommendation rectifying any such objections to the city. The architectural review board shall then have an additional 10 days after receipt of said revisions for review. The recommendation or denial of submitted plans shall be in writing and returned to the party making a submission, together with a notation of recommendation or denial and the date affixed to one copy of such plans and specification.
4. Upon approval of a Certificate of Historic Appropriateness by the architectural review board the owner or developer may obtain a building permit from the City. Building inspections and/or occupancy approvals will be withheld if the structure is not in compliance with the historical design approved by the architectural review board. For homes in the historical district, a bond will be required to assure compliance with approved architectural design. The amount of the bond will be set periodically by the City Council.
5. An applicant who has been denied any permit based on the architectural review board's refusal to issue a Certificate of Historic Appropriateness may appeal denial to the planning commission, acting as the appeal authority, in accordance with the procedures provided in Chapter 17.08.
6. Enforcement. The provisions of this section are subject to the enforcement provisions established in the current building code adopted by West Bountiful City, the West Bountiful Municipal Code, and other applicable laws.



MEMORANDUM

TO: Planning Commission

DATE: November 6, 2020

FROM: Staff

RE: **Draft Updates to Accessory Dwelling Units Regulations**

In accordance with West Bountiful City's 2019 update to the housing section of the general plan, this memo introduces draft changes to the city's land use code regarding accessory dwelling units (ADUs).

Background

The housing section of the city's general plan puts an emphasis on the value of ADUs in expanding the range of housing options within the city. In listing benefits of ADU's, the general plan states: "In addition to providing affordable rental housing, they can allow first-time homeowners to gain access to homes that would otherwise be out of reach by renting out an additional unit."

SB 34 required the city to identify strategies to assist with the implementation of moderate-income housing options in the city. One of West Bountiful's strategies was to "create or allow for, and reduce regulations related to, accessory dwelling units in residential zones."

With the support of the city council, city staff recently engaged the services of contract professional planners to assist with significant land use issues, including working on the city's stated goals and completing the 2020 housing report. These planners are John Janson and Jake Young.

Draft Updates

The planners have drafted the attached suggestions to the city's ADU regulations, and they will be available at the November 10th planning commission meeting to discuss their ideas and answer questions.

In the draft comments, P stands for policy, SC for State Code, and E for editing.

City staff is also working on other associated goals such as impact fees related to ADUS.

17.82.010 Purpose

The purpose of this chapter is to establish use and development regulations for accessory dwelling units (ADUs). These regulations are adopted for the following purposes:

1. To accommodate such housing in single family residential neighborhoods, as long as it produces only minimal impacts on the neighborhood in terms of traffic, noise, parking, congestion, ~~and compatible scale~~ and appearance of residential buildings.
2. ~~To prevent the proliferation of rental dwellings, absentee ownership, property disinvestment, building code violations, and associated decline in quality of single family residential neighborhoods.~~ To provide an alternative housing option.
3. To establish uniform standards for ADUs.

~~ADUs are intended to be an exception to the requirement of only single family dwellings in agricultural and residential zoning districts as long as the requirements of this chapter and other provisions of this title are met.~~

HISTORY

Adopted by Ord. [374-15](#) on 11/18/2015

17.82.020 Definition

An accessory dwelling unit, or ADU, is defined as a separate dwelling unit, within or attached to a single family dwelling that complies with the provisions of this chapter.

HISTORY

Adopted by Ord. [374-15](#) on 11/18/2015

17.82.030 Scope

The requirements of this chapter shall apply to any ADU within the City. Such requirements shall not be construed to prohibit or limit other applicable provisions of this title, the West Bountiful Municipal Code, and other laws.

HISTORY

Adopted by Ord. [374-15](#) on 11/18/2015

17.82.040 Conditional Use

~~Any ADU shall conform to the development standards of Section 17.82.050, and shall constitute a conditional use in all residential zones subject to the approval and issuance of a conditional use permit by the Planning Commission and recording of the permit with the County Recorder.~~

HISTORY

Adopted by Ord. [374-15](#) on 11/18/2015

17.82.050 Development Standards

The development standards set forth in this section shall apply to any ADU allowed as a conditional use.

1. Location. An ADU shall be allowed only within or attached to an owner-occupied single family dwelling. The owner of the property shall have permanent residence in the home and/or the ADU.
2. Number of Accessory Dwelling Units. A maximum of one (1) ADU shall be allowed within or attached to each single family dwelling. No lot or parcel shall contain more than one ADU.
3. Parking. Adequate parking shall be made available to accommodate the residential use of an ADU, subject to the residential use parking requirements of Chapter 17.52 of the West Bountiful Municipal Code. A minimum total of four (4) off-street parking spaces shall be provided, for the

Commented [JJ1]: P - since you only allow them as an addition or within the building, seems like scale is already taken care of

Commented [JJ2]: P - I'd suggest that the statement includes a lot of slightly discriminatory statements and is somewhat contrary to the State goals to promote affordable housing...

Commented [JJ3]: P - really not true - SC suggests that they are not exceptions. They are a use that is allowed if they meet your standards.

Commented [JJ4]: P - With so many standards there may be an argument for making them a permitted use. Big change but worth considering. Also, I'd suggest you record an affidavit/agreement that the owner signs saying that they will live in the home with the County - not just the permit

home and ADU. Parking spaces may include garage and driveway space. At least one (1) space shall be designated for the ADU. Parking stalls shall be paved with concrete, masonry, asphalt, or concrete pavers. Gravel parking stalls or driveways may be allowed at the discretion of the Zoning Administrator, provided that the structure to be used as an ADU was in existence at the time of adoption of this ordinance, the structure was accessed or served by a gravel driveway and/or parking stalls at the time of adoption of this ordinance, and the surface is sufficient to allow for access by public safety vehicles.

Commented [JJ5]: SC - those kind of "discretionary" comments really don't work with all the changes in State Law over the last 15 years.

4. Utility Metering. No separate utility metering for the ADU shall be allowed, and the utility service shall be in the property owner's name.
5. Size of Accessory Dwelling Unit. An ADU shall contain a minimum of 300 square feet; provided that the dimensions and sizes of living areas, kitchen areas, sleeping areas and bathroom facilities comply with applicable provisions of this title and the current building codes adopted by the City.
6. Construction Codes. An ADU shall comply with the construction housing codes in effect at the time the ADU is constructed, created as a separate dwelling, or subsequently remodeled. This shall include the obtaining of a building permit or other permits as the codes may require.
7. Architecture. An ADU that is added onto an existing single family dwelling or a new single family dwelling that is designed to accommodate an ADU shall not resemble a multi-family structure in terms of the scattered placement of garage doors, carports, or number or location of outside entries or porches. The architectural design and materials of an addition for an ADU shall match the existing single family dwelling so that the addition appears to be part of the original building.
8. Owner Occupied. The owner of the property on which the ADU is located, as listed in the County Recorder's Office, must reside on the property as their principal residence. At no time shall both the ADU and the primary single family dwelling be rented as separate units. The owner shall record a certification of the understanding that the owner needs to live in the home, ussing a form created by the City, except for business, medical, military service, or religious reasons for a time period of up to 2 years. If an absence is warranted due to the above -reasons, -an on-site manager shall be designated. The recorded document shall run with the land.
9. Findings and Impacts. Before any conditional use permit may be issued for an ADU, the Planning Commission shall make an affirmative finding that the ADU will not create any injurious impacts to surrounding neighbors and/or the neighborhood where the ADU is to be located, and that the ADU otherwise meets the requirements of Chapter 17.60 of this title.

Commented [JJ6]: P - it is not a separate dwelling, which implies a detached ADU. They keep their shared utilities.

Commented [JJ7]: E - seems like an odd word - suggest rephrasing to "garage doors, carports, entry doors, and porches shall not face the street"

10. The ADU shall be identified with a separate address using the letter "B" to provide clarity for emergency purposes. A second mailbox is recommended but not required.

11. An annual business license is required for those ADU owners that derive an income exceeding _____. The annual business license renewal shall include a recertification that the owner is living in the home.

12. Fines may be imposed to assure compliance with this ordinance.

Commented [JJ8]: SC - this is your conditional use chapter which is out of date and does not reflect State Law - not a good reference at this point. It needs to be understood that the use is allowed in the zone, but may require mitigation of detrimental effects. However, you have provided a lot of standards, maybe there are no detrimental effects (therefore it should be a permitted use)

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**West Bountiful City
Planning Commission Meeting**

October 27, 2020

PENDING – NOT APPROVED

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 October 23, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 27, 2020 at West Bountiful City Hall, Davis County, Utah.

Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.

Those in Attendance:

MEMBERS ATTENDING: All attending via Zoom: Chairman Denis Hopkinson, Vice Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Charchenko, and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder) in house, Steve Doxey (Legal) and Debbie McKean (Secretary) via Zoom.

VISITORS: Via Zoom: Gary Jacketta

The Planning Commission meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Corey Sweat offered a prayer.

Chairman Hopkinson read the following message: *The Mayor and the Planning Commission Chair have determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding this meeting through electronic means that allow for public participation without an anchor location.*

1. Accept Agenda

Chairman Denis Hopkinson reviewed the proposed agenda. Corey Sweat moved to approve the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor among all members present.

2. Consider Small Plat Subdivision Request for Overton at 1014 W Pages Lane

Commissioner packets included a memorandum from Duane Huffman dated October 22, 2020 regarding Minor Subdivision – Overton – 1014 West 1600 North with an attached application for Preliminary Plat for Beverly Olsen Estate/Amanda Overton and court documents.

Introduction

Cathy Brightwell introduced this agenda item and noted the issues that have evolved with this property in the court. The owners of the property located at 1014 W Pages Ln. have applied to be divided into two parcels based on a divorce decree and quiet title order. West Bountiful Municipal Code 16.16.020.F allows a sub-divider to present the survey map directly to the city council following a recommendation

by the planning commission. She noted that it is a minor subdivision and referred to the copy of the plat describing the property as divided.

Background

- This property was approved for a subdivision by the city in 2016 (Olsen Farms 8). However, the property owner never recorded the approved plat, and that subdivision approval has subsequently expired.
- The property was later involved in an ownership dispute, and court order dated July 7, 2019 requires the division of the property as shown on the proposed survey map. Even with a court order, property owners are required to follow municipal subdivision requirements.

Staff Analysis

The proposed minor subdivision appears to be consistent with West Bountiful subdivision requirements. Public improvements that were required in 2016 are now in place.

During the court process it was discovered that the legal descriptions from the survey map had a few minor issues which have now been corrected. It is likely that the two parcels will be further subdivided in the future.

Staff recommends that the planning commission forward a positive recommendation for approval to the city council.

Action Taken:

Corey Sweat moved to forward to the city council a positive recommendation for the preliminary plat application for a minor subdivision for the Overton/Olsen Subdivision at 1014 W Pages Lane. Laura Charchenko seconded the motion and voting was unanimous in favor.

3. Discuss Historical Overlay District Regulations

Commissioner packets included a memorandum dated October 22, 2020 from Staff regarding the Historical Overlay District ("HOD"), a copy of the regulations, and the West Bountiful Historic District map.

Cathy Brightwell introduced this agenda item that was discussed at the last meeting in conjunction with a request from Blake Heller to have his property removed from the historical overlay district. She informed the Commission that Mr. Heller is in the process of contacting all homeowners in the Heritage Pointe subdivision to make modifications to the CCR's for Heritage Pointe to be consistent with the elimination of the HOD should the city decide to do so.

Current Historical Overlay District

The HOD currently consists of approximately 27 properties along portions of 800 West plus the 36 lots in Heritage Pointe subdivision. Included in these numbers are 1 vacant lot in Heritage Pointe, 1 vacant lot on 800 West, and a 6.7 acre property that is mostly undeveloped.

The current boundaries of the HOD are irregular in shape. On the east side of 800 West, the District begins at the Fisher home on 1000 N and goes south to the Mackey home on the north side of city hall. This includes the Pages Circle subdivision built in 2007 and an LDS chapel. On the west side of 800 West, the District begins with the Hopkinson property (1200 N) and goes south to the DeWaal home on 400 N.

The west boundary juts in and out in several places excluding a few homes built in the late 1800's. This west portion also includes the Heritage Pointe subdivision. The age of homes in the District range from 1882 to 2019.

Background of the original West Bountiful Historic District

In May 2004, the West Bountiful Historic District was added to the National Register of Historic Places. The location was listed as 800 West (Onion St) from 400 North to roughly 1350 North (both sides of the street). The District was comprised of 42 primary buildings, 26 outbuildings, a chapel and the old city hall. Buildings were described as mid-19th century, late Victorian, late 19th and 20th century revivals, late 19th and 20th century American movements and modern movements. Materials included stone and concrete foundations, brick, wood, metal, and stucco walls, and asphalt and wood shingle roofs.

Next Steps

At its last meeting, the planning commission discussed removing Heritage Pointe subdivision from the HOD but wanted more time to evaluate the impact to the properties on 800 West also included in the District. It was also suggested that a review of the current general plan and its references to the historic district was important.

Regarding the map and why some properties were on it and some left off, **Chairman Hopkinson** pointed out that some homes did not want to be included, could not be contacted or had been modified to the point they were no longer considered historic. Noncontributing buildings are those that are not in compliance with historic architecture. There was a desire to update the map to better reflect the historic homes in the city and some discussion took place regarding whether or not to contact them to get their thoughts as changes are considered.

Possible changes to the Historical Overlay District code were discussed to relax the requirements but still create the desired historic feel in the area.

Alan Malan suggested taking out all the design regulations but leaving an updated map in place. He is not sure anyone would care if they were within the district or not and noted that the benefit of having the district is noted in the city's general plan.

Mr. Doxey offered some options: 1) Do nothing - leave HOD in place, 2) modify the boundaries of the district, 3) make a drastic change to the HOD, or 4) modify or eliminate the regulations in the HOD. He feels it makes sense to have a land use area recognizing the Historic area and have general regulations. Staff can offer suggested changes to the general plan, so they correlate with the district.

Chairman Hopkinson suggested the HOD be a cosmetic only zone. He feels it is important to keep references in the general plan regarding city roots but does not see Heritage Pointe as being part of that. Modification to the zone can mimic the historic registry.

Dee Vest prefers to roll things back to where it was before the Heritage Pointe Subdivision was added and maybe add the few homes that should be included that were not on the map.

Alan Malan noted that the district used to be different than what is shown on the current map. He favors having a Historic District without the overlay zone and keep it in compliance with the general plan.

Corey Sweat noted that we have had multiple requests from individuals that want to be removed from district and nobody has requested to be added to the district which shows it may not provide any benefits.

Laura Charchenko supports dropping the overlay and keep the Historic District without regulations.

Mike Cottle concurred with Commissioner Charchenko.

Chairman Hopkinson noted that it is a struggle to meet the regulations of the overlay zone when trying to make upgrades to historic homes and can be costly.

Mr. Doxey suggested to change the zoning map and keep regulations as they are with a few modifications. The review process could include a review board to make recommendation to the planning commission which could include streetscapes and signage to add the flavor of the district rather than structural material requirements. It was noted that these items have been explored in the past, but the City did not have funding to support it. He noted that another public hearing will be necessary before changes to the HOD code can be changed.

Chairman Hopkinson directed staff to come up with a new map and language to drop the overlay zone regulations which the commission can review before having the public hearing. Mr. Malan would like a few pictures included in the document and make the architectural design book available for the review of the commission

4. Staff Report

Kris Nilsen

- Parking lot curb elevations between the school and city building have been reviewed and a solution has been agreed upon.
- Pickle ball RFP has been issued.

Cathy Brightwell

- Olive Garden enlarged their plans to include more space for carry out and plans to open in December.
- Santorini's Greek Café should open in a few weeks.
- Winger's Brew House will be going in where Mikado's was located.
- Chevron Gas Station on the south side of 400 N is staying.
- Under Five is a business where everything is under 5 dollars and merchandise is targeted to pre-teens and teens. It will be located in old Barnes and Noble space.

5. Consider Meeting Minutes from October 13, 2020

Action Taken:

Corey Sweat moved to approve of the minutes of the October 13, 2020 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

6. Adjourn

Action Taken:

***Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:29 pm.
Laura Charchenko seconded the motion. Voting was unanimous in favor.***

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*The foregoing was approved by the West Bountiful City Planning Commission on November 24, 2020, by
unanimous vote of all members present.*

Cathy Brightwell – City Recorder