

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Chairman
Alan Malan

Commissioners
Mike Cottle
Laura Mitchell
Corey Sweat
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, SEPTEMBER 28, 2021, AT THE CITY OFFICES**

AGENDA:

1. Prayer/Thought by Commissioner Cottle.
2. Accept Agenda.
3. Public Hearing Adding Landscape Supply as a Permitted Use to the Agricultural Specialty (A-S) Zone.
4. Consider Adding Landscape Supply as a Permitted Use to the A-S Zone.
5. Staff report.
6. Consider Meeting Minutes from September 14, 2021.
7. Adjourn.

This notice has been sent to the Davis Journal and was posted on the State Public Notice Website and the City's website on September 24, 2021 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

September 28, 2021

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 September 28, 2021, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, September 28, 2021, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Vice Chairman Corey Sweat, Commissioners Mike Cottle, Dee Vest, Laura Mitchell, Council member Kelly Enquist.

STAFF ATTENDING: Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

EXCUSED: Chairman Alan Malan, Kris Nilsen (City Engineer).

VISITORS: Steve Sowby, Mike Sowby.

The Planning Commission meeting was called to order at 7:30 pm by Vice Chairman Sweat.

1. Prayer by Commissioner Cottle.

2. Accept Agenda

Dee Vest moved to approve the agenda as presented. Mike Cottle seconded the motion. Voting was unanimous in favor among all members present.

3. Public Hearing- Adding Landscape Supply as a Permitted Use to the Agricultural Specialty (A-S) Zone

Action Taken

Laura Mitchell moved to open the public hearing at 7:32 pm for public comment regarding adding Landscape Supply as a Permitted Use to the A-S Zone. Mike Cottle seconded the motion and voting was unanimous in favor.

Cathy Brightwell introduced the proposal from Sinc Construction to have a soil mixing project on leased property owned by South Davis Sewer District that does not fall within current permitted uses in the requested A-S zone. This item was discussed at the last planning commission meeting and staff was asked to come back with a proposal to add a new use that might apply.

Staff proposes that a new permitted use, Landscape Supply, be added to WBMC 17.14.020, a definition of Landscape Supply, and the following regulations for this use. Outdoor storage as

applied in the C-H zone; topsoil prep, landscape rock prep, or other processing activities must occur in an enclosed structure; outdoor lighting must be downlighting; deliveries and exports must be covered loads, a SWPPS plan must be submitted; and no processing or deliveries before 7:00 am or after 10:00 pm.

Ms. Brightwell noted that Chairman Malan, who is not able to attend the meeting, dislikes the definition of "landscape supply" because it is too broad and may create problems in the future. He is concerned that it could be interpreted as allowing activities such as gravel pits. He suggested using the term "horticulture" instead of "Landscape" as it covers all forms of garden management but does not allow for rock/gravel production.

There was discussion that making the word change might mean the document would have to go back to Steve Doxey and a new hearing before approval causing a delay in the process. It was suggested that adding "decorative" or "ornamental" to landscape rock and landscape rock preparation in the definition will clarify the issue.

Public Comments:

Mike Sowby, owner of Sinc Construction, clarified that landscape rock does not apply in his situation but feels that it could be a potential use that someone may want in the future.

Action Taken

Laura Mitchell moved to close the public hearing for public comment at 7:43 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

4. Consider Adding Landscape Supply as a Permitted Use to the A-S Zone.

Based on discussion during the public hearing, it was concluded that "decorative" be added to the definition of landscape rock.

Action Taken

Laura Charchenko moved to approve and move to city council the changes proposed by staff and to add "decorative" before both references to Landscape Rock in the definition of Landscape Supply. Dee Vest seconded the motion and voting was unanimous in favor.

5. Staff Report

Cathy Brightwell:

- Gave the commissioners a handout about non-conforming uses in WBMC 17.56.030 B. She informed them of a resident who is considering joining the current annexation request on 1450 West. He is in the A-1 zone but only has .5 acres and wants to build a barn. She said neither the property owner nor the county knows how he ended up with a .5 acre property in a one acre zone. Before agreeing to annex, he is interested in knowing if the planning commission will object to his building permit for a barn. City code allows the planning commission to approve exceptions to changes or enlargements of non-conforming uses. A

straw poll showed consensus from the commissioners that they did not see a reason why he could not build a barn on the property. There is a home already on it.

- Meet the Candidates Night will be held Monday, October 4, 6:30 pm.
- Christmas on Onion Street has always been held on the first Monday, but Youth Council is thinking about changing it to Saturday December 11th with Santa touring during the day and ending up at the City Park for hot chocolate, snacks, letters to Santa, and games.
- The new public works building is going out to bid next week.
- Consolidated Fee Schedule is being updated, there are no land use fees that need to be changed so there will be no need for a public hearing. The fee changes will go directly to city council.
- With the audio system down right now, it is not possible to hold commission training. The requirement for 4 hours is due by year-end. She will send the commissioners a link so they can watch another portion of the training on their own to expedite their requirement.

Commissioner Reports:

- Laura Mitchell received an email from a research marketer inquiring about locations where we allow multi-use housing. She told them to contact Duane at City Hall.
- Dee Vest reported that the light at 400 North and 500 West is still malfunctioning during rush hour.
- Laura Mitchell reported that there is a large food truck selling seafood that is parking in front of Eyeglass World and blocking the view of traffic which is creating a safety hazard.

6. Consider Meeting Minutes from September 14, 2021.

Action Taken:

Dee Vest moved to approve of the minutes of the September 14, 2021, meeting as presented. Laura Mitchell seconded the motion and voting was unanimous in favor.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:10 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on October 12, 2021, by unanimous vote of all members present.



Cathy Brightwell
Cathy Brightwell – City Recorder