

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, FEBRUARY 8, 2022, AT THE CITY OFFICES**

AGENDA:

1. Prayer/Thought - Commissioner Sweat.
Pledge of Allegiance – Dennis Vest.
2. Confirm Agenda.
3. Discuss Public Improvement Requirements as a Condition of a Building Permit.
4. Consider Meeting Minutes from January 25, 2022.
5. Staff report.
6. Training.
7. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the city website on February 4, 2022, by Cathy Brightwell, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

February 8, 2022

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 February 4, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 8, 2022, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Dennis Vest, Laura Mitchell, Mike Cottle, Corey Sweat, and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder), and Debbie McKean (Secretary).

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

1. **Prayer by Commissioner Sweat.
Pledge of Allegiance led by Commissioner Vest**
2. **Accept Agenda**

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

3. **Discuss Public Improvement Requirements as a Condition of a Building Permit.**

Commissioner packets included a memo from staff dated February 4, 2022, that included redlined changes discussed at the last meeting. A clean copy of WBMC 15.08.050 was also attached.

The redline copy was reviewed by the Commission and changes made as follows:

- A.1. Move non-commercial structures to its own line item and add clarification that it only applies when the non-commercial structure connects to public utilities in the public street.
- A. 3 & 4 Change the percentage from 50% to 100% which means the addition must at least double the existing footprint or floor space.
- B. Add 'consistent with city standards' when describing the required public improvements.
- B.3. List the public utility services that will be required.
- B.4. Clarify that non-city utility services will be the responsibility of the property owner when they are new or requested by the property owner.

Staff will make the above changes and a new draft will be presented at the next meeting which will be scheduled as a public hearing.

4. **Consider Meeting Minutes from January 25, 2022.**

Action Taken:

Laura Mitchell moved to approve the minutes of the January 25, 2022, meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

5. Staff Meeting

Cathy Brightwell

- Chree Olsen Martin came into the city yesterday with a subdivision proposal of 4 Lots for her property on Olsen Way and 1850 North. Her father, Terry Olsen, had a similar subdivision approved for the same property several years ago but it was never recorded.
- Pam Nichol's property on 400 North is under contract. The buyers would like to build a school on the property. Choice Education has a L3C tax status which is a low-profit limited liability company. They will likely file for conditional use as a quasi-public use entity.
- Manheim needs additional parking and is negotiating with Highgate to lease 5 adjacent acres to the north in trade for 3 acres fronting 1450 West which are good buildable lots. The property they would like to expand on is in the BU Zone and does not allow outdoor storage or parking of vehicles. We went to court years ago on similar issues and agreed to let them lease 26 acres to the north with conditions including building a berm, installing fencing and lights, etc., however, they never moved forward with that agreement.

Kris Nilsen

- The first test run on the well was very successful this morning and the well should be ready in March to go into the public water system.
- A conditional use permit will be on the agenda in March.
- The 600 West road project will be going out to bid this week. It will include complete replacement of culinary water pipe and street surface. The project will be done in sections to minimize the impact on the community. It is possible the trail will be included in the project if the bid comes in favorably to doing so.
- The owners of the RVs that have been parked at the sewer plant were notified that they have to remove them; so far the number has been reduced and there are about 15% left.
- The city received a report regarding the Nielsen issue by a neighbor that a large amount of gravel had been dumped in the street. He was in the process of removing it today. Neighbor also reported that he is still running his business but not from his home.

6. Commissioner Training.

Cathy Brightwell provided training on the "Top Ten Things We Need to Know as Planning Commissioners." Approximate time of the video was 15 minutes.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:16 pm. Mike Cottle seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on February 22, 2022, by unanimous vote of all members present.