

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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, MAY 10, 2022, AT THE CITY OFFICES, 550 N 800 WEST

AGENDA:

1. Prayer/Thought - Commissioner Sweat.
Pledge of Allegiance – Commissioner Cottle.
2. Confirm Agenda.
3. Discuss Onion Patch Securities/Manheim Project:
 - a. Application for Text Change to Add an Outdoor Vehicle Storage in Certain Commercial Areas Overlay (OVSO) Zone and Amend WBMC 17.92.010 Outdoor Storage and Outdoor Merchandising.
 - b. Application for Rezone for a Portion of Onion Patch Securities Property to Commercial Highway and Outdoor Vehicle Storage in Certain Commercial Areas Overlay Zones.
 - c. Conditional Use Permit Application for Outdoor Vehicle Storage on Vacant Raw Land.
 - d. Development Agreement for Onion Patch Securities to Lease Vacant Land to Manheim
4. Discuss City Council Request to Consider Adopting a Minimum Home Size (Footprint) in Residential Zones.
5. Consider Meeting Minutes from April 26, 2022.
6. Staff report.
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 May 6, 2022, by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

May 10, 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 May 6, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 10, 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).

VISITORS: Deby Mitchell, Jay Gough, Robert McConnell (Attorney representing Manheim)

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

1. **Prayer by Commissioner Sweat.
Pledge of Allegiance- Commissioner Cottle.**
2. **Confirm Agenda**

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

3. **Discuss Onion Patch Securities/Manheim Project**

Commissioner packets included a memorandum from Cathy Brightwell and Kris Nilsen dated May 6, 2022, regarding the Onion Patch Securities/Manheim Project. Included with the memorandum was a site map, Application to rezone, Application for Text Change, City zoning map, Conditional Use Application, and a draft of the Development Agreement for Onion Patch Securities/Manheim Project.

Kris Nilsen reminded commissioners that at the planning commission's March 8, 2022, meeting, Todd Willey and Jay Gough, representing Onion Patch Securities, LLC, explained that Manheim Auto Auction is in need of additional land to park overflow vehicles. Onion Patch has proposed to temporarily lease a portion of their vacant land (6.75 acres) to Manheim in exchange for approximately 3 acres of residential land adjacent to Highgate Estates. The commission agreed that the proposal may be in the best interest of the city and suggested staff work with legal to come up with some options to make it work. Onion Patch went on to meet with city council on March 15, 2022, who suggested they try to come up with a mechanism to make it all work and present a proposal to planning commission.

In response to the above discussion, the parties submitted the following documents on April 27, 2022:

1. Application for Text Change to add an Outdoor Vehicle Storage in Certain Commercial Areas Overlay and Amend WBMC 17.92.010 Outdoor Storage and Outdoor Merchandising.

2. Application for Rezone for a Portion of Onion Patch Securities Property to Commercial Highway and Outdoor Vehicle Storage in Certain Commercial Areas Overlay Zones.
3. Conditional Use Permit Application for Outdoor Vehicle Storage on Vacant Raw Land.
4. Draft Development Agreement for Onion Patch Securities to Lease Vacant Land to Manheim This item is up for discussion which will include process and timeline.

The following discussion took place:

- There was some confusion about the need for all the documents. Commissioner Sweat raised concerns about having a conditional use permit as part of the agreement and combining all these conditions to every document provided. Can't the conditions be included in the development agreement? Laura Mitchell pointed out that conditional uses run with the land and so it is necessary to have the overlay zone in place. Kris Nilsen commented that the conditional use will provide the city additional protections.
- Outdoor Vehicle Storage in Certain Commercial Areas Overlay (OVSO). This new overlay zone is intended to be limited a specific property and allow outdoor vehicle storage as a permitted use. This is preferable to changing the prohibition on motor vehicle storage in the underlying zone as it would apply zone-wide. It was also determined that the use should be conditional rather than permitted and that signage should follow the city's sign ordinance.
- Application to Rezone proposes to change the zone of the specific property. It was determined that the property be changed from B-U to CH and OVSO because the C-H allows outdoor storage. The property description listed on the application is for the entire 10 acre Onion Patch parcel but should be limited to the specific property being leased (6.7 acres).
- WBMC 17.92 Outdoor Storage and Outdoor Merchandising. A provision is proposed that references the OVSO and allows vehicle parking up to 5 days when controlled by access gate. It also allows Motor Vehicle Retail Sales and Service as a Permitted use and Outdoor Storage of Merchandise and Equipment as a conditional use.

After discussion, it was determined that the language needs to be clarified so that the use is limited to within the OVSO. The chart needs to be updated to remove Motor Vehicle Retail Sales and Service and Outdoor Storage of Merchandise or Equipment from the zone and add a new line item called Outdoor Storage of Motor Vehicles as a conditional use. The applicant also asked that the 5-day limit be changed to 'temporary' as there may be rare occasions when vehicles are left on-site for longer periods of time.

- Conditional Use Permit allows outdoor vehicle storage on the specified property and will allow the planning commission to establish conditions for the outside storage such as fencing, lighting, etc. and establish a term limit (ten year suggested).
- Development Agreement. Chairman Malan asked for changes regarding the zone and the term of the agreement and asked staff to run sections 4.2 and 4.7 by legal counsel. Cathy Brightwell noted that the city wants to be made aware of any future changes to the term of the ground agreement and asked for a statement that would involve the city in any changes.

Mr. Mc Connell explained that his clients only need this for a 10-year period and so he has drafted things to that end. He will revise the items pointed out and forward to Cathy Brightwell. She will forward them those to Steve Doxy and schedule a public hearing for the next meeting.

4. Discuss City Council Request to Consider Adopting a Minimum Home Size (footprint) in Residential Areas

Commissioner packets included a memorandum from Cathy Brightwell/Kris Nilsen dated May 6, 2022 regarding a Request to Consider Adopting a Minimum Home Size (Footprint) in Residential Zones.

Cathy Brightwell explained that at the May 3, 2022, city council meeting, there was discussion about the size of homes. West Bountiful does not have either a minimum or maximum size requirement like many other cities do. This item is up for discussion to determine if the planning commission sees a need to adopt a minimum size or minimum footprint requirement.

Some discussion took place and the commission felt that there was no need to have a minimum size home requirement in code.

Action Taken:

Corey Sweat move to recommend to city council that there be no minimum home size on a residential property. Laura Mitchell seconded the motion and voting was unanimous in favor.

Dennis Vest noted that Corey Sweat did an outstanding job representing the Commission at the last City Council meeting. Corey noted that the "Flip the Strip" ordinance will be coming back to the commission for further review.

5. Consider Meeting Minutes from April 26, 2022.

Action Taken:

Corey Sweat moved to approve the minutes from the April 26, 2022, meeting as corrected. Mike Cottle seconded the motion and voting was unanimous in favor.

6. Staff Reports

Cathy Brightwell

- City council passed a Proclamation and Resolution enacting culinary watering restrictions for outdoor use. Cathy reviewed the various restrictions for culinary water and Weber Basin water. She noted the difference between the two and the fines in place if not adhered to.
- Cathy has been preparing educational information on the different types of watering restrictions for the website. Post cards will be mailed to all residents tomorrow explaining the changes.
- Ivory Homes submitted preliminary plat drawings for Belmont Farms which is a 9-lot subdivision. They are now under the name of Belmont Farms. Their submittal included a few updates to the storm drain plans, but no substantial changes were made.
- June 28th – Primary Elections will be held in the council chambers so not planning commission meeting will be held.
- There is a lot of interest in reviewing the BU zone to make it more usable.

- Duane and Steve have met with high use water customers. To date they have met with Loveland Nursery and Rockin E and will meet with Holly Refinery soon. They will continue to monitor high water users. Loveland is interested in annexing into the city.

Kris Nilsen

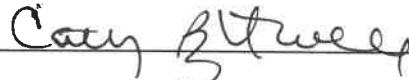
- Lines for Weber Basin secondary water are being charged and should be usable by Friday.
- 600 West construction is going well and is on schedule.
- 400 North Well working through issues with the fluoride pump. Should be completed this week.
- Public Works building should have footings in this week.
- RV's have been removed from the Sewer District property. No plans for the property have been submitted to date.
- Olsen Phase 8 drawings have been received and are being reviewed.

7. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 9:27 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 May 24, 2022, by unanimous vote of all members present.


Cathy Brightwell – City Recorder

