

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, AUGUST 9, 2022,
AT THE CITY OFFICES, 550 N 800 WEST**

AGENDA:

1. Prayer/Thought - Commissioner Sweat.
Pledge of Allegiance – Commissioner Cottle.
2. Confirm Agenda.
3. Super Stop Convenience Store Rebuild, 560 W 500 South.
4. Belmont Farms – Phase 1 Final Plat.
5. Miscellaneous Landscape Corrections.
6. Consider Meeting Minutes from July 12, 2022.
7. Staff report.
 - a. Moderate Income Housing Plan - 2022
 - b. Lunch with the League (via Zoom), Sept. 6, 12-1 pm – Your Land, Your Plan –
Using Public Assets for Healthier Communities
8. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the city website on August 5, 2022, by Cathy Brightwell, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

August 9, 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 August 5, 2022, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, August 9, 2022, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Mike Cottle, Laura Mitchell, and Council member Kelly Enquist.

MEMBERS EXCUSED: Commissioners Corey Sweat, Dennis Vest

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

VISITORS: Gary Jacketta, Paul Giles, Omar Mansour, Dave Badham (Badham Construction), Richmond Thornley, Deby Marshall.

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

1. **Prayer by Council Member Enquist - Pledge of Allegiance- Commissioner Cottle**
2. **Confirm Agenda**

Chairman Malan reviewed the proposed agenda. Mike Cottle moved to approve the agenda as presented. Laura Mitchell seconded the motion. Voting was unanimous in favor among all members present.

3. **Super Stop Convenience Store Rebuild, 560 West 500 South**

Commissioner packets included a memorandum dated August 5, 2022, from Staff regarding the Super Stop Convenience Store rebuild at 560 W 500 South with attached site plan.

Kris Nilsen introduced Omar Mansour and explained his request to demolish and rebuild his Super Stop convenience store at 560 W 500 South. He said the current issue is landscaping. The city requires 15% of the total site be landscaped and that 25% of the front landscaped area be vegetation.

Dave Badham, Mr. Mansour's contractor, informed the commission that they have been working on this plan for 3 years after putting it on hold during Covid. He stated that Omar's main goal is to improve the appearance of the site and increase business. They have tried various things to make the landscaping comply with city code, but it has been challenging especially after UDOT claimed 10 feet of their property on 500 South. He asked for some recommendations from the commission as to what they feel would make things work so they can move forward.

Mr. Badham also referred them to the site plan and the need to obtain approval for a zero setback for the building along the northeast property line. He said the building will have a flat roof and all water drained

from the roof will go into their storm drain system. In addition, those walls will be fire-rated as required by building and fire code.

Omar Mansour took the stand and stated he is concerned about the city landscape code. He said he has very limited space in the front of the property and feels that adding landscape along 500 South to meet the 25% requirement will cause the drive aisle into the pumps to be unsafe. Staff suggested that the front area is flexible and could be set at either the front of the pump canopy or the front of the building whichever better meets their plan. Mr. Mansour also suggested some other ideas where he would maintain an easement of landscape from the surrounding property owners and those areas count towards his percent requirement.

There was discussion on his proposals. It is not likely the city will be able to apply property towards his percent requirement that is owned by someone else. There was discussion about variances and conditional uses. Ms. Brightwell noted that the city is currently looking at making changes to its landscape regulations and this may be an area of consideration. there could be changes made in the landscape plan regarding commercial businesses.

Discussion took place on possible ways to work through the challenges. Mr. Nilsen said they will review the code and consider changes that may improve the situation when the issue is discussed later in this meeting (agenda item 5).

4. Belmont Farms- Phase 1 Final Plat

Commission packets included a memorandum dated August 9, 2022, from Kris Nilsen regarding Belmont Farms Subdivision – Preliminary/Final Plat with attached site plan.

Mr. Nilsen explained that Ivory Development has applied for a seven-lot subdivision located on the west side of 1450 West at 400 North and consisting of 10.37 acres. The property is within the B-U zone and the proposed use is single family detached residential dwellings, matching the existing use adjacent to the property on the east and south. The B-U zone requires any project located within 300 feet of the A-1 canal to blend a combination of appropriate uses, this project is not within 300 feet of the A-1 canal and therefore not required to blend additional uses with residential. The project has been reviewed by staff to meet the underlying A-1 zone requirements for size (min. 43,560 sf) and frontage (min. 85 ft.), as represented.

Kris reviewed the outstanding items from the Preliminary and Final Plat Review Checklists. The main items are:

- Copies of agreements with Rocky Mountain Power for proposed utility crossing.
- Copies of agreements with Ivory Development for storm drain improvements outside the subdivision boundary.
- A comprehensive geotechnical and soils report
- Satisfactory evidence from South Davis Sewer, Weber Basin, and Davis County that all utilities and services will be available, and easements have been reviewed.
- A Davis County development and construction permit (Floodplain Permit).
- Prior to recording, a mylar plat with required signatures and recent title report.

He recommended that approval by the Planning Commission be subject to the following conditions:

1. Address all remaining check list items and additional staff review comments.

2. Address all Planning Commission comments.
3. Submit a revised Final Plat and Plans for Review by City Staff

Commissioners expressed their concern with approving the subdivision with the various outstanding issues. They were also concerned with Phase 2 not being part of the final.

Skylar Tolbert, representing Ivory Development, noted that they have broken this project into two phases because they are anxious to get a model home built and some of the issues yet to be completed affect drainage and bridge work on 1450 West and will take some time to work through. The county works slower than the city in this process. Mr. Tolbert stated that they have met all city requirements and does not think they should be held up because of the county issues.

After much discussion it was decided that final approval could not be given at this point. The developer will continue to work on the outstanding issues.

5. Miscellaneous Landscape Corrections

Commissioner packets included a memorandum dated August 5, 2022, from staff regarding general landscape references in West Bountiful Municipal Code with an attached redline copies of affected codes.

This memo discusses general landscape references throughout the municipal code that have been reviewed to complement and be consistent with the newly adopted Water Efficient Landscape ordinance, WBMC 12.28.

Cathy Brightwell stated that the city council recently adopted Ordinance 455-22 (WBMC 12.28) amending its landscape regulations to promote water conservation and efficient use of water. Other sections of the municipal code have been identified and changes are proposed to complement and be consistent with the new ordinance.

She added that staff is also proposing some changes for large commercial parking lots for the commission to discuss. Currently, the city does not require landscaped islands in parking lots. When comparing the city's two major shopping centers, The Commons' parking lots have landscaped islands that clearly define drive aisles and ends of parking rows. The Gateway shopping center has very limited islands which make driving more hazardous. In addition, parking islands provide a space for trees that add shade. In researching the issue, she said she used language from Centerville and Farmington's parking ordinances because of their experience with large parking lots.

Discussion took place regarding what percentage landscaping should be required for commercial areas. WBMC 12.28 requires 25% of the front landscaped area to be vegetation. Should this apply to both residential and commercial properties? Mr. Nilsen noted that in most commercial zones, code requires 15% of the total site to be landscaped with 25 % of the front landscape area to be vegetation . This requirement was intended to provide a buffer from the street and be attractive.

Several options were discussed based on the earlier issues raised by Mr. Mansour and how the landscape requirements affect his plans to rebuild his convenience store. Percentages could be modified, or a conditional use option made available. Staff will research how percentage changes may impact existing properties and discuss options with legal counsel.

Staff will put a draft together in preparation for a public hearing at the next meeting.

6. Consider Meeting Minutes from July 12, 2022

Action Taken:

Laura Mitchell moved to approve the minutes from July 12, 2022, as presented. Mike Cottle seconded the motion and voting was unanimous in favor.

7. Staff Report

Cathy Brightwell:

- Moderate Income Housing Plan 2022 - Cathy explained that the 2022 Plan is due soon. Our contract planners, John Janson and Jake Young are working on putting options together for our review based on the city's previous submission. A draft will likely be ready for the next meeting.
- ULCT is holding an online lunch training on September 6, from 12-1 pm - Your Land, Your Plan- Using Public Assets for Healthier Communities. She suggested commissioners try to attend if possible as this will count towards the annual required training.
- Ms. Brightwell noted that staff met with Omar Mansour last week regarding the Retail Tobacco Specialty License issues discussed at the last meeting and he agreed to stop selling flavored tobacco.

Kris Nilsen:

- 600 West road construction – the north portion will be roto-milled beginning August 22 (the first day of school) with paving scheduled for early September. The south section is paved.
- Public Works Building is working on foundation, concrete and walls and prepping for a floor pour.
- 400 North Well will receive its final fluoride testing in two weeks. Public Works will receive training on the well system.

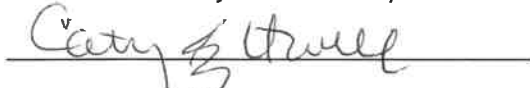
8. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:14 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 August 23, 2022, by unanimous vote of all members present.



Cathy Brightwell – City Recorder