

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**City Council
Representative**
Dell Butterfield

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

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Dennis Vest
Robert Merrick
Tyler Payne

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, NOVEMBER 12TH, 2024, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Malan
Pledge of Allegiance – Commissioner Sweat

1. Confirm Agenda.
2. Code Change Application – Front Yard Fence Regulations – Willey.
3. Code Change Application – Residential Rear Yard Setbacks – Schilling.
4. Discussion on Airport Overlay Zone.
5. Approve Meeting Minutes from October 22nd, 2024.
6. Staff Reports.
7. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org),
and posted at City Hall on November 8th, by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: November 8th, 2024

FROM: Staff

RE: Front Yard Fence Code Change Application

This memo introduces a text change amendment application from Todd Willey, which requests changes to the city's front yard fence requirements, along with other clear view regulations (attached).

Background

Before 2021, most front yard fences were not permitted under city code. After some discussion, an ordinance was adopted that permitted 4' tall front yard fences if they were located at least 3' from the sidewalk. They could extend up to 6' tall if they were 15' away. Reasons why front yard fence regulations exist may include:

- Visual Impact
- Traffic Safety
- Community Aesthetic
- Pedestrian Access

Additionally, back yard and side yard fences are allowed up to 6', with the planning commission granted the authority to allow up to 8' fences when residential properties are next to non-compatible uses (WBMC 17.50.050).

Application

On October 9th, 2024, Mr. Todd Willey submitted a Text Change Application for front yard fences. This application requests that land use code allow 6' fences in the front yard, and 8' fences in back yard if the fence was 70% clear or greater. Since the original application, Mr. Willey has amended the application to include additional changes to clear view regulations. These changes can be found in red on the attached document.

In initially reviewing the application, the planning commission may want to consider:

- Would this change to front yard fences be compatible with the General Plan for residential Zones?
- How would this change affect new development and the re-development of residential properties?

- The planning commission has already gone through an extensive review process regarding front yard fences in 2021. Is this something that needs to be reviewed again?
- The proposed application does not specify if this would only apply to interior lots. Would 70% clear or great provide enough of a visual to protect corner lots?
- How would taller backyard fences benefit West Bountiful City residents?

Options

Based on the application, staff recommends that the commission select one of the following directions:

1. Move forward with the request as proposed and schedule a public hearing. Following the public hearing, the commission could then:
 - a. Recommend approval.
 - b. Recommend denial.
2. Direct staff and consultants to bring back either other specific proposals or a larger review of options related to front yard fences and/or rear and side yard fences.



APPLICATION TO REZONE/CHANGE TEXT

West Bountiful City
PLANNING AND ZONING
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: 1280 W. High Gate Ave. DATE OF APPLICATION: 10-9-24

PARCEL NUMBER: _____ CURRENT ZONE: A-1 PROPOSED ZONE: _____

LEGAL DESCRIPTION ATTACHED: YES NO

Applicant Name(s): Todd Willey

Applicant Address (if different than above): _____

Primary phone: 801-548-2817 E-mail address: todd.willey15@gmail.com

Describe in detail the request for which this application is being submitted and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

Front yard Fencing: The ordinance that governs the Height is not serving public interest or safety and needs to be amended. I would like to propose new text to the ordinance allowing for a 6' Fence in the Front yard and a 8' Fence in the back yard, provided the Fence is 70% clear or greater.

I hereby apply to change text in the West Bountiful Municipal Code, or rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 10-9-24

Applicant Signature: Todd Willey

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: 10/9/24

Public Hearing Date: _____

Letters sent to affected neighbors: _____

Planning Commission Approval: _____

City Council Approval: _____

APPLICATION TO REZONE/CHANGE TEXT

APPLICANT: TODD WILLEY

ADDRESS: 1280 WEST HIGHGATE AVE.

WEST BOUNTIFUL, UT. 84087

PHONE NUMBER: 801-548-2817

17.50.020 Clear View Area

2. Chain link fences or fences which are seventy percent (70%) or more open shall not exceed four (4) feet in height above the back of curb lines or, if there is no curb, the edge of asphalt lines.

(Amended text)

Chain link fences or fences located in the A-1 zone which are seventy percent (70%) or more open shall not exceed (6) feet in height above top back of curb line or, if there is no curb, the edge of asphalt lines for front and side yards.

3. Trees in excess of these heights may be located or maintained, provided they are pruned clear of all foliage between the ground and a height of ten (10) feet on the yard side and fourteen (14) feet on the street side are planted at least (10) feet apart. Tree canopies or other growth shall not block signs or signals.

(Amended text)

Trees in excess of these heights may be located or maintained on the street side, provided they are pruned clear at a height of (8) feet at a mature age of tree. Trees must be planted (10) feet apart on the street side. Tree canopies or other growth shall not block signs or signals.

6. No vehicle parking is allowed.

(Amended text)

No vehicle parking is allowed during months prone to snowfall.

17.50.030 Front yard Fences

A. A fence that is seventy percent (70%) or more open is allowed up to (4) feet in height.

(Amended text)

A fence that is seventy percent (70%) or more open is allowed up to (6) feet in height.

B. A fence, wall, or hedge if located three (3) feet or more from the front street right of way or sidewalk, whichever is closer to the primary building on the lot. In addition,

such a fence, or hedge is allowed up to six (6) feet in height if located fifteen (15) feet or more from the front street right of way or sidewalk.

(Amended text)

A fence, wall or hedge located in the A-1 zone and measured from three (3) feet top back of curb, such a fence is allowed up to six (6) feet in height provided it is (70%) clear. Walls and hedges cannot exceed Two (2) feet in height.

3. Burnell proposal

For properties in the A-1 zone, with roadway frontages exceeding 200', front yard fences of at least seventy percent (70%) transparency are allowed up to a six (6) feet in height with an offset of at least 20" from the front side facades of the primary residence, with a setback of six (6) feet from the property line along the roadway frontage.

(Amended text)

For properties in the A-1 zone, front yard and side yard fences of at least seventy percent (70%) transparency are allowed up to six (6) feet in height. With a set back of six (6) feet from top back of curb along the roadway frontage.

MEMORANDUM



TO: Planning Commission

DATE: November 8th, 2024

FROM: Staff

RE: Code Change Application - Rear Yard Setback Regulations in R-1-10 Zone - Schilling

This memo introduces a text change amendment application from Staci and Dustin Schilling related to rear yard setback requirements for main structures in the R-1-10 zone (attached).

Background

West Bountiful City currently has a 30' setback requirement in the rear yard for main structures in all residential zones. After some investigation, city staff were able to determine that this requirement has existed since at least 1965 and possibly even longer. There are many reasons as to why setbacks in residential zones exist. Some of these reasons include:

- Usable backyards;
- Privacy;
- Noise mitigation;
- Safety and access in case of fires or other disasters;
- Aesthetic and predictable development patterns.

Application

On October 25th, 2024, Dustin and Staci Schilling submitted a Text Change Application to change current setback regulations in the R-1-10 zone. The application requests to amend the current regulation of 30' down to 20' along 30% of the rear property line, while the remaining 70% maintains a 30' setback requirement. This proposal stems from the applicant's desire to build an addition that would extend into their current rear yard setback.

In initially reviewing the application, the planning commission may want to consider:

- Would this change to rear yard setbacks be compatible with the General Plan for residential zones?
- How would this change affect new development and the re-development of residential properties?
- How would this change work with other yard requirements such as the requirement that no accessory or group of accessory structures cover more than 35% of a rear yard?

- Is it equitable to allow for accessory structures in rear yard setbacks but not parts of the main structure? For example, why can a detached garage enter the setback, but not an attached garage?
- Will future discussions about detached ADUs change the city's way of regulating rear yard setbacks?

Options

Based on the application, staff recommends that the commission select one of the following directions:

1. Move forward with the request as proposed and schedule a public hearing. Following the public hearing, the commission could then:
 - a. Recommend approval.
 - b. Recommend denial.
2. Direct staff and consultants to bring back either other specific proposals or a larger review of options related to rear yard setbacks.



APPLICATION TO REZONE/CHANGE TEXT

West Bountiful City
PLANNING AND ZONING
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: 850 Heritage Pointe Circle **DATE OF APPLICATION:** 10/25/2024

PARCEL NUMBER: 062860031 **CURRENT ZONE:** R-1-10 **PROPOSED ZONE:**

LEGAL DESCRIPTION ATTACHED: YES NO

Applicant Name(s): Dustin and Staci Schilling

Applicant Address (if different than above):

Primary phone: 801-699-3955 **E-mail address:** Staci.hafen@gmail.com

Describe in detail the request being made and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

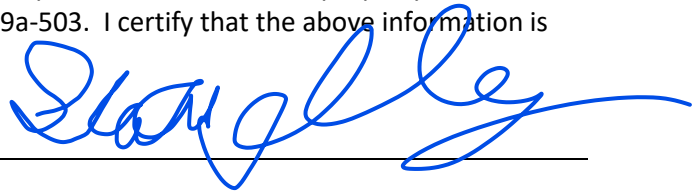
Rear Yard Regulations in the R-1-10 Zone are not currently meeting the needs of the residents of West Bountiful.

17.24.050 Yard Regulation A.4 Rear Yard. a. The minimum rear yard setback

We propose an amendment to the current zoning regulations to allow residential properties to have the main structure set back 20 feet from the rear property line in 30% of the lot, instead of the existing requirement of 30 feet for the entirety of the property line.

I hereby apply to change text in the West Bountiful Municipal Code, or rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 10/25/24

Applicant Signature: 

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date:

Public Hearing Date:

Letters sent to affected neighbors:

Public Notice Sign Placed

Planning Commission Approval:

City Council Approval:



MEMORANDUM



TO: Planning Commission

DATE: November 8th, 2024

FROM: Staff

RE: Airport Overlay Zone – WBMC 17.45

This memo introduces a draft of the proposed airport overlay zone, which must be adopted in cities which contain an airport influence area by December 31, 2024, per HB 206.

Background

In 2023, the Utah State Legislature passed HB 206, establishing airport use amendments. These amendments establish land use requirements for land located within an airport influence area which is defined as land within 5,000 feet of an airport runway. Former city staff, Cathy and Addison, had previously worked on drafting code which established the zone, but were never able to present it to the planning commission.

Proposal

The overlay zone will include two small areas of land that will be located within the airport influence area, which are shown on the attached map (Exhibit A). The proposed draft will address specific Airport Zoning Regulations along with conflicting regulations. The proposed code can be found in the attached document (Exhibit B).

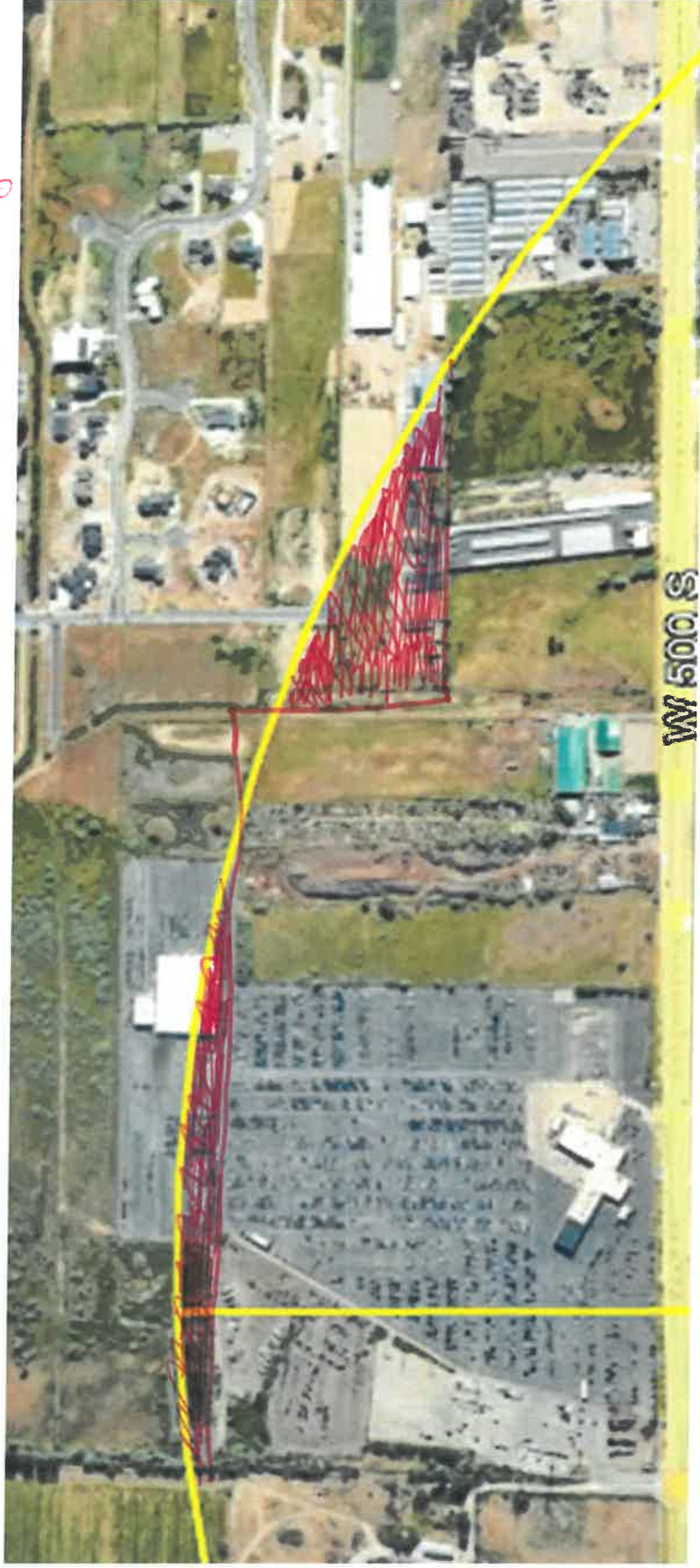
Options

Based on the application, staff recommends that the commission select one of the following directions:

1. Move forward with the proposal and schedule a public hearing. Following the public hearing, the commission could then:
 - a. Recommend approval.
 - b. Recommend denial.
2. Direct staff and consultants to bring back either other specific proposals or a larger review of options related to the Airport Overlay Zone.

Exhibit A

West Bountiful - Airport Overlay



N
+
W E S

5000 ft from Sky Park
Airport in Woods Cross

Exhibit B

NEW CODE CHAPTER

17.45 Airport Overlay Zone (NEW)

17.45.010 Creation and Purpose

17.45.020 Definitions

17.45.030 Airport Zoning Regulations

17.45.040 Conflicting Zoning Regulations

17.45.010 Creation and Purpose

There is hereby created within the city an airport overlay zone, as designated on the city's zoning map, as amended. Unless the zoning map provides otherwise, the airport overlay zone shall be coextensive with the airport influence area, as defined in this chapter. The purpose of the airport overlay zone is to prevent the creation or establishment of an airport hazard and to eliminate, remove, alter, mitigate, or mark and light existing airport hazards to promote public health, safety, and general welfare.

17.45.020 Definitions

"Airport" means any publicly used area of land or water that is used, or intended to be used, for the landing and take-off of aircraft and utilized or to be utilized in the interest of the public for these purposes.

"Airport hazard" means any structure, tree, object of natural growth, or use of land that potentially obstructs or otherwise impacts the safe and efficient utilization of the navigable airspace required for the flight of aircraft in landing or take-off at an airport.

"Airport influence area" means land located within 5,000 feet of an airport runway.

"Airport overlay zone" means a secondary zoning district designed to protect the public health, safety, and welfare near an airport that:

- (a) applies land use regulation in addition to the primary zoning district land use regulation of property used as an airport and property within an airport influence area;
- (b) may extend beyond the airport influence area;
- (c) ensures airport utility as a public asset;
- (d) protects property owner land values near an airport through compatible land use regulations as recommended by the Federal Aviation Administration; and
- (e) protects aircraft occupant safety through protection of navigable airspace.

"Avigation easement" means an easement permitting unimpeded aircraft flights over property subject to the easement and includes the right:

- (a) to create or increase noise or other effects that may result from the lawful operation of aircraft; and
- (b) to prohibit or remove any obstruction to such overflight.

17.45.030 Airport Zoning Regulations

- A. No permit shall be granted that would allow the establishment or creation of any airport hazard or permit a nonconforming use or structure to be modified so as to become a greater hazard to air navigation than it was on the effective date hereof.
- B. The city shall have authority, through its police power, to abate as a public nuisance any airport hazard within the airport overlay zone.
- C. The city shall notify a person building on or developing land within an airport influence area, in writing, of aircraft overflights and associated noise.
- D. Any proposed development within an airport influence area is required to conform with 14 C.F. R Part 77 and may, as a condition to granting a building permit, subdivision plat, or a requested zoning change within an airport influence area, require a person building or developing land to grant or sell to the airport owner, at appraised fair market value, an *avigation easement*.

17.45.040 Conflicting Regulations

In the event of conflict between any land use regulation applicable in the airport overlay zone and any other regulation applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the airport overlay zone regulation shall govern.

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 18, 2024, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, October 22, 2024, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Laura Mitchell, Robert Merrick, Tyler Payne (Alternate) and Council member Dell Butterfield via Zoom.

MEMBERS/STAFF EXCUSED:

STAFF ATTENDING: Duane Huffman (City Administrator), Remington Whiting (Community Development) Kris Nilsen (City Engineer), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Thomas Burnell, Brett Dierick, Todd Willey, Ryan Larsen, Mark Morris, and Jay Gough

Thought by Commissioner Merrick

Pledge of Allegiance- Commissioner Malan

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

1. Confirm Agenda

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

2. Public Hearing- Amending Front Yard Fence Regulations (WBMC 17.50.030)

Remington Whiting explained that on October 3rd, 2024, Thomas Burnell submitted an application to change the text of the West Bountiful City Code regarding fences in front yards.

The application specifically requests to change the text to allow 6 ft front yard fences anywhere within 6 feet when: the property has 200 or more of frontage; the fence is at least 70% transparent; and the fence is at least 20 from the side of the primary residence.

After an initial review, the planning commission suggested removing a requirement that this be applied only in the A-1 zone, and to make sure that clear view requirements would still govern any application of the code. According to the discussion from the planning commission, the city code would read:

17.50.030 Front Yard Fences

C. For properties with roadway frontages exceeding 200 feet, front yard fences of a at least seventy (70%) percent transparency are allowed up to six (6) feet in height with an offset of at least 20 feet from the front side façade of the primary residence, with a setback of six (6) feet from the property line along the roadway frontage.

Action Taken:

Dennis Vest moved to open the public hearing for public comment on Amending Front Yard Fence Regulations (WBMC 17.50.030) at 7:35 pm. Laura Mitchell seconded the motion and voting was unanimous in favor.

Public Comment:

Thomas Burnell stated he is the one that requested the text change to the fencing code. He explained what he desired to do regarding a front yard clear view fence at 6 feet tall.

Action Taken:

Corey Sweat moved to close the public hearing for public comment on Amending Front Yard Fence Regulations (WBMC 17.50.030) at 7:36 pm. Robert Merrick seconded the motion and voting was unanimous in favor.

3. Consider Recommendation to City Council- Amending Front Yard Fence Regulations (WBMC 17.50.030)

Corey Sweat was not present at the previous meeting and so he inquired what the discussion regarding the clear site vision when a driveway would be located on either side of the property. He noted that fencing may not be a problem, but vegetation would become a problem as it matured. Currently there is no language for vegetation. Mr. Nilsen responded that he/staff review each property individually. There are setbacks of 6 feet that would protect that area. Our ordinance requires that trees must be kept trimmed at 8 feet when mature. The backside of the sidewalk is the point from where the 6 feet is measured.

Remington Whiting asked if the commission wants to consider the fence along Porter Lane when making the decision for tonight's text change. Commissioners responded that fence is not a permitted fence and is vinyl which does not have clear view. Some discussion took place. The fence is located approximately 20 feet from the side yard and is located on the side/corner part of the property. Commissioners did not want to add language to address this issue tonight.

Some discussion took place regarding the 8 ft fencing in the rear yard regulation instead of the current six-foot fence as proposed by another applicant on tonight's agenda.

Duane Huffman explained the difference between the proposals for the language change. Planning Commission can give approval in certain circumstances for an 8-foot fence in the back yard. The Willey application and recommendation is a broader proposal. Mr. Huffman suggests that the commission do further study on that application as it would impact all properties in city. It was decided that this issue would be considered as a separate matter.

Action Taken

Corey Sweat moved to forward the recommendation for a code change to 17.50.30 to Amendment for Front Fence Regulations to the City Council for their review and consideration of approval 17.50.030 Front Yard Fences C. For properties with roadway frontages exceeding 200 feet, front yard fences of a

at least seventy (70%) percent transparency are allowed up to six (6) feet in height with an offset of at least 20 feet from the front side façade of the primary residence, with a setback of six (6) feet from the property line along the roadway frontage and to discuss the Willey proposal on the next agenda. Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Code Change Application – Front Yard Fence Regulation- Willey

After the planning commission reviewed the Burnell proposal, Mr. Todd Willey (1280 W Highgate Ave.) also submitted an application to amend front yard fence regulations on October 9, 2024. This proposal would allow fences to be 6 feet in the front yard and 8 feet in the backyard, provided that the fences are 70% clear or greater.

As both proposals deal with front yard fences, the planning commission may consider moving forward with a recommendation on the Burnell proposal while taking more time considering the Willey proposal separately since the Willey proposal would have far greater implications across the city.

Todd Willey took the stand regarding his proposal for the language changes in 17.50.30 explaining there is the letter of the law and the spirit of the law. He noted that following the letter of the law would be adhere to the full intent of the law. The spirit of the law allows flexibility in considering the law. Mr. Willey stated that he used his background and knowledge in building and developing his home along the Mill Creek canal. He desires to protect his property and the investments. To do so, he feels the city's current ordinance 17.50.30 needs several amendments in order to provide clarity, reasonability, and flexibility for property owners. He suggested many changes. He pointed out that there are both clear view and solid fencing throughout the Highgate area and that fencing is working. He stated that it has little to do with the fencing and more to do with how the property is situation.

Mr. Huffman asked that Mr. Willey send the list of proposed changes to staff and commission for further review and consideration. Mr. Willey agreed to do so.

Corey Sweat informed Mr. Willey that we will take all of his thoughts and comments into consideration but the city has to maintain codes that protect the health, safety and welfares of the citizens.

Laura Mitchell requested that the proposals made be presented to the police for their comments.

5. Consider Preliminary Plat for Highgate II

Commissioner packets included a memorandum from Kris Nilsen – City Engineer and Staff regarding Highgate No.2 Phase 1 Subdivision – Preliminary Plat Subdivision Application on October 18, 2024 with attached site plans.

Kris Nilsen explained that Blackgate Investments, LLC has applied for Preliminary Plat Subdivision approval for a six (6) lot subdivision connecting to the west end of the existing Highgate Estates Subdivision. The proposed subdivision site is a westerly extension of Wellington Avenue (10 North) west of 1450 West Street, along the south bank of the A-1 Drain. The property is within the Agricultural District, A-1 and consists of 7.42 acres. The lots meet A-1 District Zoning Requirements for size and frontage (as represented).

He noted that the Preliminary Plat Subdivision Application provides a formal review and a preliminary approval of a subdivision to minimize changes and revisions which might otherwise be necessary on the final plat. Approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the subdivider to proceed with preparations of plans and specifications for final plat in accordance with WBC 16.16.030 Final Plat.

In accordance with PRELIMINARY PLAT REVIEW WBC 16.16.020 a checklist has been provided to the applicant. The applicant has addressed all items in the provided checklist the satisfaction of the City Engineer.

Action Taken:

Corey Sweat moved to approve the preliminary plat subdivision application for Highgate II a six-lot subdivision which has met all the requirements of preliminary plat with the condition that the staff comments (if any) are address per the memorandum date October 18, 2024. Dennis Vest seconded the motion and voting was unanimous in favor.

6. Discussion on Home-Based Microschools and Micro-School Entities

Commissioner packets included a memorandum from Staff dated October 18th, 2024 regarding a Discussion on Home-Based Microschools and Micro-Education Entities. This memo introduces the topic of home-based microschoools and micro-education entities. Information from two cities within Utah for home-based Microschools and Micro-School Entities were included in the packet.

Remington Whiting noted that The Utah State Legislature recently adopted amendments to UCA 10-9a-305 regarding charter schools, home-based microschoools, or micro-education entities. Most notably, these uses are now required to be permitted in all zoning districts within a municipality. He provided information from two cities that have addressed this issue to date.

Some discussion took place regarding how this type of business would fit within the restrictions of residential areas in our city. Further discussion will take place. Staff will provide needed information to review for further discussion.

Duane Huffman explained the differences between Public and Charter Schools. He noted that these home-based Microschools are similar to home schools. It is not a private school but they receive compensation and offer education services. These are now permitted in any residential/commercial zone. Some issues that need to be considered are parking and traffic needs. There are many other issues as well.

Some discussion took place regarding parking issues that will be a safety concern and if our current ordinances are too restrictive to prohibit what state law allows. The city will need to hold them to our home occupations ordinances and other ordinances that would be affected. Commissioners are expecting there will be tons of conflicts with standing ordinances. It appears as if the two cities we have gathered information from have taken state code and adopted it for their city. Staff will do further research on this item before placing it on the agenda.

7. Approval Meeting Minutes from October 8, 2024

Action Taken:

Laura Mitchell moved to approve the minutes from the October 8 2024, Planning Commission Meeting as presented. Corey Sweat seconded the motion, and voting was unanimous in favor.

8. Staff Report

a. Engineering (Kris Nilsen)

- 1200 is close to being completed. Some shoulder grading is still left to be done and some fiber work.

b. Community Development – Remington Whiting

- Airport overlay will be ready for their review soon.
- Structure distance is still being studied.
- Bubert subdivision is still being reviewed and needs a drainage plan.

Duane Huffman reported that the state notified us that our moderate-income housing was in compliance. He informed the commission that Ivory Homes called today and reported that they are close to submitting new complete applications in the next few weeks. They still intend on being within the realm of a PUD.

Alan Malan noted an email received about training. He stated that there is one that is regarding rural neighborhoods which may be useful for us to review. It is a webinar. He will send out the link.

9. Adjourn

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:55 pm. Laura Mitchell seconded the motion. Voting was unanimous in favor.

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