

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

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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, DECEMBER 10TH, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Vest

1. Confirm Agenda.
2. Public Hearing – Proposed Front Yard Fence Code Change.
3. Consider Proposed Front Yard Fence Code Change Recommendation.
4. Discuss Updates to City's General Plan Moderate Income Housing Element.
5. Approve Meeting Minutes from November 26th, 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 December 6th, by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: December 6th, 2024

FROM: Staff

RE: Willey Front Yard Fence Code Change Application

This memo discusses 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

On October 9th, 2024, Mr. Todd Willey submitted a code change application for front yard fences and other clear view regulations. The planning commission further reviewed the application on November 12th, 2024, and found that they wanted to conduct a larger review of options related to front yard fences.

Currently, front yard fences are permitted (with a permit) in these circumstances (WMBC 17.50.030)

- Anywhere in the front yard if the height does not exceed 4' and the transparency is at least 70%;
- Set back 3' from the property line with a height of up to 4' if the transparency is below 70%.
- Set back 15' with a height of up to 6' (any transparency level);
- Up to the property line and up to 6' in height if property has at least 200' of frontage and the fence is offset the from the front side of the house by at least 20';

Proposal

On November 26th, the planning commission instructed city staff to bring back a proposal with the following specifications:

- Front Yard Fences would be allowed up to 6' in height
- Must be Setback 3' from the sidewalk
- Must be setback 6' from both sides of the driveway
- Must be 70% transparent

After legal review and following the instructions of the planning commission, the proposed code change would read as:

17.50.030 Front Yard Fences

Subject to the clear view area regulations in this chapter, fences installed in a front yard shall comply with the following requirements:

- A. A fence that is seventy percent (70%) or more open is allowed up to four (4) feet in height. Such a fence may be allowed up to six (6) feet in height, as long as it is located at least three (3) feet from the front street right of way or sidewalk, whichever is closer to the primary building on the lot or parcel, and at least six (6) feet from the edge of any driveway.
- B. A fence, wall, or hedge that is not seventy percent (70%) or more open is allowed up to four (4) feet in height 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 or parcel. 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.
- C. On properties with roadway frontages exceeding 200 feet, front yard fences are allowed up to six (6) feet in height; provided, that any portion of such fence that is within 15 feet of such property line and is greater than four (4) feet in height must be offset at least 20 feet from the side façades at the front of the primary dwelling so as to preserve an open view of the dwelling.
- D. A building permit must be secured for construction of all front yard fences.

Options

Now that a public hearing has been scheduled, the commission may now forward one of the following to the city council:

- a. Forward a recommendation to approve the original application, along with any modifications from staff and legal counsel.
- b. Forward a recommendation to deny the original application.



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: Mayor and City Council

DATE: December 6, 2024

FROM: Staff

RE: **Updates to City's General Plan Moderate Income Housing Element**

This memo reviews requirements and provides options for updating the city's moderate income housing strategies in the general plan.

Background

Utah Code 10-9a-403 charges the planning commission with making recommendations to the city council for a general plan. In combination with Utah Code 10-9a-408, the city must include a moderate income housing element within the general plan and annually report on the progress made toward adopted strategies selected from a list provided in code.

The last time the city updated the moderate income housing element in 2022, it adopted the following strategies:

- Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- Reduce, waive, or eliminate impact fees related to moderate income housing;
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Since then, the city worked diligently and adopted code changes in 2023 and 2024 to accomplish and report on all three strategies.

Updates

With work substantially completed on the 2022 goals, it is time for the city to consider adopting new strategies and plans for working towards them. Staff recommends the following process for the update:

1. Planning commission review and selection of initial strategies;
2. City council review and input on initial selection;
3. Planning commission development of general plan language and 5-year implementation plan.
4. Planning commission public hearing and final recommendations.
5. City council consideration and adoption.

Attached to this memo is 10-9a-403(2)(b)(iii), which lists the menu of strategies. At least three need to be selected, but the planning commission should recommend as many as it feels appropriate for initial feedback from the city council.

To assist in initiating discussion, staff recommends that the planning commission consider the following strategies (listed in order of how they appear in code):

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;**
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
 - The city already has the housing overlay for commercial zones, but it could be further improved or expanded.
- (J) implement zoning incentives for moderate income units in new developments;
 - For example, adding moderate income housing as an element for bonus density in a PUD
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing....
- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing
 - The city will have moderate income housing from RDA projects beginning in 2028/2029
- (R) create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;

10-9a-403(2)(b)(iii)

For a town, may include, and for a specified municipality as defined in Section [10-9a-408](#), shall include a recommendation to implement the required number of any of the following moderate income housing strategies as specified in Subsection (2)(a)(iii):

- (A) rezone for densities necessary to facilitate the production of moderate income housing;
- (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
- (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
- (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
- (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
- (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
- (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
- (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) amend land use regulations to allow for single room occupancy developments;
- (J) implement zoning incentives for moderate income units in new developments;
- (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section [10-9a-535](#), establishing a housing loss mitigation fund;
- (L) reduce, waive, or eliminate impact fees related to moderate income housing;
- (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
- (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
- (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal

agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (R) create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- (S) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section [10-9a-530](#);
- (T) create a program to transfer development rights for moderate income housing;
- (U) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (V) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (W) develop and adopt a station area plan in accordance with Section [10-9a-403.1](#);
- (X) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- (Y) create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act; and
- (Z) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing; and

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 November 22, 2024, per state statutory requirement.

Minutes of the Special Meeting for the Planning Commission of West Bountiful City held on Tuesday, November 26, 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.

MEMBERS/STAFF EXCUSED:

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

PUBLIC ATTENDING: Dean Chadwich, Lori Flake, Ken Clyde, Dustin and Staci Schillings, Lee Hugoe, Buster Hafen, Scott Parkin, Paula Hafen, Jodi Hugoe, Jean Parkin, Michelle Hafen, Peggy Neagle, Brock & Sarah Neagle, Jeff Neagle, Shawnee Vodopich, Dustin Vodopich, Blake & Meghan Heller, Sherry Harris, Mandy Mortensen, Suda Castelli.

Thought by Commissioner Payne
Pledge of Allegiance- Commissioner Mitchell

The meeting was called to order at 6:00 pm by Chairman Malan.

1. Confirm Agenda

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

2. Public Hearing – Proposed Airport Overlay Zone

Commission packets included a memorandum dated November 22, 2024 from Staff regarding Airport Overlay Zone – WBMC 17.45 with attachments labels Exhibit A (site plan) and Exhibit B – language for WBMC 17.45.

Remington Whiting explained the proposed airport overlay zone, which must be adopted in cities which contain an airport influence area by December 31, 2024, per HB 206. He stated that 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.

This public hearing is scheduled to receive input on the proposal. West Bountiful City proposes that 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). Exhibit B is the proposed draft that will address

specific Airport Zoning Regulations along with conflicting regulations. Attorney Steve Doxey made slight modifications to the document since it was last reviewed. The proposal was slightly modified by Steve Doxey.

Action Taken:

Corey Sweat moved to open the public hearing for Proposed Airport Overlay Zone at 7:35 pm. Laura Mitchell seconded the motion, and voting was unanimous in favor.

Public Comment: No public comment

Action Taken:

Corey Sweat moved to close the public hearing at 7:36 pm. Dennis seconded the motion and voting was unanimous in favor.

3. Consider Proposed Airport Overlay Zone Recommendation.

Action Taken:

Corey Sweat moved to approve the draft as presented for the Proposed Airport Overlay Zone and forward it to city council for their review to approve or deny planning commission recommendations. Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Public Hearing – Proposed Residential Rear Yard Setback Code Change.

Commission packets included a memorandum dated November 22, 2024, from Staff regarding a code change application for Rear Yard Setback Regulation in R-1-10 one- Schilling. Attached was the application to rezone/change text from Dustin and Staci Schilling.

Remington Whiting Informed the public that a text change amendment application was received from Staci and Dustin Schilling related to rear yard setback requirements for main structures in the R-1-10 zone.

He noted that 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. The application was previously reviewed in the planning commission meeting on November 12th, 2024.

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.

Action Taken:

Corey Sweat moved to open the public hearing on Proposed Residential Rear Yard Setback Code Change at 7:38 pm. Laura Mitchell seconded the motion, and voting was unanimous in favor.

Public Comment:

Dustin and Stacie Schilling- clarified the proposal which was to increase the main structure setback to 20 feet from the property line in 30% of the whole property only in the R-1-10 zone. They do not believe their request is spot zoning and gave a definition of spot zoning. They noted that Centerville and Bountiful have implemented these setbacks. They believe our code is outdated and restrictive to current building styles/standards. They stated that privacy and neighborhood character would still be maintained with these changes.

Buster Hafen stated that he agrees current code is outdated and feel property owners are unnecessarily restricted.

Jeff Neagle stated that homes are larger now than they use to be and he supports the proposal.

Sherry Harris stated that they are in favor of the Schillings proposal. She also feels current code is outdated.

Jodi Hugoe stated that she lives in a different zone but is in favor of the city looking into changing the zone in the R-1-10 zone. She does not feel it will affect the integrity of our city.

Blake Heller stated that he absolutely supports the request from the Schillings. He inquired the reason why the restrictions are in place. He asked what the difference is between a big metal building or an adjustment on the size of a home on their property. They are using the avenue they were requested to use to make the changes they want to make. They should have the choice to decide if they want to use their property for an addition to their existing home or build an ADU.

Dustin Schilling desires to make the addition ascetically pleasing to the eye. He offered some additional material for the commissioners to review. He does not desire to turn West Bountiful into a Foxboro type development.

Dustin Vodopich stated his support of the proposal.

Brock Neagel stated that he supports the proposal.

Action Taken:

Dennis Vest moved to close the public hearing at 7:52pm. Laura Mitchell seconded the motion and voting was unanimous in favor.

5. Consider Proposed Residential Rear Yard Setback Code Change Recommendation.

Comments from the Commissioners:

Much discussion took place regarding this issue. Pertinent commissioner comments are noted:

Dennis Vest asked what the pros and cons would be to just changing the code in this zone. Remington Whiting pointed out a few that were listed in the memorandum.

Laura Mitchell asked to explain the math involved in using the percentage of 30% and should we include side yards. Some discussion took place trying to explain and clarify what it would look like on other lots even though it may look nice on this one property.

Corey Sweat commented that they need to talk about what really needs to be done to allow the requested proposal. Corey attempted to explain why the request is spot zoning and explained how that would affect other properties in the area. He stated that the setbacks should be the discussion. He pointed out that this is also not in line with the City General Plan. He reminded what a neighborhood looks like giving the example of the Ovation Development which is a PUD that reduced setbacks. He does not believe this is a favorable looking addition to our city. If we change the setbacks, we will see other neighborhoods look like that as well.

Chairman Malan does not see an advantage to having this change in our city. No other building would be able to be built on that property like sheds or ADU's.

Robert Merrick did not see a difference in building a bigger home vs an outbuilding. Chairman Malan pointed out that it is occupied space on a constant basis and not just temporarily used like an ADU. He noted that privacy is eliminated when building is allowed in the current setback area. Even though neighboring cities like Centerville and Bountiful allow for 20 feet setbacks in all zones, that is not the same kind of community like West Bountiful.

Tyler Payne asked if there were any other rural type cities that we could look at their code and suggested West Point. Remington Whiting looked at West Point Code which has a 30-foot setback with a minimum size of 9000 square feet. They are flexible with adjustments using those standards from front and backyard.

Dennis Vest feels the 20 feet is okay in all zones but not the 30% request.

Corey Sweat explained that there have been a lot of requests in the past and the code has not been changed for good reason. He noted that City Council may feel differently and the State continues to try to dictate more of what we can do with our properties. He believes we should want to keep things as comfortable in West Bountiful as we can for as long as we can.

Tyler Payne agrees there is a lot to consider here and people should be able to add on to their home and forgo an outer house. He feels we should have further discussion and consider other options.

Action Taken:

Corey Sweat moved to deny the recommendation as proposed and send to city council as a denial on setback request. Motion failed due to no second vote.

Action Taken:

Dennis Vest moved to deny the application as submitted but recommended to change the setback to 20 feet from 30 feet in the R-1-10 only for the entire rear yard. Robert Merrick seconded the motion with further discussion taking place and Chairman Malan called for a roll call was vote.

Dennis Vest Laura Mitchel and Robert Merrick were yay votes.

Corey Sweat and Alan Malan were Nay votes.

The motion passed with a 3 to 2 vote.

A new draft will be prepared by staff to review and forward to city council.

6. Discuss Code Change Application – Front Yard Fences- Willey

Commissioner packets included a memorandum dated November 22, 2024, from Staff regarding Willey Front Yard Fence Code Change Application. Attached was the application from Todd Willey for the text change and a list of recommended changes to the current ordinance 17.50.020.

This memo discusses 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.

On October 9th, 2024, Mr. Todd Willey submitted a code change application for front yard fences and other clear view regulations. The planning commission further reviewed the application on November 12th, 2024, and found that they wanted to conduct a larger review of options related to front yard fences.

Currently, front yard fences are permitted (with a permit) in these circumstances (WMBC 17.50.030)

- Anywhere in the front yard if the height does not exceed 4' and the transparency is at least 70%;
- Set back 3' from the property line with a height of up to 4' if the transparency is below 70%.
- Set back 15' with a height of up to 6' (any transparency level);
- Up to the property line and up to 6' in height if property has at least 200' of frontage and the fence is offset the from the front side of the house by at least 20'.

Remington Whiting stated that City staff has done some research and found it difficult to find examples of cities that allow 6' fences in front yards; however, staff was able to find two: Plain City, Utah and Sacramento, California. Both cities include language that requires the fences to be non-view obscuring or similar language.

West Bountiful City Council updated front yard fence regulations at the last council meeting. The city council ultimately decided to amend the planning commission's recommendation to remove the setback and transparency requirements. Mr. Whiting stated that staff consulted with the police department regarding front yard fences, and they had no input to offer.

Staff presented a list of pros and cons found below:

Pros: Privacy, Enhanced Sense of Security, Property Rights

Cons: Reduced Visibility, Barrier Effect (a “walled-off” appearance that reduces the sense of community, Encroachment on to Public Right-of-way.

After commissioners discussed some options, they all concurred and concluded to hold a public hearing on December 10, 2024 to receive public input on changing WMBC 17.50.030 regarding front yard fences to read “front yard fences are permitted anywhere in the front yard if the height does not exceed 6” and the transparency is at least 70%”.

7. Approval Meeting Minutes from October 22, 2024

Action Taken:

Laura Mitchell moved to approve the minutes from the October 22, 2024, Planning Commission Meeting as presented. Corey Sweat seconded the motion, and voting was unanimous in favor.

8. Staff Report

a. Engineering (Kris Nilsen)

- They have not heard from Ivory and it is the third time that they have been warned about not advertising on detached ADU’s.
- We are finishing up the review of Bubert Subdivision and he is trying to get on the agenda for city council to break the moratorium on cutting into the road.
- They are currently taking input from residence on 660 West and on 1100 from 400 North to 200 North on the proposed project that will begin in 2025.

b. Community Development – (Remington Whiting)

- Staff continues to work with contractors on the issue concerning 1200 North shoulder of the road.
- Christmas On Onion Street Saturday 7th at 1:00 pm
- Code Enforcement is going well. Sending lots of letters and having good results.
- Corey Sweat asked about South Davis Sewer Odor that is along a stretch on 1100 West North of the sewer plant building. It is a significant change in the last couple of weeks. Councilmember Butterfield has also recognized the odor.

9. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 9:44 pm. Corey Sweat 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.
