Mayor
Kenneth Romney

City Engineer/ Land Use Administrator
Kris Nilsen

City Recorder
Remington Whiting

City Council Representative
Dell Butterfield

WEST BOUNTIFUL PLANNING COMMISSION

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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, FEBRUARY 11TH, 2025, AT THE CITY OFFICES.

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

1. Confirm Agenda
2. Public Hearing – Proposed WMBC 17.48 Code Change – Removal of B-U Zone.
3. Consider Proposed WMBC 17.48 Code Change Recommendation.
4. Approve Meeting Minutes from January 28th, 2025.
5. Staff Reports.
6. 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 February 7th, 2025, by Remington Whiting, City Recorder.

West Bountiful City **February 11, 2025**
Planning Commission Meeting

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 7, 2025, per state statutory requirement.*

Minutes of the Special Meeting for the Planning Commission of West Bountiful City held on Tuesday, February 11, 2025, at West Bountiful City Hall, Davis County, Utah.

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

MEMBERS/STAFF EXCUSED: Commissioner Corey Sweat.

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

PUBLIC ATTENDING: Jeff Bryson (Centerville), Debie Marshal

Thought/Invocation by Commissioner Malan
Pledge of Allegiance- Commissioner Mitchell

1. **Confirm Agenda**

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

2. **Public Hearing- Proposed WMBC 17.48 Code Change- Removal of B-U Zone**

Remington Whiting noted that the A-S zone needs to be added to the language and 17.68 will be discussed later.

ACTION TAKEN:

Laura Mitchell moved to open the public hearing at 7:36 pm for public comment on proposed WMBC 17.48 Code Change- Removal of B-U Zone. Dennis Vest seconded the motion and voting was unanimous in favor.

Public Comment: No Public Comment

ACTION TAKEN:

Laura Mitchell moved to close the public hearing at 7:37 pm. Tyler Payne seconded the motion, and voting was unanimous in favor.

3. **Consider WMBC Title 17 Code Change- Removal of B-U Zone.**

Commissioner packets included a memorandum dated February 7, 2025, from City Staff regarding Proposed WMBC 17.48 Code Change- Removal of B-U Zone with a clean draft of the proposed changes.

Remington Whiting explained that this proposal stems from the need to do code maintenance. He noted that prior to 2023, West Bountiful had a zone known as the Blended-Use Zone (B-U). In May 2023, the city eliminated the B-U Zone, incorporating it into the A-1 Zone. Upon reviewing the municipal code, staff identified remaining references to the discontinued B-U Zone that need to be updated. These references appear in the West Bountiful Municipal Code (WBMC) regarding signage (Section 17.48).

Staff recommend to ensure accuracy and prevent confusion, the code needs to be updated to reflect only the city's current zoning designations.

Mr. Whiting reminded commissioners that on January 28, 2025, they directed city staff to draft the necessary code amendments and schedule a public hearing so that a recommendation could be forwarded to the city council. Remington pointed out that in addition to removing references to the B-U Zone, the amendments will incorporate the A-S Zone, which was established after the sign ordinance was originally adopted.

A draft including all proposed changes was presented by staff and reviewed by the commissioners. It was recommended to move the A-S zone to the commercial zone not residential. Some discussion took place, and it was concurred that the commercial zone would be the best fit for the A-S zone.

ACTION TAKEN:

Laura Mitchell moved to approve the proposed WMBC 17.48 Code Change recommendations for removal of the B-U Zone and the addition of the A-S zone as presented this evening and forward it to city council with a with a positive recommendation for their review. Dennis Vest seconded the motion and voting was unanimous in favor.

4. Approval Meeting Minutes from January 28, 2025.

Action Taken:

Dennis Vest moved to approve the minutes from January 28, 2025, Planning Commission Meeting as presented. Tyler Payne seconded the motion, and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- 660 West was awarded to TriCo and they are anxious to get started. Will begin on the North end with Weber Basin line and have one crew working on a project at a time. Utilities will be moved.
- 500 West to 1100 West on 500 South Enbridge will be replacing the gas line. Cross traffic will be restricted while work is in session. East and West will be open. Left hand turns will be restricted. They are going to try to replace the islands with stamped concrete. Landscaping failed.
- UDOT is facilitating a design for a one-way frontage road to a connection to 500 West.
- 1200 North – getting a permit within the next week for burying the exposed line.

Dell Butterfield reported on House Bill 88 and 90 noting they did not make it out of committee. House bill 165 – Regarding Billboard signs states that if a sign must be moved there is a formula in place and if it impedes with our city code, we have to buy the sign.

Laura Mitchell inquired about the DeWaal Business sign "Misfits". Remington will look into it.

b. Community Development – (Remington Whiting)

- The city has received lots of building permits for new homes and commercial remodels.
- Code Enforcement is mostly dealing with illegal signs presently.

6. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 7:57 pm. Robert Merrick 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.

