

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**City Council
Representative**
Julie Thompson

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCityut.gov

Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Tyler Payne
Richmond Thornley
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, FEBRUARY 10TH, 2026, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Vest
Pledge of Allegiance – Commissioner Mitchell

1. Confirm Agenda
2. Conditional Use Permit – Gameday Men’s Health
3. Public Hearing – Proposed Code Updates Referencing the Utah Land Use, Development and Management Act.
4. Consider Proposed Code Updates Referencing the Utah Land Use, Development and Management Act Recommendation.
5. Consider Preliminary Plat for Belmont Farms 2A.
6. Approve Meeting Minutes from January 27th, 2026.
7. Staff Reports.
8. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov),
and posted at City Hall on February 6th, 2026 by Remington Whiting, City Recorder.*

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 6, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, February 10, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, Tyler Payne, and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: Richmond Thornley (alternate)

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

PUBLIC ATTENDING: Alan Malan, Jon Benson, Greg Timothy.

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

1. Confirm Agenda

Chairman Merrick 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. Conditional Use Permit – Gameday Men’s Health

Commissioner packets included a memorandum dated February, 6, 2026 from Staff regarding a conditional use permit that was submitted for Gameday Men’s Health.

Remington Whiting explained that Jon Benson submitted an application for a conditional use permit to operate a men’s health clinic at 801 N 500 W, Suite 103. The property is located within the C-G zone. The proposed clinic would provide medical services specializing in hormone optimization, medical weight loss, peptide therapy, treatment of erectile dysfunction, and vitamin wellness services.

Jon Benson took the stand and answered the question about disposable waste. He noted it was disposed of once a month. There will be a Nurse Practitioner on site and a doctor off site that oversees the program. Fire Inspection was done today, and it appears all is well with access for medical response teams to enter the facility. There is plenty of parking (approximately 30 spaces). This will be an office use only. No storage will be there.

Action Taken:

Corey Sweat moved to approve the proposed code updates referencing the Utah Land Use, Development and Management Act recommendation as presented this evening February 10, 2026, with the noted change to strike the second paragraph in 16.16.020 F as it is no longer referenced in city code. Laura Mitchell seconded the motion, and voting was unanimous in favor.

5. Consider Preliminary Plat for Belmont Farms 2A.

Commissioner packet included a memorandum dated February 6, 2026 from City Engineer- Kris Nilsen regarding the Preliminary Plat for Belmont Farms 2A with Exhibits A & B and a conceptual site plan for Phase 2A and 2B.

Kris Nilsen introduced the Preliminary Plat submitted by Ivory Development desiring approval for Belmont Farms Phase 2A subdivision. Mr. Nilsen explained that Phase 2A contains eleven (11) lots and two (2) open space/detention parcels. Phase 2A connects to the west end of 400 N and extends northly along the west side of the RMP corridor. Phase 2A is within the A-1 District and consists of 11.12 acres. The proposed lots meet the A-1 District (zone) requirements, except for the PUD approved smaller/cluster lot areas being less than one (1) acre. The overall density of Phase 2A is one (1) unit per acre where there are eleven proposed lots on the base area of 11.12 Acres.

After review from Kris Nilsen (City Engineer) the following items need to be addressed according to the preliminary plat checklist found in WBC 16.16.020:

Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;

- Change the portion of the label on sheet PP-2, Culinary water line in profile at station 1+50.
- Change the word “loop” to “lay”.

A storm water plan in accordance with 16.28.060 Hydrology Report:

- a. A CLOMR Shall be submitted and approved prior to Final Plat Approval
- b. A LOMR Shall be completed prior to occupancy being granted by the City.
- c. Receive an approved West Bountiful City Flood Plain Control Permit/Flood Plain Development Permit prior to Final Plat Approval.
- d. On sheet O-3C, Show the temporary retention basin that is shown on Sheet PP-4.
- e. Add a Note to the Plat and the Construction Drawings indicating all Finished Floor elevations shall be a minimum of two (2) feet above the following two Elevations,
 - i. The adjacent designed Mill Creek Top of Bank Elevation (as shown on the approved construction drawings).
 - ii. FEMA FIRM elevation 2019 feet.

b. Community Development (Remington Whiting)

- Building Permits have increased a bit this month.
- Code Enforcement – no new updates. Pulling signs in park strips.
- Newsletter to launch early March.
- Working with Denis Hopkinsons plat
- Spring Clean Up April 9-10-11
- Corey noted that there are deer trapped in a large area along 400 North
- Julie Thompson explained information she received today by doing a drive along through the city.

8. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:23 pm. Laura Mitchell seconded the motion. Voting was unanimous in favor.

.....

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


Remington Whiting – City Recorder