

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
Richmond Thornley
Dennis Vest

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR
MEETING AT 7:30 PM ON TUESDAY, AUGUST 11TH, 2026, AT THE CITY OFFICES**

Invocation/Thought – Commissioner Sweat

Pledge of Allegiance – Commissioner Merrick

1. Confirm Agenda
2. Pope Subdivision Flag Lot Conditional Use Permit Revision – 1192 W 400 N.
3. Conditional Use Permit – WinCo Foods LLC – 190 South 500 West.
4. A-1 Height Regulation Discussion.
5. Approve Meeting Minutes from July 28th, 2026.
6. Staff Reports.
7. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnl), the city website (WBCityut.gov),
and posted at City Hall on August 7th, 2026 by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

August 11, 2026

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 7, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, August 11, 2026, at West Bountiful City Hall, Davis County, Utah.

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

MEMBERS/STAFF EXCUSED:

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

PUBLIC ATTENDING: Mike Sowby, Alan Malan, Council member Kelly Enquist, Susan Dillingham, Sadie Smith, Chance Pope.

**Thought/Invocation by Commissioner Sweat
Pledge of Allegiance- Commissioner Merrick**

1. Confirm Agenda

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

2. Pope Subdivision Flag Lot Conditional Use Permit Revision- 1192 West 400 N

Planning Commission packet included a memorandum dated August 7, 2026 from staff regarding a Conditional Use Permit for (Chance Pope) Pope Subdivision Flag Lot revision 1191 West 400 North from the original approval in March of 2025 with final approval in June of 2026. Information from those two meetings were included in the packet.

Kris Nilsen explained that throughout the Conditional Use Permit, preliminary plat, and final plat approval process, the designated buildable area on the flag lot showed the required 30-foot front yard setback along the south property line. During the building permit review process, the applicant determined that he would instead like the proposed home to face west, with the required 30-foot front yard setback located along the west property line ("Exhibit A", Final Plat and construction drawings were provided). This change would relocate the required 30-foot front yard setback from the south side of the lot to the west side. The final plat has not yet been recorded with the Davis County Recorder's Office, allowing this revision to be made

before recordation if approved per West Bountiful Municipal Code (WBMC) Section 16.12.060(D) "Determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated on the plat." Mr. Nilsen noted that this change still meets the city's minimum criteria for flag lots according to WBMC 16.12.060.

Action Taken:

Corey Sweat moved to approve the requested change for Chance Pope Subdivision Flag Lot Conditional Use Permit Revision- 1192 West 400 N in the A-1 Zone with the following conditions as required in WBMC 16.12.060; the staff of the lot shall not be less than twenty feet (20') wide and shall not exceed the design length requirements for a cul-de-sac; the staff of the lot shall serve one lot only and shall have direct access to a dedicated and improved public street; the staff of the shall be owned, fee simple, as part of the lot and shall approach the public street at an angle of not less than eighty degrees; the staff of the flag lot cannot extend from intersections, street corners, or cul-de-sacs; the body of the lot shall meet the lot size and dimensional requirements of the applicable zone; the staff area shall not be used in computing lot size; proposed buildings shall comply with the minimum setbacks required for the zone; determinations as to which are the front, side, and rear setbacks shall be made at the time of the subdivision application and shall be designated on the plat; flag lot must comply with fire code requirements including access width, driving surface, parking, and fire hydrant placement; Fire Marshal review and approval required as part of subdivision; Flag lot cannot be used where traditional methods of development could occur; if the subdivision contains more than four (4) lots it cannot contain a flag lot; the lot shall be graded so storm water runoff does not negatively impact neighboring properties; a drainage plan will be required as part of the subdivision; flag lot shall have the street address displayed on private property in a prominent location where the staff abuts the public street; a specific address will be assigned at a later date; flag lot may not be created which would negatively impact the future continuation of existing sub streets; other requirement imposed by the condition use permit will be as follows: lighting and street numbers at the flag lot staff entrance to help guide emergency vehicles and other persons to the correct address; privacy fencing along the flag lot staff to minimize noise and light pollution and provide additional side yard protection from cars and neighboring children interactions; additional side yard setback on lots in front of the flag lots and adjacent to the flag lot staff to provide adequate separation between houses and moving vehicles just like a corner lot; required drainage plan and fire marshal as part of subdivision submittal; post "Private Road" signage. Dennis Vest second the motion and voting was unanimous in favor.

3. Conditional Use Permit- WinCo Foods LLC- 190 South 500 West

Commissioner packets included a memorandum from Staff dated August 7, 2026, regarding a Conditional Use Permit for WinCo Foods LLC – 190 South 500 West with attached site plans.

Remington Whiting explained on June 29, 2026, a conditional use permit application was submitted by WinCo Foods, LLC for the operation of a grocery store within the existing commercial building located at 190 South 500 West. Grocery stores are a conditional use within the C-G (General Commercial) zone.

He noted that the proposed plans show interior tenant improvements, exterior façade updates, and site modifications necessary for the operation of the grocery store. No expansion of the existing building footprint is proposed. The project will utilize the existing site access, parking facilities, and utilities, with improvements completed as necessary to comply with applicable city standards.

He informed the commission that the existing parking lot contains angled parking stalls. As part of the project, the applicant proposes to restripe the parking lot to provide perpendicular parking stalls, which will increase parking efficiency and better accommodate the grocery store use. This proposal also shows the location of light poles, which have been placed to accommodate the new configuration of stalls. As staff reviewed the plans questions arose regarding a proposal to extend three rows of parking stalls across an existing access lane that has historically provided circulation through the site for decades. City staff and the applicant continue to work toward an understanding of parking configuration that maintains appropriate site circulation while providing adequate parking. A final parking and lighting plan will be completed and approved prior to the commencement of operations and issuance of a West Bountiful City business license.

Susan Dillingham took the stand and addressed questions from the Commissioners regarding parking issues. This store could be a 24/7 model but she was not for sure. Some discussion took place regarding the access area between Costco and WinCo and staff will be addressing that with the entire parking issue. Winco is concerned with customer safety regarding the access point location.

Action Taken:

Laura Mitchell moved to approve the Conditional Use Permit for WinCo Foods LLC – 190 South 500 West – the following affirmative findings: the proposed use, under the circumstances of the particular case, will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; the proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses; will comply with the

regulations and conditions specified in the land use ordinance for such use; will conform to the intent of the city's general plan; and the conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection and with the following conditions; the parking plan, outdoor lighting plan and landscape plan must receive approval from the city engineer; all loading and unloading shall be conducted in designated service areas and shall not impede customer parking or vehicle circulation; outdoor storage of merchandise, equipment, pallets or materials shall be permitted beyond allowance designated in city code; applicant must obtain all required building, and fire approvals prior to occupancy; all signage shall comply with the WBMC; and the conditional use permit shall be valid only for the current business occupant and shall not transfer automatically to the new tenants. Corey Sweat seconded the motion and voting was unanimously in favor.

4. A-1 Height Regulation Discussion

Commissioner packet included a memorandum from Staff regarding a second review of A-1 Height Regulations discussions. The memo is intended to continue discussion and deliberation regarding a request from the city council to provide new recommendations on the A-1 District's building height regulations.

Remington Whiting noted that the commission would be beginning fresh and would require a new public hearing and recommendation.

WBMC 17.16.060 regulates the maximum height for main and accessory structures in the A-1 district. Structures have a standard maximum of 35' with allowances of up to an additional 5' depending on the side setbacks. The exception allowing the additional 5' was enacted in 2014.

Additionally, WBMC 17.16.060.D (and similar sections in other zones), list broad exceptions to height limitations, with no maximum height set.

The City Council has requested that the planning commission provide additional recommendations for updates to these regulations.

Height Exceptions

The land use code currently provides height exceptions in all residential zones for certain structural features. These exceptions do not include a maximum height limitation. The code reads as follows:

"Exceptions to height limitations. Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building; and fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected

above the height limits herein prescribed, but no space above the height limit shall be allowed for the purposes of providing additional floor space, and such increased height to all other provisions of the municipal code.”

After reviewing the existing regulations, staff suggested that several of the listed exceptions are applicable primarily to commercial buildings and are not typically found on residential structures. Staff prepared a draft amendment that suggested these non-residential exceptions be removed while establishing a maximum height of 5 feet above the applicable height limit for the remaining exceptions. This would result in a maximum allowable height of 40 feet for qualifying architectural features in the A-1 zones and 35 feet in the R-1-10 and R-1-22 zones.

Side Yard Setbacks

Under the current code, structures in the A-1 zone may exceed the base height limit by up to 5 feet if additional combined side yard setbacks requirements are met. Specifically, the code allows 1 additional foot of building height for every 2 additional feet of combined side yard setbacks.

At the direction of the Planning Commission, staff prepared draft amendments that would increase the additional setback requirement to either double or triple the current standard. These draft options were reviewed by the commission and it was decided to recommend the doubling of the current standard.

Some discussion took place looking at existing scenarios within the city and the reason behind current regulations. It was noted that height exceptions are for all zones. These changes presented are for residential homes, not commercial structures. Language was amended to read 5 feet above the maximum height. Further discussion took place and it was decided to use minimum side set back and combined side setback that double with the current standard code.

Commissioner directed staff to schedule a public hearing for the next scheduled meeting August 25, 2026

5. Approve Meeting Minutes from July 28, 2026

Action Taken:

Corey Sweat moved to approve the minutes from the July 28, 2026 Planning Commission Meeting as presented. Dennis Vest seconded the motion, and voting was unanimous in favor.

6. Staff Reports

a. Engineering (Kris Nilsen)

- Attended a UTA meeting and reported that UTA will tear up the Pages Lane intersection between November 2026 and February 2027 with permanent closure. Still to be finalized.
- I15 bid is close to be awarded.
- Working with Belmont Phase 2 and Pope Subdivision to be recorded.

b. Community Development (Remington Whiting)

- Code Enforcement continues and those contacted are making improvements.
- Building permits have slowed down a bit.
- Ralph Smith Trucking has submitted an addition to their wash tray. Located on 500 South.
- Appeal Authority code change draft is being refined to present.
- Working on a checklist for land use applications.
- Working with planners to update the annexation process.
- Joint Session will be August 18th, 2026.

Council member Thompson inquired if we are notifying those that are submitting applications for ADU's of the upcoming changes. Remington is making them aware of the upcoming changes. Looking forward to the joint session and asking the other council members to review the past minutes to come prepared for the discussion.

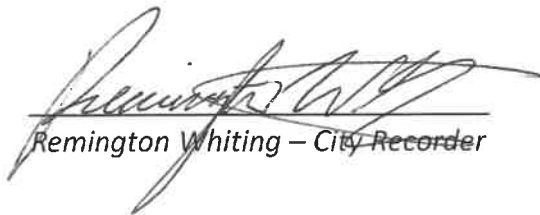
7. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:30 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