

Mayor
Kenneth Romney

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

**Community
Development**
Addison Jenkins

**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, MAY 14, 2024 AT THE CITY OFFICES.**

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

1. Confirm Agenda
2. Discussion – Moderate Income Housing Plan - Parking
3. Approve Meeting Minutes from April 23, 2024
4. Staff Reports (Engineering, Community Development)
5. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCity.org),
and provided to the Davis Journal on May 10, 2024, Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

May 14, 2024

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 May 10, 2024 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 14, 2024, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

MEMBERS EXCUSED:

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

PUBLIC ATTENDING: Deby Marshall, Simon Mortensen

Prayer by Commissioner Payne

Pledge of Allegiance- Commissioner Vest

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

1. Confirm Agenda

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

2. Discussion- Moderate Income Housing Plan- Parking

Commissioner packet included a memorandum dated May 10, 2024 from Addison Jenkins regarding Moderate Income Housing Plan – Parking Ordinance Draft in a redline copy of Ordinance 17.52. prepared by city staff and consultants at Citi Design.

Addison Jenkins introduced first draft of the Moderate-Income Housing Plan- Parking Ordinance draft. He noted that there were other updates the consultants suggested for their review.

Tonight's focus will be Strategy #2- 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.

Addison noted that updates to the city's parking code included defining minimum parking spaces for dwelling units in residential and mixed-use buildings and zones, and opportunities for a reduction in requirements for developments within a ½ mile public transit. Per State law, the city must continue to work towards the selected strategies each year and demonstrate these additional efforts. Once work is

done on the strategy, the general plan will be amended again to select additional strategies, which staff anticipates in 2024-2025.

Chairman Malan does not want any other area addressed except for the Parking Requirements for Residential Development. Commissioners concurred that they do not want to invite any change other than minimal required changes as necessary.

Addison noted that nothing other than the Parking Requirements for Residential Development is required. The consultants were merely making suggestions. He stated that once we have completed this year's strategy we are done with this section on parking.

Commissioners reviewed the redline copy of the ordinance and struck all items unrelated to Parking Requirements for Residential Development. Some discussion took place regarding making changes to the alternate parking spaces.

- It was decided to use 10 to 15% reduction if needed for item number 11 and 12.
- Commissioners want to strike #4 in red under item number 11.
- Change Item 12 to include language that reads adequate parking.
- Addison will check to see if we need to make change as to specific reductions.

3. Approve Meeting Minutes from April 23, 2024

Action Taken:

Corey Sweat moved to approve the minutes from April 23, 2024. Dennis Vest seconded the motion and voting was unanimous in favor.

4. Staff Report

a. Engineering (Kris Nilsen)

- Highgate Phase II may be on the agenda for the next meeting.
- Park Contractor has been working on the lighting plan.
- Engineering and Public Works are still working on the 1200 North improvement. Funding needs to be linked to the Public Works building.
- 1100 West improvement with funding from the county.
- Look into the number of loads being taken to the 400-north Ivory Home development.

b. Community Development (Addison Jenkins)

- Draft from Sewer odor plan was not sufficient. Duane and Addison will get back to them to provide further information for scoping out a plan.
- Goldberg plat plan will be coming to the city council for a lot line adjustment. His property will be part in the city and part in the county.
- All annexation is done for now.
- A Home Occupation application received for a home on Pages Lane did not meet multiple requirements of the new city code and would need to be changed significantly before the city could process and accept the application. The property was noted as belonging to Darrin & Alicia Zesiger.

5. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:35 pm. Dennis Vest 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.



A handwritten signature in cursive script, appearing to read "Dennis Vest", is written over a horizontal line.