

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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West Bountiful, Utah 84087

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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 SPECIAL MEETING
AT 6:00 PM ON TUESDAY, NOVEMBER 19TH, 2024, AT THE CITY OFFICES.**

*Invocation/Thought – Commissioner Sweat
Pledge of Allegiance – Commissioner Payne*

1. Confirm Agenda.
2. Consider Preliminary Plat for Delnoble Subdivision.
3. Approve Meeting Minutes from November 12th, 2024.
4. Staff Reports.
5. 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 November 18th, 2024, by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

November 19, 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 November 18, 2024, per state statutory requirement.*

Minutes of the Special Meeting for the Planning Commission of West Bountiful City held on Tuesday, November 19, 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: Ted Bubert

Thought by Commissioner Sweat

Pledge of Allegiance- Commissioner Payne

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

1. Confirm Agenda

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

2. Consider Preliminary Plat for Delnoble Subdivision

Commission packets included a memorandum dated November 18, 2024 from Kris Nilsen City Engineer/ Staff regarding consideration for Preliminary Plat for Delnoble Subdivision.

Kris Nilsen introduced the application for Legacy OV, LLC. has applied for Preliminary Plat Subdivision approval for a one (1) lot subdivision fronting 800 west street, on an existing parcel that is adjacent to the south and east of their existing residence/parcel at 1130 N 800 W. The property/parcel is within the R-1-10 District and consists of 3.385 acres whole prior to subdivision and will be subdivided into a single 1.379-acre lot and a remainder parcel of 2.009 acres. The lot meets R-1-10 Zoning Requirements for size and frontage (as represented).

PRELIMINARY PLAT REVIEW WBC 16.16.020, In accordance to WBC 16.16.020 A checklist has been provided to the applicant. To date the majority of the items have been satisfied per the memorandum dated November 18, 2024.

The following items still need to be addressed with staff per the notes in the City Engineer/Staff document in the packet before moving into the Final Plat Approval stage:

- The location of existing utilities.
- Proposed storm drainage facilities.
- Copies of agreements with adjacent property owners relevant to the proposed subdivision.
- Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements have been reviewed and approved by the utility companies.

Action Taken:

Corey Sweat moved to approve the Preliminary Plat Application for the Delnoble Subdivision located adjacent to 1130 North 800 West facing 800 West with conditions that all the staff comments and necessary items are addressed by staff in the memo dated November 18, 2024. Dennis Vest seconded the motion and voting was unanimous in favor.

3. Approval Meeting Minutes from October 22, 2024

Action Taken:

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

4. Staff Report

a. Engineering (Kris Nilsen)

- Steve Maughn continues to work on the issue with the shoulder of the road on 1200 North.
- Google has made 4 attempts to lay the conduits in the ground. Staff feels like the issue is being close to being resolved.

b. Community Development – (Remington Whiting)

- Remington has petitioned the opinion of the police department about front yard fences. Currently the Chief had no concerns but will respond back with his department comments.

5. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 6:16 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.

