

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, JANUARY 28th, 2025, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Merrick

Pledge of Allegiance – Commissioner Malan

1. Confirm Agenda
2. Consider Conditional Use Permit – Bee Ready Rental.
3. Consider WMBC Title 17 Code Change – Removal of B-U Zone.
4. Approve Meeting Minutes from January 14th, 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 January 24th, 2025, by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

January 28, 2025

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 January 24, 2025, per state statutory requirement.

Minutes of the Special Meeting for the Planning Commission of West Bountiful City held on Tuesday, January 14, 2025, 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: Andrew Winslow

Thought/Invocation by Commissioner Merrick
Pledge of Allegiance- 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. Consider Conditional Use Permit – Bee Ready Rental

Commission packets included a memorandum dated January 24, 2025, from Staff regarding Conditional Use Permit for Bee Ready Rental with an attached Conditional Use application.

Remington Whiting introduced Andrew Winslow who submitted a business license application for Bee Ready Rental located at 1116 West 500 South. He explained that Bee Ready Rental is an event rental company that rents several items for events. The space would be used to store and clean supplies as well as clients occasionally picking up equipment.

According to city code 17.34.030, warehousing, equipment sales or other commercial businesses that are similar that will be in the C-H zone are required to obtain a conditional use permit.

When questioned about the capacity of rental equipment leaving the site, Mr. Winslow stated that all rentals will use regular-sized trucks/vehicles. Any large orders would be on a delivery basis.

ACTION TAKEN:

Robert Merrick moved to approve the conditional use permit for Andrew Winslow/Bee Ready Rental at 1116 West 500 South with the positive finding that the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community and with the following recommendations: that they pass a mandatory fire inspection, that outdoor storage is prohibited, all signage will comply with the city code and a business license must be obtained. Corey Sweat seconded the motion, and voting was unanimous in favor.

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

Commission packet included a memorandum from Staff on January 24, 2025 regarding WMBC Title 17 Code Change- Removal of B-U Zone.

Mr. Whiting explained that it is necessary to do some Code Maintenance from time to time. He introduced the Removal of B-U Zone stating that while reviewing the West Bountiful City Code, staff determined that there were references to a no longer existing zone known as B-U. The B-U zone encumbered a portion of what is now known as the A-1 zone. In order to avoid confusion and to provide an accurate code, staff believe that it is best to update it to reflect the current zones. This is strictly a housekeeping item.

The following sections of code need to be updated with accurate zoning references:

- 17.46.020 Applicability
- 17.46.060 Application Process
- 17.48.070 Signs Not Requiring Permits
- 17.48.080 Signs Requiring a Permit
- 17.68.060 Area

Remington will schedule a public hearing for the next Planning Commission meeting and have a rough draft copy for review.

4. Approval Meeting Minutes from January 14, 2024

Action Taken:

Corey Sweat moved to approve the minutes from January 14, 2025, Planning Commission Meeting as presented. Dennis Vest seconded the motion, and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- In a UDOT discussion a conception plan for West Bountiful concerns was submitted.
- 660 West project: Bid opens tomorrow
- No final submittal on the few subdivisions in pending state

- Nothing has been received from Ivory Homes

b. Community Development – (Remington Whiting)

- Working on a policy for social media
- Continues to reviewing lots of permits
- Working on Code Enforcement issues
- From now on, information regarding each agenda item will be linked to that agenda item. Commissioners can click on the agenda items, and it will take them to the information pertinent to that agenda item.

Council Member Butterfield stated that he is following several bills that could affect the city but it is still too early to tell what is going to happen.

6. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 7:50 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.

A handwritten signature in dark ink, appearing to read "Remington Whiting", is written over a horizontal line.