

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**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 13TH, 2025 AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Vest

1. Confirm Agenda
2. Public Hearing – Belmont Farms PUD Subdivision Application.
3. Consider Belmont Farms Rezone PUD Overlay – Ivory Homes.
4. Consider Conditional Use Permit – Jennifer Jackson Piano Studio.
5. Consider Moderate Income Housing Strategies for the West Bountiful General Plan.
6. Approve Meeting Minutes from April 8th, 2025.
7. Staff Reports.
8. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnl), the city website (WBCity.org),
and posted at City Hall on May 9th, 2025 by Remington Whiting, City Recorder.*



MEMORANDUM

TO: Planning Commission

DATE: May 9th, 2025

FROM: City Staff

RE: **Belmont Farms PUD Application – Ivory Homes**

Summary and Background

A Planned Unit Development (PUD) is an overlay zone intended to allow creative development and community benefits such as “usable open space, higher quality development, diverse housing types, or enhanced rural character.” Because it is an overlay zone, it is granted at the discretion of the city council following a recommendation of the planning commission.

West Bountiful Municipal Code (WBMC) 17.68 outlines the process for review and adoption of a PUD overlay. If a PUD overlay is granted, a developer must still apply for and follow the subdivision process, using the base zone and any terms granted in the PUD.

In 2022, Ivory Homes was granted approval for Belmont Farms, a 6-lot subdivision at the west end of 400 N between 1450 W and the Rocky Mountain Power corridor. This was a traditional subdivision that met the requirements of the A-1 zone. Ivory Homes owns an additional 110 acres west of the power corridor.

On Thursday, May 1st, 2025, Ivory Homes applied for a PUD overlay for 21.14 acres for the planned Belmont Farms 2A and 2B. This PUD would allow for 19 lots.

Analysis

As the granting of a PUD is a legislative act, the primary analysis should be whether benefits to the community warrant the flexibility requested. This memo will review 1. the potential community benefits, 2. the requested design flexibility, and 3. additional things to consider.

Proposed Community Benefits

Ivory’s application for this PUD places heavy emphasis on the community benefit of rural character and theme. Other benefits include quality architecture, upgraded building materials,

1.25 acres of open space, and entrance feature. The following subsections review these benefits in context of the WBMC 17.68 contemplates.

- A. Ivory Homes asserts that their proposed PUD will benefit the community by preserving and enhancing the rural character of the area through thoughtful design and architectural elements. They emphasize the use of upgraded, high-quality exterior materials such as brick, stone, and composite wood products, specifically excluding vinyl siding to support the rural aesthetic. Their application outlines several specific features intended to achieve this goal:
- Installation of a 4-foot white split-rail fence along an equestrian trail to reinforce a traditional rural feel.
 - Street tree planting located behind the sidewalk to create a uniform tree canopy and help establish a distinct sense of place for each street.
 - Use of a rural road cross-section that includes lowered flat curbs and landscaped drainage swales, contributing to the overall rural design theme.
- B. Streets and Connectivity: The application includes plans for improved vehicular and pedestrian connectivity. The proposed layout provides access to 400 North and anticipates a future roadway connection northward to 1200 North for street connectivity. While pedestrian trails are mentioned as part of the concept, no specific alignments or trail layouts are shown in the application materials. Clarification or additional details on the location of the proposed trails besides the sidewalk would be beneficial.
- C. Parking and Garages: The proposed PUD emphasizes enhanced curb appeal and visual consistency by requiring courtyard-style garages, including painted doors and windows. These design choices are intended to reduce the visual prominence of garages and contribute to neighborhood beautification. RV parking is permitted but must be located behind the front plane of the home to minimize visibility from the street. Additionally, each home will include a driveway sized to accommodate at least two vehicles, helping to minimize the need for on-street parking.
- D. Recreational Amenities Provided: The proposed plan includes a brief reference to an open space and trails. It would be helpful to have more details about what specific amenities are planned, such as walking paths, benches, or other features.

Design Flexibility

According to the application, Ivory Homes is looking for the following design flexibility:

- A. Lot Sizes. The standard minimum lot size in the A-1 zone is 1 acre (43,560 square feet). Ivory Homes is requesting the following lot sizes (smallest to largest):

Lot	Size	Acres
203	23,064	0.53

201	23,692	0.54
206	23,894	0.55
207	24,612	0.57
202	25,891	0.59
204	30,436	0.70
301	34,333	0.79
302	35,675	0.82
209	37,590	0.86
210	37,590	0.86
208	38,850	0.89
205	39,900	0.92
307	43,423	1.00
303	43,706	1.00
304	44,214	1.02
306	47,287	1.09
211	48,895	1.12
305	58,856	1.35
308	65,506	1.50

Notably, the PUD is divided into two phases: 2A and 2B. In phase 2A, only 1 of 11 lots meets the 1 acre standard; whereas, in phase 2B, 6 of 8 lots are 1 acre more larger.

Staff views the size of lots to be a policy question, and recognizes that differentiation in sizes can help create variety and quality in a subdivision.

- B. Roadway Cross Section. WBMC 16.12.040 and the city's "Minimum Construction Standards" govern the width, pavements, and other elements associated with road cross sections in the city. The following is a summary of the differences requested:
1. Width of pavement: For a 50' road, the city's pavement standard is 29'. Ivory's request is 25'. For a 66' road, the city's standard is 45', they call for 41'.
 2. Sidewalk: The city's standard is a 4' concrete sidewalk. Ivory is requesting a 4' "trail" of decomposed granite along one half of the 50' road.
 3. Thickness of concrete: The city's standard is 6" for sidewalk. Ivory's request shows 4".
 4. Curb: The city's standard is a 6" high back curb. Ivory is requesting a flat curb with a 6' drainage swell.
 5. Storm drainage. City standards include sections for a storm drainage system with collection boxes, cleanouts, pipes, etc. Staff infer from the drawings that no storm drain pipe is planned, but that all the properties will contain their own water, and that the drainage swell will collect and detain any water from the road.

6. Length of dead ends – This will be addressed in the next section.

Staff recognize that flexibility in the road profile may help reach the goal of creating a more rural feel. However, staff has the following concerns:

1. Width of pavement – Staff questions the community value of the lessened width. The Millbridge subdivision within West Bountiful has a similar road profile (no curb), but it maintained the 29' standard.
2. Sidewalk/Trail – Staff has significant concerns with the gravel trail in place of sidewalk. The primary issues are maintenance and usability.
3. Thickness of concrete. Staff believe that 6" concrete should be used wherever sidewalk is installed.
4. Curb/Swell/Storm drainage. This basic design has functioned fairly well in the Millbridge subdivision, and staff strongly supports the placement of the flat concrete border at the edge of the asphalt. Staff would want clear language regarding homeowners responsibility to maintain the swell. Staff also need storm water calculations showing that the swell can contain the necessary water.

- C. Access and Length of Dead Ends. City standards limit the length of cul-de-sacs at 400'. Dead ends with future planned connections are limited to 1,000. In the case where these lengths are exceeded, standards call for a secondary access. Ivory is requesting the ability to construct phase 2A with a temporary turnaround and phase 2B with at least a temporary access constructed from the north end of the subdivision to 1200 North. From a fire code perspective, the fire marshal with South Davis Metro Fire has given preliminary approval to these concepts.

While access is always a paramount concern, staff understand the value in maintaining flexibility in the design of the remaining property beyond the proposed phases (the other 90 acres) while allowing property owners to utilize their land. Staff also give heavy deference to the opinions of the fire marshal.

Staff's primary concern with this proposal is the lack of clarity with the future access to the north. Is Ivory Homes proposing/willing to purchase land for this access? Are they relying on the city building a future road? Staff would want very clear language in a development regarding the terms of this future access.

- D. Lastly, Ivory is requesting broad flexibility for "any other items shown" in the plans they have provided.

Staff believes strongly that all flexibility granted be very clearly described in the development agreement, with exhibits only being used for reference.

PLEASE VISIT
WBCITYUT.GOV/PUBLIC-NOTICES TO
VIEW THE BELMONT FARMS PUD
APPLICATION

MEMORANDUM



TO: Planning Commission

DATE: May 9th, 2025

FROM: City Staff

RE: Conditional Use Permit for Home Occupation – Jennifer Jackson Piano Studio

Background

Jennifer Jackson Piano is a piano studio that is located at 958 West 1950 North. Mrs. Jackson offers private lessons as well as groups lessons with 3-5 students at a time. According to her website, the studio currently has 60+ students. On average, 13 students are attending the studio each weekday. Throughout the day, students are dropped off and picked up from the location. Based on WBMC 5.28.050, businesses involving “childcare, nursery, preschool, or similar use involving the pick-up and drop-off of children” are required to obtain a Conditional Use Permit. Recitals for the students will not be held onsite.

According to WMBC 17.60.040, when reviewing a Conditional Use Application, the planning commission is required to consider whether:

1. 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;
2. The proposed use 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;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use 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;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; and
6. 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.

Staff recommends the following conditions be required with granting of this conditional use permit, consistent with similar businesses in the area:

1. No external signage.
2. All drop-off and pick-up of children will be off-street.
3. Upon issuance of this conditional use permit, a West Bountiful Home Occupation License will be obtained.



CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
PLANNING AND ZONING
550 N 800 W, West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcityut.gov

PROPERTY ADDRESS: 958 West 1950 North, West Bountiful UT 84087
NAME OF BUSINESS/USE: Jennifer Jackson Piano Studio
PARCEL NUMBER: 06-401-0129 ZONE: R-1-22 DATE OF APPLICATION: 4-28-2025
Applicant Name: Jennifer Jackson Address: 958 W 1950 N
Applicant E-mail: jenniferjacksonpiano@gmail.com Primary Phone: 801-718-3682
Property Owner, Phone (if different): _____

Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal and separate sheet with additional information if necessary.

I teach piano lessons privately as well as in groups. There are up to 5 students in a group at a time. Recitals are not held on site.

The Applicant(s) hereby acknowledges that they have read and are familiar with applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone

I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available to the public upon request.

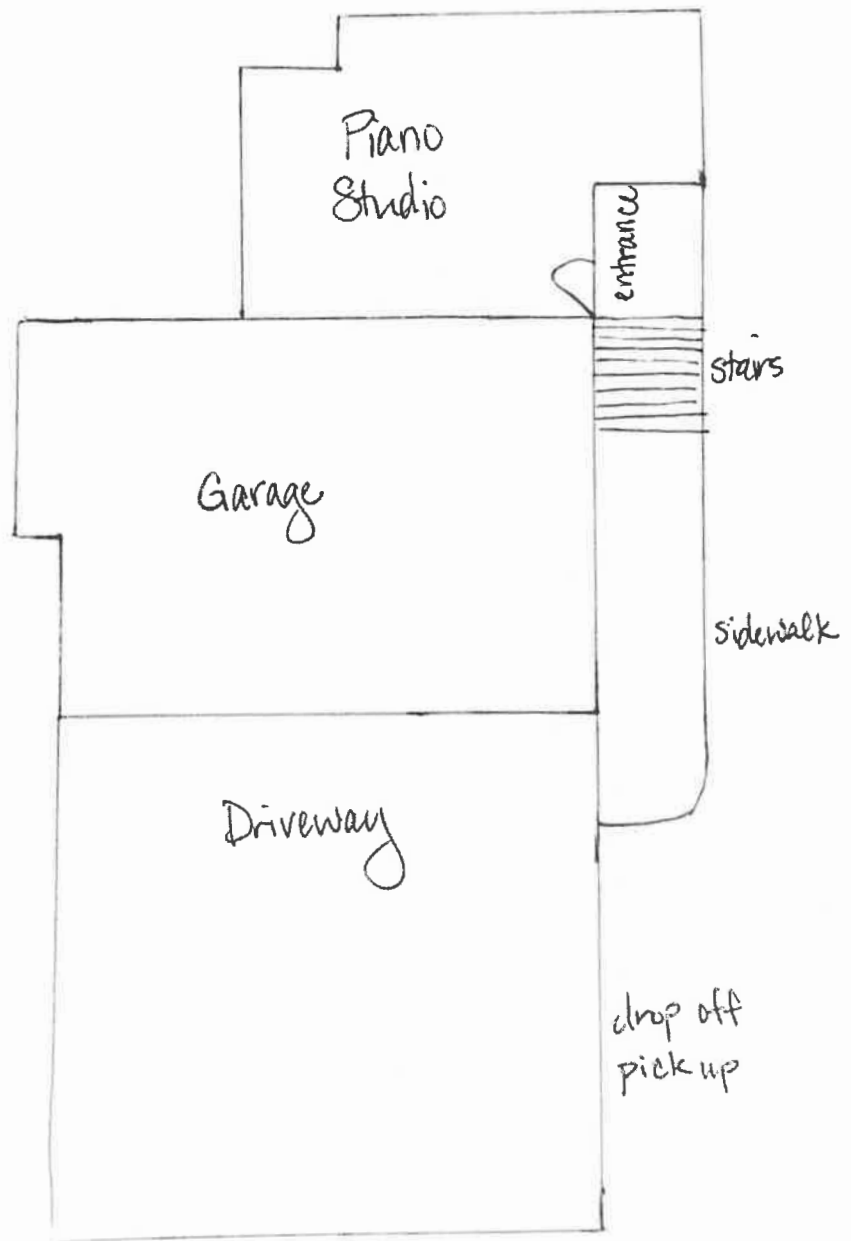
Date: 4-28-2025 Applicant Signature: Jennifer Jackson

Date: _____ Property Owner (if different): _____

FOR OFFICIAL USE ONLY

Application Received Date: 04/30/25
Application Fee Received Date: 04/30/25
Permit Approval: _____

Permit Number: _____
Fire Inspection Date: _____
Fire Inspection Approval Date: _____



MEMORANDUM



TO: Planning Commission

DATE: May 9th, 2025

FROM: City Staff

RE: Updates to City's General Plan Moderate Income Housing Element

This memo continues the discussion and provides options for potential updates to the city's moderate income housing strategies in the general plan.

Background

Utah Code 10-9a-403 charges the planning commission with making recommendations to the city council for a general plan. In combination with Utah Code 10-9a-408, the city must include a moderate income housing element within the general plan and annually report on the progress made toward adopted strategies selected from a list provided in code. The planning commission was able to discuss and consider potential strategies on Tuesday, December 10th, 2024 and January 10th, 2025, and the city council reviewed these suggestions on December 17th, 2024.

The last time the city updated the moderate income housing element in 2022, it adopted the following strategies:

- 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;
- Reduce, waive, or eliminate impact fees related to moderate income housing;
- Develop and adopt a station area plan in accordance with Section 10-9a-403.1

Since then, the city worked diligently and adopted code changes in 2023 and 2024 to accomplish and report on all three strategies.

Updates

With work substantially completed on the 2022 goals, it is time for the city to consider adopting new strategies and plans for working towards them. The planning commission discussed potential strategies on Tuesday, December 10th, 2024 and the city council reviewed and provided input on December 17th, 2024. Following the previous discussions within the planning commission and city council staff recommends the following process for the update:

1. Planning commission reviews drafted strategies from city staff and planners.
2. Planning commission public hearing and final recommendations.
3. City council consideration and adoption.

Consideration

After receiving input from the planning commission and city council, staff directed planners to draft the following Moderate Income Housing Strategies for consideration. The three previous strategy timelines are also found below.

6.4 Tools and Implementation Strategies

The above analysis demonstrates that there is reduced opportunity for moderate-income households to obtain quality housing in the city, as compared to other years. The available affordable housing comes mainly in the form of smaller single-family dwelling units, multi-family units, accessory dwelling units, and mobile homes.

It is important for West Bountiful to consider a variety of housing types in the future to be able to meet the needs of a variety of residents, including special needs populations, elderly housing, and entry-level housing.

During the last several years, the Utah State Legislature has attempted to address the current housing crisis through required strategies intended to reduce housing costs within communities. A Moderate Income Housing Plan (MIHP) is required by the State as part of UCA 10-9-307. This requirement was first introduced in 1996 and has since been updated nearly every year. The most recent changes outline 24 strategies that can help to address the current housing crisis. Of those 24 strategies, West Bountiful must select three and devise an implementation timeline to accomplish each goal/strategy. The strategies are intended to help provide housing for those persons/families making less than 80% of the AMI which is based on average incomes in the County.

PURPOSE AND OBJECTIVE:

1. To meet the needs of people of various income levels living, working, or desiring to live or work in the community.
2. To allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life.
3. Determine how the jurisdiction will provide realistic opportunity to meet the need for additional moderate income housing within the next five years.
4. Receive consideration for funding of projects based on compliance with the moderate income housing requirement.

PAST PROGRESS

The City has completed to greatest extent possible the previous General Plan Housing strategies of:

- **Develop and Adopt a Station Area Plan in Accordance with Section 10-9a-403.1.**
A Station Area Plan (SAP) analysis was performed that determined, due to the location of major manufacturing facilities in close proximity to the Woods Cross Frontrunner station, opportunities for appropriate station complimentary growth were very limited. This analysis was accepted by the Wasatch Front Regional Council.

- **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.**
This strategy was accomplished through the adoption of the Housing in Certain Commercial areas Overlay that added housing options in what was previously a strictly commercial use zone. In addition, the overall parking standards were reviewed and updated in 2024.
- **Reduce, Waive, or Eliminate Impact Fees Related to Moderate Income Housing.**
No moderate income housing has been proposed so this issue was not resolved over the last 3 years. Opportunities still exist to consider fee reductions with a moderate income housing proposal.

Over the next 5 years the following new strategies to support affordable housing are proposed:

STRATEGY 1 - Create or allow for, and reduce regulations related to, accessory dwelling units in residential zones

As of 2025, the City does not have an ordinance to support detached accessory dwelling units. The city is willing to pursue the following:

Steps and Implementation Timeline

1. Discuss options for a detached ADU ordinance (2025)
2. Create a draft for review by the Planning Commission and City Council (2026)
3. Adopt a detached ADU ordinance (2027) possibly for just the larger lot zones
4. Monitor progress in terms of permits issued (2028)
5. Consider extending the ADU option to smaller lots (2029)

STRATEGY 2 – Consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the City

Steps and Implementation Timeline

1. Determine the fees that could be reduced through City Council discussions of the fee schedule (2025)
2. Consider a graduated fee reduction schedule depending on the income category to be encouraged (2026)
3. Attract a moderate-income project through active outreach and negotiate a fee reduction (2027)
4. Expedite the approval process by making affordable projects permitted uses via an ordinance change (2028)
5. Monitor progress and re-evaluate if needed (2029)

STRATEGY 3 – Implement zoning incentives for low to moderate income units in new developments

Steps and Implementation Timeline

1. Review ordinances where affordable housing could be encouraged (2025)
2. Update the PUD ordinance to provide a density bonus for affordable units (2026)
3. Update the Housing Certain Commercial Areas overlay to include additional incentives for affordable housing such as further reduced parking requirements, reduced fees, and density bonuses for affordable housing (2027)
4. If no proposals have been submitted to take advantage of these incentives, actively pursue developers to utilize these incentives (2028)
5. Monitor progress and re-evaluate if needed (2029)

End here what follows is the current language in the GP we did a couple years ago

Although West Bountiful's city boundaries do not include a transit station, the nearest station in Woods Cross is within one-half mile. The one-half mile distance is considered a walkable length and therefore for specified areas along 500 South, a station area plan could be developed in a coordinated effort with Woods Cross City.

Steps and Implementation Timeline (2023-2025):

1. Coordinate with Woods Cross during the first six months of 2023. Consider a formal agreement.
2. After a coordination strategy is created, seek funding for such a plan within Wasatch Front Regional Council's resources during the last 6 months of 2023.
3. Create the plan during 2024.
4. Hold hearings and move the plan through to adoption toward the end of 2024 and likely complete that process during 2025.

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.

The city's parking regulations have not been reviewed or updated for some time. A review of parking ratios, an allowance for parking studies, and shared parking could be included in an update of this zoning chapter.

Steps and Implementation Timeline (2023):

1. Review and update current parking regulations.
2. Create new draft.
3. Present draft to staff for comments.
4. Present updated draft to planning commission for comments. Schedule joint work session with city council if necessary.
5. Set a public hearing with the Planning Commission.
6. Present to City Council for adoption in 2023.

STRATEGY 3 - Reduce, Waive, or Eliminate Impact Fees Related to Moderate Income Housing.

The city currently waives impact fees for accessory dwellings units (ADUs). Waiving and reducing fees is a city council responsibility.

Steps and Implementation Timeline (2023):

1. The city council will discuss the pros and cons of reducing/waiving such fees during 2023.
2. If a decision is made to reduce or eliminate certain fees, the city council will adopt a revised fee schedule in 2023.

**West Bountiful City
Planning Commission Meeting**

April 8, 2025

PENDING – NOT APPROVED

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 April 4, 2025, per state statutory requirement.

Minutes of the Special Meeting for the Planning Commission of West Bountiful City held on Tuesday, April 8, 2025, at West Bountiful City Hall, Davis County, Utah.

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

MEMBERS/STAFF EXCUSED: Remington Whiting (Community Development), Tyler Payne (Alternate)

STAFF ATTENDING: Kris Nilsen (City Engineer), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Landry Thomas (Backstage Performing Arts)

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

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-Backstage Performing Arts – 724 West 500 South #900

Commissioner packet included a memorandum dated April 4, 2025 from Staff regarding a Conditional Use permit Backstage Performing Arts – 724 West 500 South #900 with an attached application.

Landry Thomas was present to represent the owner of Backstage Performing Arts (Shelby Horley). Kris Nilsen introduced the application for a conditional use permit for Backstage Performing Arts is an arts studio that teaches sewing, dance, music, and theater located at 724 W 500 S #900. He noted that this location is used for practicing, costume design, and lessons and will not feature any performances or concerts. They have been operating in West Bountiful since 2022. City staff were notified of a change in ownership. According to WMBC 5.04.120, licenses are not transferable, meaning the owner must apply for a new business license. WMBC 17.32.030, requires that theaters located in the C-G zone must obtain a conditional use permit.

ACTION TAKEN:

Corey Sweat moved to approve the Conditional Use Permit for Backstage Performing Arts located at 724 West 500 South, #900 with the affirmative findings 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 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: business must pass

a mandatory fire inspection; signage must comply with city code; and upon issuance of the permit, Backstage Performing Arts will obtain a West Bountiful City Business License. Laura Mitchell seconded the motion and voting was unanimous in favor.

3. Consider Conditional Use Permit – Misfit Customs LLC- 519 North 500 West

Commissioner packet included a memorandum dated April 4, 2025 from Staff regarding a Conditional Use permit for Misfit Customs LLC – 519 North 500 West with an attached application.

Kris Nilsen (city engineer) explained that the owner of Misfit Customs LLC (Nick LaSalle) is an Auto Mechanic whose business is currently located in West Bountiful, and has notified city staff of his intention to close his current shop and move to a different location.

The new location will be 519 North 500 West and will include services such as pinstripping, lettering/logos, and custom artwork on motorcycle parts. The proposed business will be located within Blakline's shop.

After much discussion among the commissioners, it was determined that According to WMBC 17.32.030, Vehicle Services that are located the C-G zone are required to obtain a conditional use permit.

ACTION TAKEN:

Corey Sweat moved to grant the Conditional Use Permit for Nick LaSalle, owner of Misfit Customs LLC at 519 North 500 West with the affirmative finding according to WMBC 17.32.040 that the conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effect of the proposed use and accomplish the purposes of this subsection and with the following conditions: business must pass a mandatory fire inspection; comply with the city code regarding signage; vehicles will not be permitted to park near the corner blocking line of sight for traffic; upon issuance of this permit, Misfit Customs LLC will obtain a West Bountiful Business License; and there will be no auto body work or repair done at this site. Dennis Vest seconded the motion and voting was unanimous in favor.

4. Approval Meeting Minutes from March 25, 2025.

Action Taken:

Dennis Vest moved to approve the minutes from the March 25, 2025, Planning Commission Meeting as presented. Corey Sweat seconded the motion, and voting was unanimous in favor.

5. Staff Report

a. Engineering (Kris Nilsen)

- Kris excused Dwayne Huffman who was ill and Remington Whiting who was attending a conference.
- UDOT is close to approving a final design plan for the I-15 project to be completed in 2027. This will impact several businesses in West Bountiful. Kris provided an aerial view of the proposed design.

- 660 West construction is ongoing. Weber Basin main line was able to complete its main line install so the secondary water system can be activated for spring use. Rain has caused some inconvenience with mud for the neighbors.
- 1100 West project will be awarded for the bid next week. Curb, gutter, and sidewalk will be placed along 1100 West from 400 North to 200 North using grant money that was awarded to the city. Low bid came in at \$364,000 but most of the bids were close in range.
- Fluoride has been removed from the water system.
- Enbridge is making progress on their 500 South gas line project. WX and WB have requested that the islands be filled with concrete instead of landscaping.

6. Adjourn

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:17 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.
