

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, APRIL 8TH, 2025, AT THE CITY OFFICES.**

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

1. Confirm Agenda
2. Consider Conditional Use Permit – Backstage Performing Arts – 724 W 500 S #900
3. Consider Conditional Use Permit – Misfit Customs LLC – 519 N 500 W
4. Approve Meeting Minutes from March 25th, 2025.
5. Staff Reports.
6. 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 April 4th, by Remington Whiting, City Recorder.*

**West Bountiful City
Planning Commission Meeting**

April 8, 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 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 pinstriping, 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.

