

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, 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/pmn), the city website (WBCityut.gov),
and posted at City Hall on May 9th, 2025 by Remington Whiting, City Recorder.*

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 9th, 2025, per state statutory requirement.

Minutes for the Planning Commission of West Bountiful City held on Tuesday, May 13th, 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).

MEMBERS/STAFF EXCUSED: Council member Dell Butterfield.

STAFF ATTENDING: Duane Huffman (City Administrator), Kris Nilsen (City Engineer), Remington Whiting (Community Development), and Debbie McKean (Secretary).

PUBLIC ATTENDING: Skyler Tolbert, Greg Timothy, Gary Jacketta, Jace Jacketta, Paul Giles, Deby Marshal, Kelly Enquist, Joyce Price, Greg McKnight, Kim McKnight, Jennifer Jackson, Joan Jansen, Kelly Bangerter, James Neuschwander.

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

1. Confirm Agenda

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

2. Public Hearing – Belmont Farms -PUD Subdivision Application

Mr. Duane Huffman clarified that Agenda Items #2 and #3 refer to the same project—the Belmont Farms Planned Unit Development (PUD) Overlay application by Ivory Homes.

Mr. Huffman provided a detailed overview of the PUD Ordinance using a PowerPoint presentation, outlining the purpose and benefits of a PUD overlay, and explaining the specifics of the Belmont Farms Phase 2A/2B application. He began by explaining the proposed benefits from the proposal which include no request for a density bonus; Emphasis on rural character with traditional architecture; upgraded building materials including brick, stone and composite wood; a development entrance with 1.25 acres of open space and an entry feature; an equestrian trail with 4-foot split rail fencing to enhance rural feel; tree lined streets with trees located behind sidewalks to create a canopy effect and rural style road cross sections with flat curbs and drainage swales.

He then reviewed the flexibility that was requested by Ivory Homes. These include differing lot sizes, a smaller roadway cross section that included 25' of asphalt instead of the city's standard of 29'; thickness of concrete that included 4" thick walkways instead of the city's standard of 6"; a flat curb with a 6' drainage swell; an exemption of a storm drainage system which would be maintained by the drainage swells and the length of dead ends. Duane also noted that the application requested any broad

flexibility in the plans that were submitted, and recommended that any flexibility be directly addressed in the development agreement.

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 8:09 pm to hear public comment on Belmont Farms PUD Subdivision Application. Dennis Vest seconded the motion and voting was unanimous in favor.

Public Comment:

Deby Marshall asked why the development is moving forward in such small phases as it disrupts the neighborhood each time they work on a development. Construction traffic has to use 400 north and it is very cumbersome to the residence in that area.

Jim Neuschwander stated that lots of dump trucks have ruined their quality of life while developing this project in small phases and using 400 north instead of creating other accesses into their property. He feels there is no clear goal in the end with roads and infrastructure developing phase by phase in small sections.

Paul Giles owns property by the development and is concerned that the access needs to be put in place before the development begins for the safety and welfare of the neighborhood and children in the area. He noted homes are not being sold in Phase 1 and wondered if they would be sold in the new phases. He asked if they are going to develop under the powerlines.

Joyce Price is concerned about the traffic on 400 North created by this development all day long, every day. She feels Ivory Homes will make a quality home whether they allow 1 acre parcels or not and does not see the need to make smaller lot sizes to accommodate the developer. She is concerned about the advertising they do regarding ADU's and stated that it is false advertising to state they have a legal ADU.

Greg McKnight is concerned with traffic that is created by the development. He stated that another access is needed for those large trucks to get into the development. He is in favor of one acre lots only.

Kim McKnight has lived here for 12 years and moved here for the rural dream which she feels is quickly diminishing. She stated that non-stop trucks, dirt, dust, noise has taken its toll on current residence. She pointed out that the speeding that goes on is ridiculous and dangerous. She concurred that another access needs to be created, enforced and used before further development takes place.

Jace Jacketta supports a secondary access into the property and the city should hold up the development until one is created.

ACTION TAKEN:

Corey Sweat moved to close the public hearing at 8:23 pm to hear public comment on Belmont Farms PUD Subdivision Application. Laura Mitchell seconded the motion and voting was unanimous in favor.

3. Consider Belmont Farms Rezone PUD Overlay – Ivory Homes

Commissioner packet included a memorandum dated May 9th, 2025 from Staff regarding Belmont Farms rezone PUD Overlay- Ivory Homes with a link to review their proposal.

Commissioner Discussion:

Duane Huffman presented the memo and reiterated the analysis of the submitted application. He also presented site plans and exhibits showing the plans of the developer.

The commission acknowledged the concern of the residents on 400 N and stated that developers do have the right to pass through the road if restrictions were imposed. Commissioner Malan and the commission concluded that they would prefer 29' pavement and 6" thick concrete on both sides of the road. They also discussed the possibility of condensing the 6' swells to 4.5'.

Many of the commissioners expressed concern over the temporary access through 1200 N and the possibility of 2B never been constructed. Duane stated that a development agreement would protect the city in many different ways, including litigation and those concerns could be addressed in the agreement.

Commissioner Malan expressed concern over the swells because of potential mosquito problems. He also clarified that instead of a gravel path, that 2 sidewalks on both sides of the street would be beneficial for residents of the community. The commission asked if Kris could work with Ivory Homes to address any engineering issues that could take place.

Skyler Tolvert representing Ivory Homes shared his appreciation of public, commissioner and staff comments. He apologized for the false advertising on the current ADU dwellings in Phase 1. He said that it will be changed tomorrow. He stated that he was willing to meet certain city standards such as the 29' pavement and 6" sidewalk. He also stated that he was willing to work with city and the city engineer to resolve any issues.

After some discussion, the commission discussed the fact that they would forward a positive recommendation to the council with certain recommendations that would need to be addressed.

ACTION TAKEN:

Corey Sweat moved to forward a positive recommendation for the Belmont Farms PUD Overlay for Phase 2A & 2B with the recommendation to decide where road accesses will be permanently for 400 North and 1200 south and included in a development agreement, with a 4 foot wide concrete sidewalks to be located on both sides of the street, and maximum number of lots be no more than 19 and configured to equal an average size of .89 acres with the smallest lot size being .59 acres as presented in the proposal this evening. Dennis Vest seconded the motion and voting was unanimous in favor.

ACTION TAKEN:

Corey Sweat moved to take a 5-minute break and return to address agenda item #4. Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Consider Conditional Use Permit – Jennifer Jackson Piano Studio.

Commissioner packet included a memorandum dated May 9, 2025 from Staff regarding a Conditional Use permit for Jennifer Jackson Piano Studio with attached conditional use permit and site plan.

Remington Whiting introduced Jennifer Jackson Piano as 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.

He stated that 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.

ACTION TAKEN:

Laura Mitchell moved to grant the conditional use permit for a home occupation for Jennifer Jackson Piano Studio at 958 West 1950 North with the positive findings in WBMC 17.60.040 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; 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; 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: No external signage will be allowed; All drop-off and pick-up of students will be off-street; Upon issuance of this conditional use permit, a West Bountiful Home Occupation License will be obtained. Dennis Vest seconded the motion and voting was unanimous in favor.

5. Consider Moderate Income Housing Strategies for the West Bountiful General Plan.

Commissioner packet included a memorandum dated May 9th, 2025 from Staff regarding Moderate Income Housing Strategies for West Bountiful General Plan.

Duane explained that the based on the planning commission’s and city’s council discussions, planners were able to draft 3 strategies that would satisfy the state’s requirements. The three strategies were to create or allow for, and reduce regulations related to, accessory dwelling units in residential zones; Considering general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city and to implement zoning incentives for low to moderate income units in new developments. The commission expressed their desire to soften some of the deadlines that were proposed by the planners to allow flexibility. The commission directed staff to make certain changes to the draft to soften the deadlines and to schedule a public hearing for May 27th, 2025.

6. Approve Meeting Minutes from April 8th, 2025

Action Taken:

Corey Sweat moved to approve the minutes from the April 8, 2025 Planning Commission Meeting as presented. Robert Merrick seconded the motion, and voting was unanimous in favor.

7. Staff Reports

a. Engineering (Kris Nilsen)

- Projects on 660 West and 1100 West are in full swing
- Fluoride has been shut off and disposing of hazardous chemicals
- Removed trees on 1100 West stumps were kept by one of the property owners.
- Staff is working with construction crews on 500 West. Project will not be completed until the fall.

b. Community Development (Remington Whiting)

- Building permits have slowed down but still getting one/two a week.
- Working on Illegal ADU's with lots of other code enforcement issues like weeds, etc.

8. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 10:12 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.