

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.WBCityut.gov

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 MONDAY, AUGUST 11TH, 2025 AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Vest

1. Confirm Agenda
2. Consider Approval of 8ft Fence at 980 North 600 W.
3. Consider Conditional Use Permit – 24 Hour Rooterman Plumbing and Drain Cleaning.
4. Consider Conditional Use Permit – Lifetime Store.
5. Consider Conditional Use Permit – Cleartone Inc.
6. Code Change Application – Residential Rear Yard Setbacks – Roberts.
7. Approve Meeting Minutes from July 22nd, 2025.
8. Staff Reports.
9. Adjourn.

*This agenda was posted on the State Public Notice website (Utah.gov/pmnl), the city website (WBCityut.gov),
and posted at City Hall on August 8th, 2025 by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: August 7, 2025

FROM: City Staff

RE: 8ft Fence at 980 N 600 W

This memo reviews a requests to maintain and extend an existing an 8-foot-tall rear and side yard fence.

Background

Pursuant to WBMC 17.50.040, the maximum height for fences in the rear and side yards is 6ft. WBMC 17.50.050 grants the planning commission the ability to extend the height to 8ft:

“The planning commission may approve the erection of a fence to a height greater than six (6) feet within any required rear yard or side yard upon a showing that the increased height is reasonably necessary to protect the property from an adjacent incompatible land use.”

Application

On August 6th, 2025, a conditional use permit application was submitted by Frank Zumpano to bring his rear and side yard fence into compliance as they are already at an 8ft fence along the entire rear and a portion of side of the property.

A site diagram illustrating the location and layout of the proposed fence is attached.

Review

As there is not a city application for this specific request, staff originally encouraged the property owner to submit a conditional use permit. However, upon additional review of the code, a conditional use permit is likely not the appropriate mechanism as this is a discretionary act of the planning commission. If the commission finds that an additional height allowance is reasonably necessary, it may grant the expect by motion.

Rear Yard: The rear yard of the property already has a non-permitted 8’ fence constructed for its entire length. It is parallel to property owned by the Oregon Short Line Railroad Co. Staff can see a reasonable argument that residential property and railroad property are an incompatible uses, and that additional height my be reasonably necessary to protect both properties.

Side Yard (north): Approximately 65 feet of side yard fence has been built unpermitted at 8’, and the applicant is desirous to complete an additional 35’. A small portion (15’) of side yard is adjacent to a city well property. The applicant argues that the additional height is reasonably necessary to protect the residential property from the adjunct road (the bend on 1000 N and 550 W). As

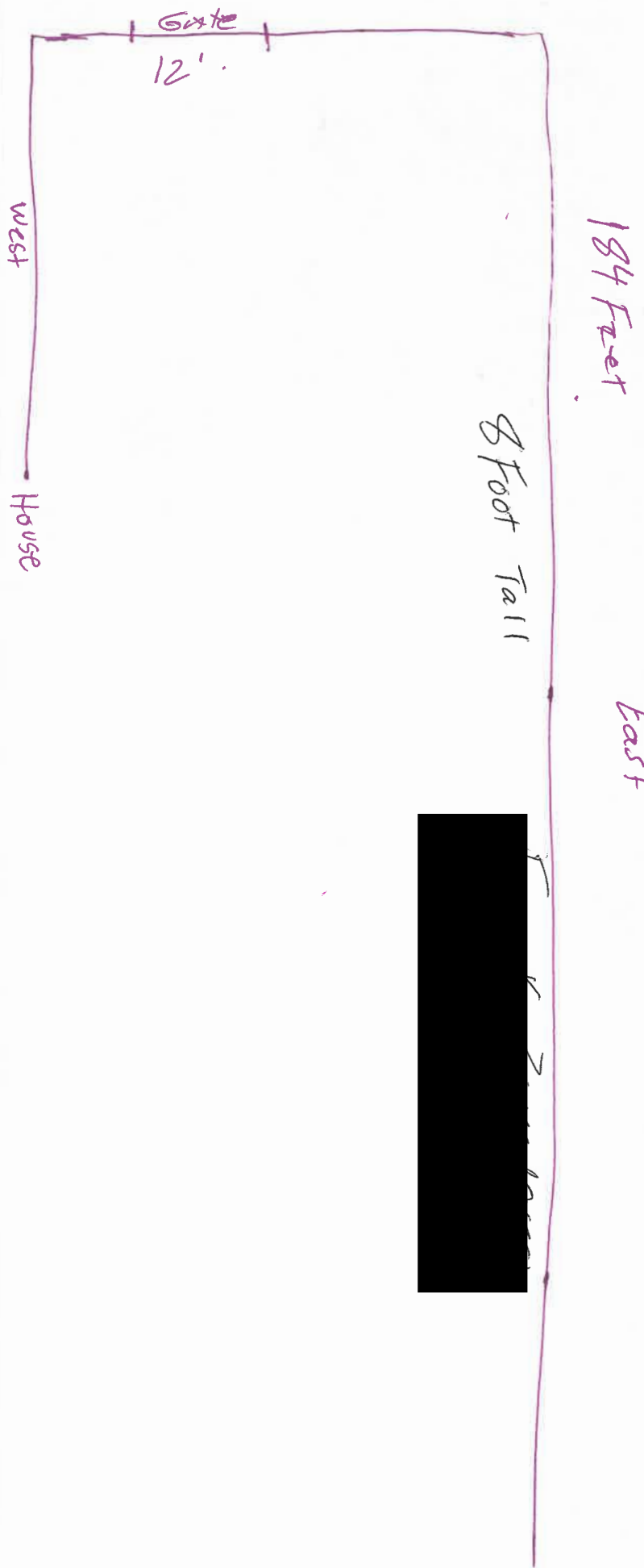
residential properties are adjacent to roads throughout the city, staff does not believe that it should be considered an incompatible use. Staff also cannot see the justification in additional height to protect the property from vehicles.

Decision

City Code grants the planning commission the discretion to grant a rear and/or side yard height exception only if it can find that it is reasonably necessary to protect properties from incompatible uses. Based on this, the planning commission may:

1. Deny the request.
2. Grant the request in part with appropriate findings. For example:
 - a. Find that the residential property and the railroad property are incompatible, and the additional height is reasonably necessary for the rear yard fence to provide additional security to both properties. Grant the height exception up to 8'.
 - b. Deny the side yard portion.
3. Grant the full request with appropriate findings. For example:
 - a. Find that the residential property and the railroad property are incompatible, and the additional height is reasonably necessary for the rear yard fence to provide additional security to both properties. Grant the height exception up to 8'.
 - b. Find that the bend in the road creates a unique incompatibility and that the additional height of the side yard is necessary to protect the property from vehicle lights. Grant the height exception up to 8'.

North







MEMORANDUM



TO: Planning Commission

DATE: August 7, 2025

FROM: City Staff

RE: 24 Hour Rooterman – Conditional Use Permit

This memo reviews a Conditional Use Permit (CUP) application for 24 Hour Rooterman, a business located at 2337 North 640 West.

Background

In a recent audit of the city's business licenses, staff discovered a plumbing business operating within the C-N zone at 2337 N 640 W. On August 7th, 2025, a conditional use permit application was submitted by Mr. Todd Smith. According to the application, the location is used for the storing of fittings, pipe and plumbing tools which are located in the shop. The location is also used for the storing of vans, trailers and trucks which takes place outdoors.

Analysis

Use – The property is located on a parcel in the Commercial Neighborhood zone. West Bountiful Municipal Code (WBMC) 17.28.030 lists "Contractor: general, electrical, mechanical and plumbing, etc." as a conditional use. Based on the description provided in the application, the location is solely used for storage.

Outdoor Storage: WBMC 17.92 regulates outdoor storage within commercial and industrial zones. Pursuant to this section, contractors within the C-N zone are required to have a conditional use permit. Applicable requirements include the following:

- 17.92.010(B) [General Requirements]: Except for agricultural products, outdoor storage facilities for raw materials, parts and products shall be enclosed by a fence or wall at least six (6) feet in height and impervious to sight, adequate to conceal such facilities, materials, parts, and products from adjacent properties and the street unless expressly exempted elsewhere in this code. No items may be stacked higher than the fence or wall of the enclosure.
- 17.92.020 [Conditional Use for Contractors in C-N zone]:
 - Provide for visual screening and security as determined by the planning commission
 - Equipment exceeding 20 feet in height that will be visible from outside the perimeter of the property must be stored indoors; all materials that will be visible from outside the perimeter of the property must be stored indoors or within a three-sided, roofed building or structure.
- 17.92.020 [Conditional Use for Outdoor Storage of Motor Vehicles]:
 - Storage to be accomplished within a three-sided, roofed building or structure.

The application and a hand drawn diagram illustrating the location and layout of the storage areas is attached for review. In reviewing images of the property, there appears to be a significant amount of other outdoor storage by others that is currently not permitted.

The Conditional Use ordinance, Section 17.60.040, requires the planning commission 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, under the circumstances of the particular case, 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;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.

Options

Staff recommends that the commission consider the following options for this application:

Option 1: The planning commission may approve a CUP with conditions that may include:

1. Parts and products shall be enclosed by a solid, nontransparent fence or wall at least six (6) feet in height.
2. All materials that will be visible from outside the perimeter of the property must be stored indoors or within a three-sided, roofed building or structure.
3. Equipment exceeding 20 feet in height that will be visible from outside the perimeter of the property must be stored indoors.
4. Vehicles stored on the property must be within a three-sided, roofed building or structure.
5. No accumulation of debris, pallets, or packing materials in any outdoor area of the property.
6. Fire Inspection approval.
7. Signage will comply with city regulations.
8. The Conditional Use Permit will only be valid only for the current business occupant and shall not transfer automatically to the new tenants.

Option 2: The planning commission may table the application to request additional information to review, including:

- A. More information about other uses and outdoor storage on the property;
 - i. It appears that other non-permitted storage activities are being conducted.
- B. More information on the number of vehicles to be stored by 24 Hour Rooterman, and how these will be stored within a three-sided, roofed building or structure.



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: 2337 North 640 West, West Bountiful UT 84087

NAME OF BUSINESS/USE: RTS Management Inc. DBA 24 Hour Rooterman Plumbing and Drain Cleaning

PARCEL NUMBER: _____ **ZONE:** _____ **DATE OF APPLICATION:** 08/05/2025

Applicant Name: C. Todd Smith **Address:** 2916 S. 2000 W. Syracuse, UT 84075

Applicant E-mail: 24hourrooterman@gmail.com **Primary Phone:** 8012926521


Property Owner, Phone (if different): P and L LLC. 8019319271

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.
Storage of plumbing materials and equipment/ vehicles

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

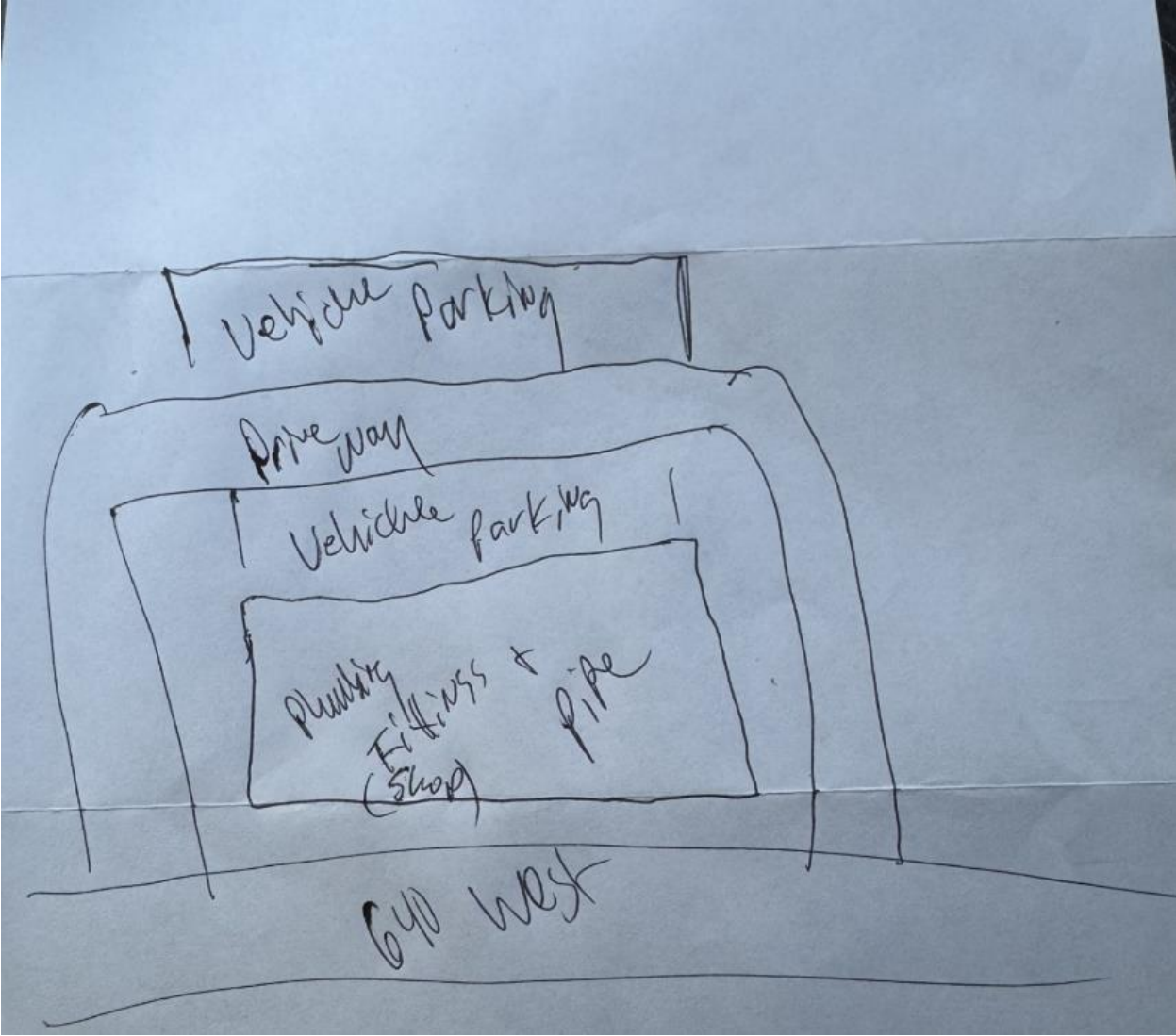
I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available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

Date: 08/05/2025 **Applicant Signature:** 

Date: _____ **Property Owner (if different):** _____

FOR OFFICIAL USE ONLY

Application Received Date: _____ **Permit Number:** _____
Application Fee Received Date: _____ **Fire Inspection Date:** _____
Permit Approval: _____ **Fire Inspection Approval Date:** _____



MEMORANDUM



TO: Planning Commission

DATE: August 7, 2025

FROM: City Staff

RE: Lifetime Store – Conditional Use Permit

This memo reviews a conditional use permit application for a proposed lifetime store at 206 South 625 West.

Background

On July 23rd, 2025, a conditional use permit application was submitted for a proposed Lifetime Store to be located at 206 South 625 West. The proposed retail use includes the continuous outdoor display of products such as sheds, playground equipment, tables, benches, chairs, pergolas and grills. Per WBMC 17.92.020, outdoor storage in the C-G zone requires a conditional use permit. The proposed outdoor storage area will be enclosed by a 6-foot wrought iron fence and will only be accessible from within the building.

A site diagram illustrating the location and layout of the outdoor storage area is attached for your review.

The Conditional Use ordinance, Section 17.60.040, requires the planning commission 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, under the circumstances of the particular case, 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;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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 recommend that the commission consider the following conditions for this conditional use permit:

1. The display area must remain within the boundaries shown on the submitted site plan.
2. No encroachment into landscaping, fire lanes, drive aisles, or ADA-accessible paths is permitted.
3. Outdoor display shall be limited to merchandise related to the primary on-site business.
4. No accumulation of debris, pallets, or packing materials in any outdoor area of the property.
5. The fence for the outdoor display shall be maintained.
6. Display area must be maintained in a neat, orderly, and litter-free condition
7. Fire Inspection approval;
8. Signage will comply with city regulations;
9. The Conditional Use Permit shall be valid only for the current business occupant and shall not transfer automatically to new tenants.



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: 206 South 625 West, West Bountiful, UT 84010

NAME OF BUSINESS/USE: Lifetime Store

PARCEL NUMBER: 060390160 **ZONE:** C-G **DATE OF APPLICATION:** 07.23.2025

Applicant Name: Paul Nielsen **Address:** 4478 W Dorena Ln, South Jordan, UT 84009

Applicant E-mail: paul@order-arch.com **Primary Phone:**

Property Owner, Phone (if different): Jay Larsen - Chasebrook Company; 801-364-2602

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.

Lifetime Store Bountiful is wanting to have a 6' wrought iron fenced outdoor display area to the west of their building for display of sheds, playground equipment, sporting equipment (kayaks, basketball hoops, etc.), tables, benches, chairs, pergolas, & grills. Fenced area will always be locked and accessed through building. No landscape buffer, so visible.

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: 07.23.2025 **Applicant Signature:** Paul Nielsen

Date: 7/23/2025 **Property Owner (if different):** Jay Larsen Construction Manager

FOR OFFICIAL USE ONLY

Application Received Date: _____ **Permit Number:** _____
Application Fee Received Date: _____ **Fire Inspection Date:** _____
Permit Approval: _____ **Fire Inspection Approval Date:** _____







MEMORANDUM

TO: Planning Commission

DATE: August 7th, 2025

FROM: Staff

RE: Cleartone Inc. – Conditional Use Permit

This memo reviews a conditional use permit that was submitted for Cleartone Inc, a guitar accessory manufacturing business.

Background

On July 23rd, 2025, Cleartone Inc. submitted an application for a conditional use permit to operate a guitar accessory manufacturing business at 740 West 500 South, Unit #2. The property is located within the C-H zone. These accessories include guitar strings, picks and other guitar accessories. According to WMBC 17.34.030, businesses that include "*Indoor fabrication machining or welding of materials or equipment not for sale*" are listed as a conditional use in the C-H zone. The applicant has indicated that the business will primarily involve small-scale indoor manufacturing and assembly of guitar-related products.

WBMC 17.60.040, requires the planning commission 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, under the circumstances of the particular case, 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;
6. The proposed use will conform to the intent of the city's general plan; and
7. 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.

Recommended Conditions, consistent with similar businesses in the area:

1. Fire Inspection approval;
2. Upon issuance of this Permit, Cleartone Inc. will acquire a West Bountiful City business license.
3. All fabrication, assembly, storage and related business activities must be conducted indoors.
4. Signage will comply with city regulations.



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: 740 W 500 S #2 W BOUNTIFUL UT 84087

NAME OF BUSINESS/USE: CLEARTONE INC / GUITAR STRING MANUFACTURING

PARCEL NUMBER: Commercial Highway District ZONE: DATE OF APPLICATION: 7/23/25

Applicant Name: MICHAEL LOSCALZO Address: 550 N 300 W #1602 SLC UT 84103

Applicant E-mail: MIKE@CLEARTONESTRINGS.COM Primary Phone: 8186406772

Property Owner, Phone (if different): RHETT YATES

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.
We manufacture and wholesale guitar strings and accessories. We do not have any overly noisy machinery.

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

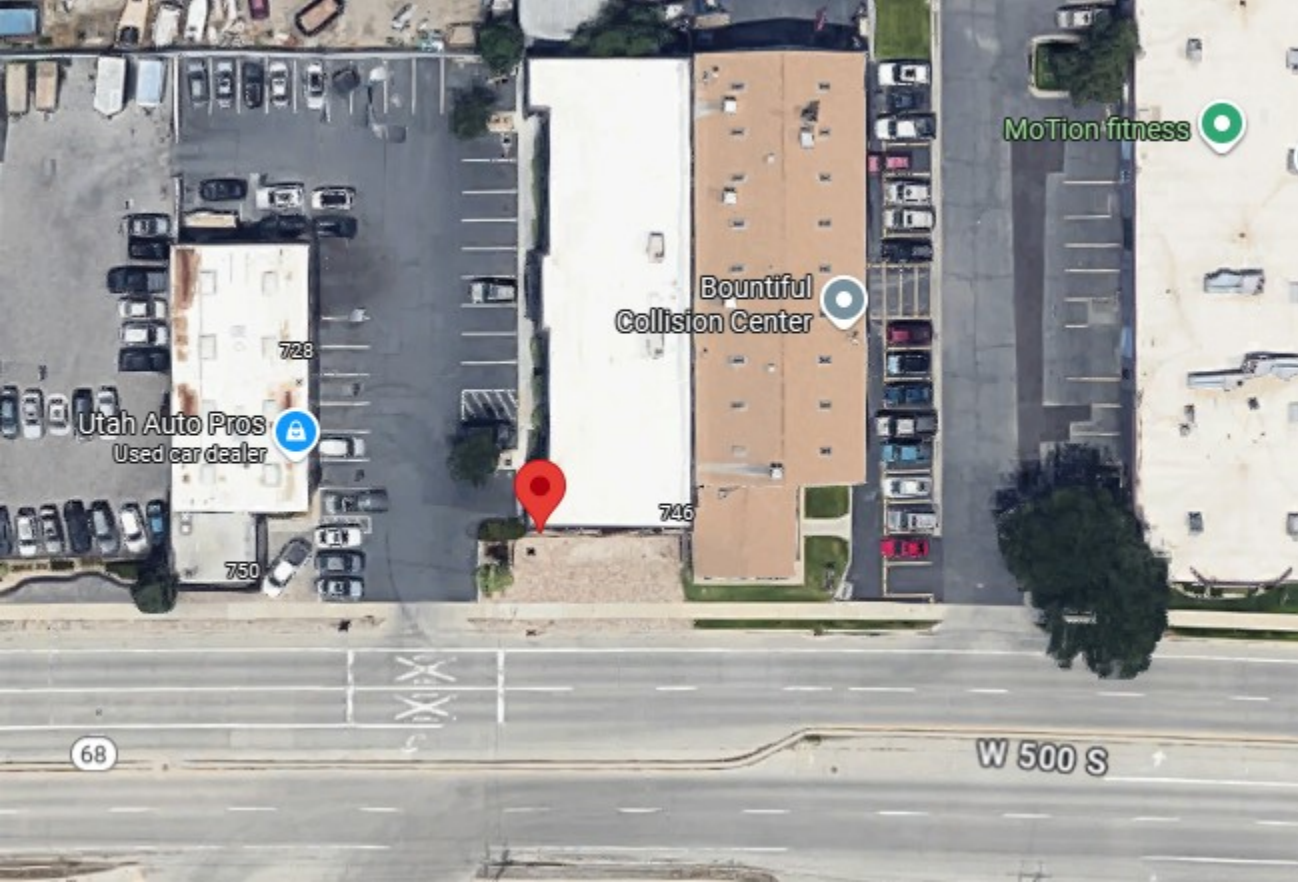
I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge. I understand the information on this application may be made available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

Date: 7/23/25 Applicant Signature:

Date: 7/23/25 Property Owner (if different):

FOR OFFICIAL USE ONLY

Application Received Date: Permit Number:
Application Fee Received Date: Fire Inspection Date:
Permit Approval: Fire Inspection Approval Date:



MEMORANDUM



TO: Planning Commission

DATE: August 7th, 2025

FROM: Staff

RE: Code Change Application - Rear Yard Setback Regulations in R-1-10 Zone - Roberts

This memo introduces a text change amendment application from Weston and Sarah Roberts related to rear yard setback requirements for main structures in the R-1-10 zone (attached).

Background

West Bountiful City has a 30' setback requirement in the rear yard for main structures in all residential zones. During another recent discussion regarding rear yard setbacks, staff determined that this requirement has existed since at least 1965 and possibly even longer. There are many reasons as to why setbacks in residential zones exist. Some of these reasons include:

- Usable backyards;
- Privacy;
- Noise mitigation;
- Safety and access in case of fires or other disasters;
- Aesthetic and predictable development patterns.

Application

On July 21st, 2025, Weston and Sarah Roberts submitted a Text Change Application to change the current minimum rear yard setback for main structures from 30' down to 20'. Their application includes four reasonings justifying this request.

In initially reviewing the application, the planning commission should consider:

- Would this change to rear yard setbacks be compatible with the General Plan for residential zones?
- How would this change affect established neighborhoods, new development, and the re-development of residential properties?
- How would this change work with other yard requirements such as the requirement that no accessory or group of accessory structures cover more than 35% of a rear yard?
- Is it reasonable and equitable to allow for accessory structures to encroach into rear yard setbacks but not parts of the main structure? For example, why can a detached garage encroach into the setback, but not an attached addition?

- Will future discussions about detached ADUs change the city's way of regulating rear yard setbacks?

City Council Recommendation

The process for reviewing code change requests generally proceeds as follows:

1. Hear from the applicant;
2. Planning commission discussion;
3. Public hearing;
4. Any needed additional discussion/deliberation;
5. A recommendation to the city council that they:
 - a. Approve the request;
 - b. Deny the request;
 - c. Make a code change that would be a modification to the request.

Describe in detail the request being made and the reasons why the change will benefit the people of West Bountiful.

We respectfully propose a change to the rear yard set back regulations in R-1-10 Zones. Our proposed change is to reduce the minimum rear set back of 30 feet to 20 feet for main structures in R-1-10 zones.

We believe this change will benefit the people of West Bountiful for the following reasons:

- It will give opportunities for owners to better utilize their properties.

Current housing market strains and increased land values are causing people to stay where they are. In West Bountiful specifically, listings are sparse. This 10 feet can help people to maximize their property's potential and benefit from the land they own and live on.

- A change to the rear setback only, allows people to utilize their properties while still maintaining West Bountiful's unique rural feel.

West Bountiful's current zoning regulations maintain conservative front and side setbacks, allowing a great distance between homes and protecting the community's open spacious feel. Adjusting the rear set back only, while maintaining the current front and side set backs will provide the right balance between utilizing personal property without compromising the visual openness that residents cherish.

- This change will allow for owners to build off main living structures instead of resorting to detached accessory structures close to the home or property line.

Current zoning regulations permit large accessory structures to be built within feet of property lines. Some of these accessory structures are larger than main structure additions. A modest 10 foot reduction would allow for equitable use of property and people to build from main structures instead of resorting to a detached structure that encroaches far into the rear set back. These large accessory structures create a denser overcrowded look than home additions do.

- A general adjustment of 30 to 20 feet will allow for opportunities of people with unique property situations to make equitable changes.

Angled property lines, cul-de-sacs, curves from the streets, mixed with conservative set back rules are limiting certain properties from making changes they desire to their homes while neighboring properties have more freedom. This modest adjustment would allow for properties in these unique situations to better utilize their land without the need to make specific ordinance and zone request changes.

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 July 18, 2025, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, July 22, 2025, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Laura Mitchell, Robert Merrick, Tyler Payne (Alternate), and Council member Dell Butterfield.

MEMBERS/STAFF EXCUSED: Dennis Vest

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

PUBLIC ATTENDING: Joyce Prince, Councilmember Enquist

Thought by Commissioner Payne

Pledge of Allegiance- Commissioner Mitchell

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. Preliminary Discussion on Detached Accessory Dwelling Units (ADUs)

Commissioner packets included a memorandum from Staff dated July 18, 2025 regarding Preliminary Discussion on Detached Accessory Dwelling Units (ADUs).

Remington Whiting stated that the purpose of this discussion is to gather initial input from commission members on potential future code updates related to detached ADUs. This is an opportunity to share thoughts, concerns, and ideas. No formal action will be taken during this meeting. The goal is to facilitate an open dialogue and better understand the Commission's priorities and considerations moving forward.

Comments from the Commissioners

Dennis Vest was unable to attend the meeting this evening but wanted to express the following thoughts he had; Remington read his email containing the following:

- Various rules for the different zones and residential circumstances should be put into place. One rule does not fit all.
- Property owners should occupy one of the two residential units, while the other only be rented out to family members/relatives.

- To maintain the rural atmosphere of West Bountiful, it should be necessary to have the ADU attached to another dwelling on the property, either the main home or a garage, barn, shop, etc. so it does not appear to be another home on the property. It must look like it is part of the property.
- Size limits should be stipulated for the second dwelling to the size of the structure it is attached to or smaller.

Chairman Malan

- Concerned with parking issues- especially off-street.
- Need to consider lot size not zone.
- Wants to consider the whole city not just areas.

Laura Mitchell

- Would we use a conditional use permit as an avenue, reminding that we are try to limit the use of this mechanism.
- Would like a matrix of what the surrounding cities allow for detached ADU?
- May not have both an ADU and internal ADU
- Need to consider parking and off-street
- Need specific matrix for different scenarios
- What mechanisms do we have to monitor these situations?
- Why would we initiate something like this without setting boundaries?
- Need to have things in place when the state mandates ADU's. We need to be ahead of the mandate not behind it.
- Do we regulate that the owner needs to live in one of the dwellings?
- Consider animals and the open space that will be taken if detached ADU is in place.

Corey Sweat

- Create an ordinance/regulation that would accommodate setbacks accordingly for safety/athletics and consider how space can be usefully utilized. Needs to consider why we have setbacks in place. Need to consider the lot size and not necessarily the zone.
- Must have regulations but there are big issues to consider and deal with.
- State may come in and set mandates before we can complete our process.
- Consider fencing.

Tyler Payne

- Does not want Air B & B's to be built for short-term rentals. How do we enforce that?
- Do we do separate utilities and trash service? Reminder doing this has an added impact on city services water, police, etc. without collecting impact fees.
- Consider health safety and what the fire/police/emergency services desire.
- Consider driveway use and access to the property.
- Need to move with purpose and not meander on the issue.
- Asked where do we want to start? Develop zone by zone regulations. Example : begin with larger properties

Robert Merrick

- Can we limit the size and use percentage to figure the size allowable to build the ADU.
- Consider lot size and setbacks.

Kelly Enquist

- Set a Minimum 22,000 square feet lots. Use a percentage of what the main structure.

Dell Butterfield

- Feels a work session is needed between the Commission and Council.
- Need to set a common ground on the issue.
- Have a work session after staff has gathered information.

Debbie McKean- thoughts- did not comment

- While it is important to make accommodation for families to take care of family members in need, we do not have to allow for big areas to do so. These are meant for temporary situations not long term housing that need all the comforts and amenities of standard home. Not rental properties for income. It is important these dwellings are camouflages as part of an existing dwelling on the property if detached or not. Allowing separate electricity, water, sewer is only allowing for two homes on one property and in my opinion is a minus to our community in many different ways.

Remington Whiting will have staff do research on items discussed this evening and bring back to the commission for review.

3. Approve Meeting Minutes from July 8, 2025.

Action Taken:

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

4. Staff Reports

a. Engineering (Kris Nilsen)

- Belmont Farms Phase I- A will be on the next agenda. Have a meeting on the 6th with the county.
- Received application for Flag lot on 800 West
- Reported on Thacker Flag Lot and the issues that are created with the third lot
- Doxey and Staff are working on a development agreement for Belmont Farms Phase 2 A
- Cone on 1100 West are for fencing or manhole collars.
- 660 West is going well. Working on the storm drain and has made lots of progress. End date on the contract is September 1st. Laura Mitchell noted school starts mid-August. Consider having temporary access during beginning and ending school times.
- Laura suggested coordinating a plan with the school for traffic when school begins.

b. Community Development (Remington Whiting)

- Influx of building permits for remodels
- Lifetime is moving closer to becoming a business in our city in the Old Cinemax Property
- Small car dealership has submitted an application
- Someone has submitted an application for a code change
- ULCT will be getting us some information for the new business code discussed last meeting.
- City will be closed on Thursday and Friday this week. Friday is not a paid holiday.
- Steve Doxey noted that Torres does not need a conditional use permit as that permit was in place and runs with the property. Needs a business license only.
- Next meeting will be held on August 11th, 2025 Monday due to Primary Elections
- Honey Baked ham application has been approved.

5. Adjourn.

Action Taken:

***Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:36 pm.
Rob Merrick 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.