

**Mayor**  
Kenneth Romney

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

**City Recorder**  
Remington Whiting

**City Council  
Representative**  
Julie Thompson

## WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355  
[www.WBCityut.gov](http://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 TUESDAY, JANUARY 13<sup>TH</sup>, 2026, AT THE CITY OFFICES.**

*Invocation/Thought – Commissioner Malan  
Pledge of Allegiance – Commissioner Sweat*

1. Confirm Agenda
2. Recognition of Service for Planning Commission Chairman Alan Malan.
3. Public Hearing – Proposed New/Unlisted Business Classification Process Code Change.
4. Consider Proposed New/Unlisted Business Classification Process Code Change Recommendation.
5. Consider Preliminary Plat for Moss Meadow Subdivision.
6. Conditional Use Permit Application – Royall Plumbing and Heating.
7. Approve Meeting Minutes from December 9<sup>th</sup>, 2025.
8. Staff Reports.
9. Adjourn.

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*This agenda was posted on the State Public Notice website ([Utah.gov/pmn](http://Utah.gov/pmn)), the city website ([WBCityut.gov](http://WBCityut.gov)), and posted at City Hall on January 9<sup>th</sup>, 2026 by Remington Whiting, City Recorder.*



# MEMORANDUM

**TO:** Planning Commission

**DATE:** January 9<sup>th</sup>, 2026

**FROM:** City Staff

**RE:** Proposed Code Change Recommendation – Business Use Classifications Process

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This memo introduces a proposed code change that has been reviewed previously by the planning commission.

## Background

Senate Bill 179 from 2025 (attached) requires cities to adopt a formal process for addressing proposed businesses that are not currently listed as permitted businesses within the city. The intent is to provide a consistent method for addressing business activities that do not exactly match the code as new types of businesses and technologies are developed.

The new process must be adopted into the land use code and include:

- How an applicant must submit a classification request.
- A set of defined criteria on how the city will review the request.
- Allowing the proposed use to proceed if it “aligns with an existing use”.
- If the proposed use is determined to be “new”, define how the city council will review the request and provide a timeline.
- An appeal process if the applicant disagrees with the classification determined by the land use authority.

## Research

On June 4<sup>th</sup>, October 28<sup>th</sup>, and December 9<sup>th</sup>, 2025, the Planning Commission reviewed Senate Bill 179. An example from a nearby city was presented to the planning commission on October 28<sup>th</sup>. During that meeting, the commission directed staff to redraft the example with certain suggestions which included:

- Designating the planning commission as the land use authority responsible for reviewing applications.
- Simplifying the reviewing processes between the planning commission and the city council.
- Allowing unlisted businesses that do not align with an existing land use to be added to the land use code.

Following the October 28th meeting, staff presented an updated code to the Commission on December 9th. The Commission directed staff to schedule a public hearing for January 13th, 2026, and to amend the proposed code to include one additional item:

- Add the phrase “that relates to the business” to the list of materials staff may request as part of the application.

### Proposed Language

Highlights of the example language and staff's proposal include:

- Establishes a 60-day review timeline for submitted applications.
- Creates a classification request process and a procedure for evaluating new or unlisted business uses.
- Defines a set of review criteria to guide how the city will evaluate each request.

### Options

Staff recommends that the commission select one of the following directions:

1. Forward a positive recommendation on the proposed code;
2. Forward a negative recommendation on the proposed code;
3. Propose a modification of the request.

## New or Unlisted Business Use Process

### A. Purpose

The purpose of this section is to establish a clear process for evaluating proposed business uses that are new, unlisted, or not clearly classified in the City's land use code.

### B. Application Required

1. Applicants proposing a new or unlisted business use shall submit a New/Unlisted Business Use Application on a form provided by the City.
2. The application shall include:
  - i. A detailed description of the proposed business and its operations;
  - ii. Hours of operation and number of employees;
  - iii. Description of materials, used or stored, including hazardous materials;
  - iv. Site plan or floor plan, if applicable;
  - v. Description of which listed use the proposed use best aligns and why;
  - vi. Any other information required on the form or requested by staff that relates to the business.

### C. Staff and Planning Commission Review

1. Once the city determines an application is complete, staff shall review the application. Staff shall present the application to the planning commission at the next available planning commission meeting.
2. The planning commission is the land use authority for determining whether a proposed new or unlisted business use aligns with an existing land use category.
3. The planning commission will make its decision based on the following criteria:
  - i. Similarity of Primary Activities
  - ii. Operational Characteristics
  - iii. Impact of Public Infrastructure
  - iv. Environmental and Nuisance Impacts
  - v. Hazardous Materials and Safety Considerations
  - vi. Compatibility with surrounding land uses
  - vii. Purpose and Intent of the Zoning District

The decision must be made within 60 days after a complete application is submitted.

4. If the planning commission determines that the proposed use aligns with an existing use, it will issue a written decision allowing the proposed use to proceed under the regulations of the existing use.
5. If the planning commission determines that the proposed use is a new or unlisted business use:
  - i. The planning commission shall schedule a public hearing for the next available planning commission meeting.
  - ii. Following the public hearing, the planning commission shall treat the application as an application for a land use code amendment, including any necessary text additions or modifications.

- iii. The planning commission will then forward the application and either a positive or negative recommendation to the city council for a potential new business use.
6. If the planning commission denies an application for a proposed new or unlisted business use, or if an applicant disagrees with planning commission's classification of the proposed use, the planning commission shall notify the applicant in writing of each reason for the classification or denial, and offer the applicant an opportunity to challenge the classification or denial through the appeal process as outlined in Chapter 17.08.120 of City Code.

D. City Council Review

1. The city council shall review recommendations from the planning commission involving new businesses as legislative land use decisions.
2. The city council shall determine whether the new or unlisted business use should be added to the land use code.

# MEMORANDUM



**TO:** Planning Commission

**DATE:** January 9, 2026

**FROM:** Kris Nilsen – City Engineer

**RE:** Moss Meadow Subdivision – Preliminary Plat Subdivision Application

Denis and Cynthia Hopkinson have applied for Preliminary Plat Subdivision approval for a one (1) lot subdivision fronting the east side of 800 west street, the new lot is on the existing parcel adjacent to the north of their existing residence at 1172 N 800 W. The property/parcel is within the R-1-10 District and consists of 2.7418 acres whole prior to the subdivision and will be subdivided into a single 1.036-acre lot and a remainder parcel of 1.7058 acres. The lot meets R-1-10 Zoning Requirements for size and frontage (as represented)

Purpose. Preliminary Plat Subdivision Application provides a formal review and a preliminary approval of a subdivision to minimize changes and revisions which might otherwise be necessary on the final plat. Approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the subdivider to proceed with preparations of plans and specifications for final plat in accordance with WBC 16.16.030 Final Plat.

## PRELIMINARY PLAT REVIEW WBC 16.16.020.

The following checklist has been provided to the applicant.

### **Items in bold text are Staff Review Comments.**

- A. The preliminary plat shall be drawn to a scale not smaller than 100 feet to the inch and shall include the following information.
  1. The proposed name of the subdivision;
  2. The location of the subdivision as it forms part of a larger tract or parcel, including a sketch of the future street system of the un-platted portion of the property;
  3. A vicinity map of the proposed subdivision, drawn at a scale of 500 ft. to the inch, showing all lots and streets in the project, and all abutting streets, with names of the streets;
  4. The names and addresses of the subdivider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;
  5. A contour map drawn at intervals of at least one foot, showing all topographic features with verification by a qualified engineer or land surveyor;
  6. Certification of the accuracy of the preliminary plat of the subdivision and any traverse to permanent survey monuments by a Utah registered land surveyor;
    - a. **Check Area of Remainder parcel and adjust as needed.**
      - i. **Survey plat shows 2.159 acres for the remainder parcel, Staff area check measures 1.7058 acres**
  7. The boundary lines of the tract to be subdivided, with all dimensions shown;
  8. Existing sanitary sewers, storm drains, subdrains, culinary and secondary water supply laterals, mains and culverts and other utilities within the tract or within 100 feet;
  9. The location, widths and other dimensions of proposed streets, alleys, easements, parks, and other open spaces and lots showing the size of each lot in square footage and properly

labeling spaces to be dedicated to the public;

10. The location, principal dimension, and names of all existing or recorded streets, alleys and easements, both within the proposed subdivision and within 100 ft. of the boundary, showing whether recorded or claimed by usage; the location and dimensions to the nearest existing bench mark or monument, and section line; the location and principal dimensions of all water courses, public utilities, and other important features and existing structures within the land adjacent to the tract to be subdivided, including railroads, power lines, and exceptional topography;
11. The existing use or uses of the property and the outline of any existing buildings and their locations in relation to existing or proposed street and lot lines drawn to scale.
12. The location of existing bridges, culverts, surface, or subsurface drainage ways,
13. Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;
14. Boundary lines of adjacent tracts of unsubdivided land within 100 ft. of the tract proposed for subdivision, showing ownership and property monuments;
15. Verification as to the accuracy of the plat;
16. Each sheet of the set shall also contain the name of the project, scale (not less than 100 ft. to the inch, except vicinity map), sheet number, and north arrow.

B. In addition to the foregoing plat, the subdivider shall provide the following documents:

1. A storm water plan in accordance with 16.28.060 Hydrology Report.
  - a. **Provide flow line elevations of the existing storm drain box out fall (invert out).**
    - i. **Label the existing storm drain out fall pipe from the existing SD Box to the public storm drainpipe in 800 W. Label the existing storm drain out fall pipe material, size, and slope.**
  - b. **Change the word “Retention” to “Detention” on sheet C-500 Grading Plan in the 100-year storage analysis.**
    - i. **Should be “Required Detention = 1,499, because release rate of 0.2 cfs/acre is used in calculation for release to public storm drain system (not infiltration).**
    - ii. **Provide orifice diameter in same table in orifice sizing section.**
2. A plan for providing street lighting in the subdivision in compliance with the city's design standards;
  - a. **Show the location of the new streetlight to be in the park strip near the Southwest corner of the new lot 1.**
3. Copies of any agreements with adjacent property owners relevant to the proposed subdivision;
4. A comprehensive geotechnical and soils report prepared by a qualified engineer based upon adequate test borings or excavations in accordance with the city's design standards;
5. A copy of a preliminary title report evidencing satisfactory proof of ownership;
6. Satisfactory evidence that all utilities and services will be available for the subdivision and that the utilities and easements have been reviewed by the utility companies and approved;
  - a. **Update the street cut date to March of 2026 on sheet C400 Site Plan in note 3 of the construction notes.**

### Recommendation By City Engineer:

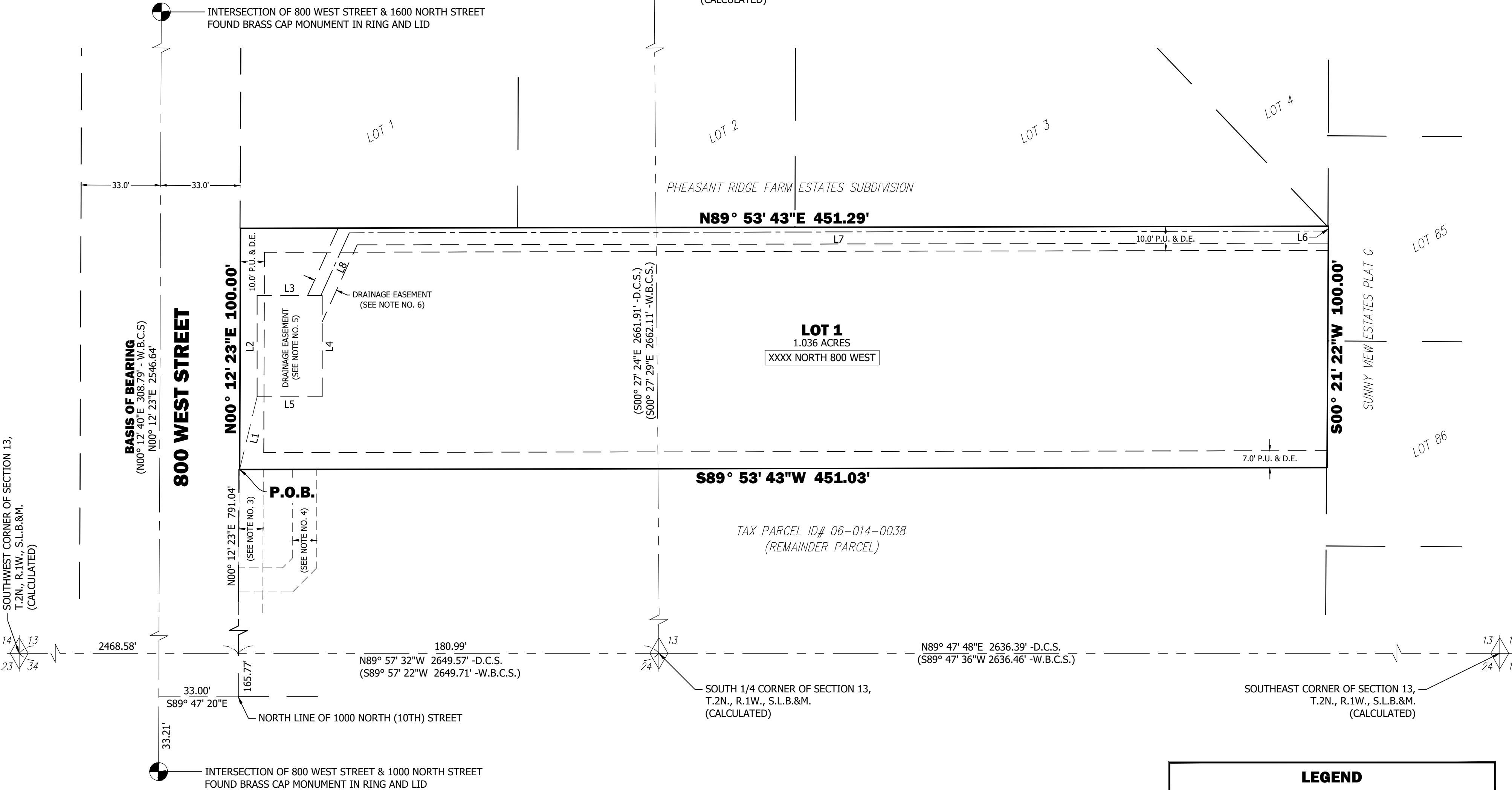
After reviewing the Preliminary Plat Subdivision Application Submittal, I (City Engineer) recommend Preliminary Plat Subdivision approval by the Planning Commission with the condition that Planning Commission review comments (if any) and Staff Review Comments shall be addressed prior to final plat approval by Staff.

# MOSS MEADOW SUBDIVISION

LOCATED IN THE SOUTH 1/2 OF SECTION 13, T.2N., R.1W., S.L.B.&M.  
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH  
FINAL PLAT, JANUARY 2026



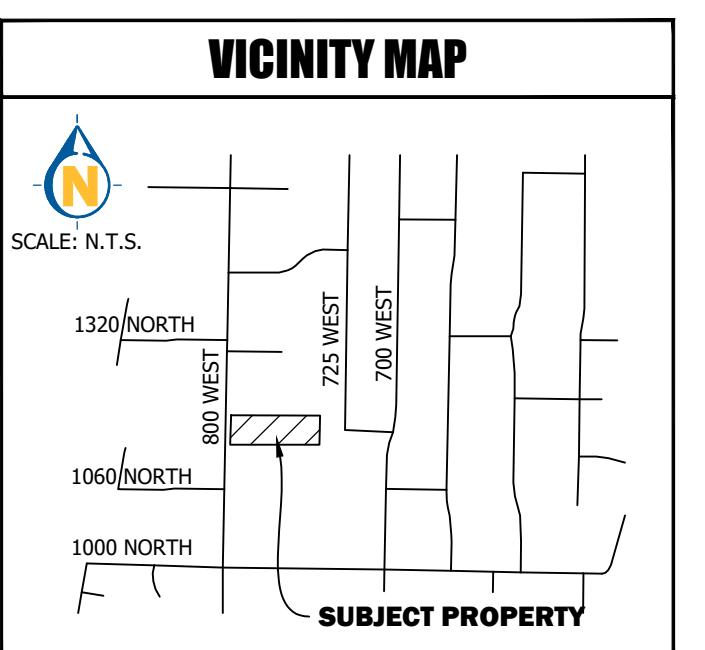
30 0 30 60 90  
SCALE: 1" = 30'



## NOTES

1. THIS PLAT IS BASED ON SURVEY NO. 8695 FILED IN THE DAVIS COUNTY SURVEYOR'S OFFICE WHICH WAS ROTATED TO MATCH THE BEARING ALONG THE WEST BOUNTIFUL CITY SURVEY. THE DAVIS COUNTY SURVEYOR'S BEARING ALONG THE QUARTER SECTION LINE IS N00°27'24"E AND THE NAD83 BEARING IS N00°07'39"W (ROTATE THE PLAT LEGAL DESCRIPTION CLOCKWISE 00°19'45" TO MATCH) - THIS CONTENT NO LONGER REQUIRED BY THE COUNTY RECORDER AS OF JANUARY 2026.
2. THE FINISHED FLOOR ELEVATION FOR THE NEW CONSTRUCTION MUST 12" ABOVE THE BACK OF CURB ALONG 800 WEST (4239.8).
3. THE SUBDIVISION LOT IS DEPENDENT ON AN OFFSITE, 10.0-FOOT-WIDE, IRRIGATION EASEMENT RECORDED AS ENTRY NO. \_\_\_\_\_ IN THE DAVIS COUNTY RECORDER'S OFFICE.
4. THE SUBDIVISION LOT IS DEPENDENT ON AN OFFSITE, 10.0-FOOT-WIDE, SEWER EASEMENT RECORDED AS ENTRY NO. \_\_\_\_\_ IN THE DAVIS COUNTY RECORDER'S OFFICE.
5. A DRAINAGE EASEMENT IS TO BE DEDICATED BY THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF AN ON SITE DRAINAGE POND.
6. A 10.0-FOOT-WIDE DRAINAGE EASEMENT, 5.0-FEET ON EITHER SIDE OF THE CENTERLINE WITH IN THE SUBDIVISION LOT, THE SIDELINES EXTENDING TO MEET THE POND AND THE LOT BOUNDARIES, IS TO BE DEDICATED BY THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF AN ON SITE SWALE TO DIVERT WATER INTO THE DRAINAGE POND.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S00° 00' 00"E	42.00'
L3	N90° 00' 00"E	27.00'
L2	N00° 00' 00"E	42.00'
L5	N90° 00' 00"W	27.00'
L8	S24° 28' 41"W	28.54'
L7	S89° 53' 54"W	406.10'
L6	S00° 21' 22"W	1.99'
L1	N13° 32' 11"E	31.00'



LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ADJACENT PROPERTY ROW	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	-----
RECORD CALLS ( )	DAVIS COUNTY RECORDER (D.C.R.)
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED) ●	DAVIS COUNTY SURVEYOR (D.C.S.)
FOUND PROPERTY MARKER (AS NOTED) ○	WEST BOUNTIFUL CITY STREET SURVEY #2907 (W.B.C.S.)
PUBLIC UTILITY EASEMENT (P.U.E.)	_____
DRAINAGE EASEMENT (D.E.)	_____

## SURVEYOR'S CERTIFICATE

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 7098776-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITHE SHALL BE A ONE-LOT SUBDIVISION HEREAFTER TO BE KNOWN AS MOSS MEADOW SUBDIVISION.

# PRELIMINARY

STEPHEN M. BURT, P.L.S. UT #7098776-2201

## BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF WEST BOUNTIFUL, DAVIS COUNTY, UTAH, SAID PARCEL IS A PART OF THAT PROPERTY CONVEYED IN A WARRANTY DEED RECORDED AS ENTRY NO. 278547 IN THE DAVIS COUNTY RECORDER'S OFFICE (D.C.R.), SAID PARCEL IS FURTHER DESCRIBED AS FOLLOWS.

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF 800 WEST STREET, SAID POINT IS NORTH 00°12'23"E 33.21 FEET ALONG THE CENTERLINE OF 800 WEST STREET AND SOUTH 89°47'20" EAST 33.00 TO THE EAST RIGHT-OF-WAY LINE OF SAID STREET AND NORTH 00°12'23"E 79.04 FEET ALONG SAID EAST LINE FROM THE MONUMENT AT THE INTERSECTION OF 800 WEST AND 1000 NORTH STREETS, SAID STREET MONUMENT IS NORTH 89°53'32" WEST 180.99 FEET ALONG THE QUARTER SECTION LINE AND SOUTH 00°12'23" WEST 165.77 FEET ALONG THE EAST RIGHT-OF-WAY LINE AND NORTH 89°47'20" WEST 33.00 TO THE CENTERLINE OF 800 WEST STREET AND SOUTH 00°12'23" WEST 33.21 FEET ALONG SAID CENTERLINE FROM THE SOUTH QUARTER CORNER OF SAID SECTION, THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS NORTH 00°12'23" EAST 2546.64 FEET FROM THE MONUMENT AT THE INTERSECTION OF 800 WEST AND 1000 NORTH STREETS TO THE MONUMENT AT THE INTERSECTION OF 800 WEST AND 1600 NORTH STREETS,

AND RUNNING THENCE NORTH 00°12'23" EAST 100.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE SOUTH BOUNDARY OF THE PHEASANT RIDGE FARM ESTATES SUBDIVISION (ENTRY NO. 1119410, D.C.R.) THENCE NORTH 89°53'43" EAST 451.29 FEET ALONG SAID SOUTH LINE TO AN EXISTING FENCE ON THE WEST BOUNDARY LINE OF SUNNY VIEW ESTATES PLAT G (ENTRY NO. 458576, D.C.R.); THENCE SOUTH 00°21'22" WEST 100.00 FEET ALONG SAID FENCE AND BOUNDARY; THENCE SOUTH 89°53'43" WEST 451.03 FEET TO THE EAST RIGHT-OF-WAY LINE SAID 800 WEST STREET AND TO THE POINT OF BEGINNING.

PROPERTY CONTAINS 1.036 ACRES.

## OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO A SINGLE LOT TO BE KNOWN AS THE MOSS MEADOW SUBDIVISION, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DENIS C. HOPKINSON

CYNTHIA M. HOPKINSON

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE STATE OF \_\_\_\_\_, IN THE COUNTY OF \_\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DENIS C. HOPKINSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC NAME: \_\_\_\_\_

COMMISSIONED IN THE STATE OF: \_\_\_\_\_

COMMISSION NUMBER: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## ACKNOWLEDGEMENT

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, IN THE STATE OF \_\_\_\_\_, IN THE COUNTY OF \_\_\_\_\_, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, CYNTHIA M. HOPKINSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC SIGNATURE: \_\_\_\_\_

NOTARY PUBLIC NAME: \_\_\_\_\_

COMMISSIONED IN THE STATE OF: \_\_\_\_\_

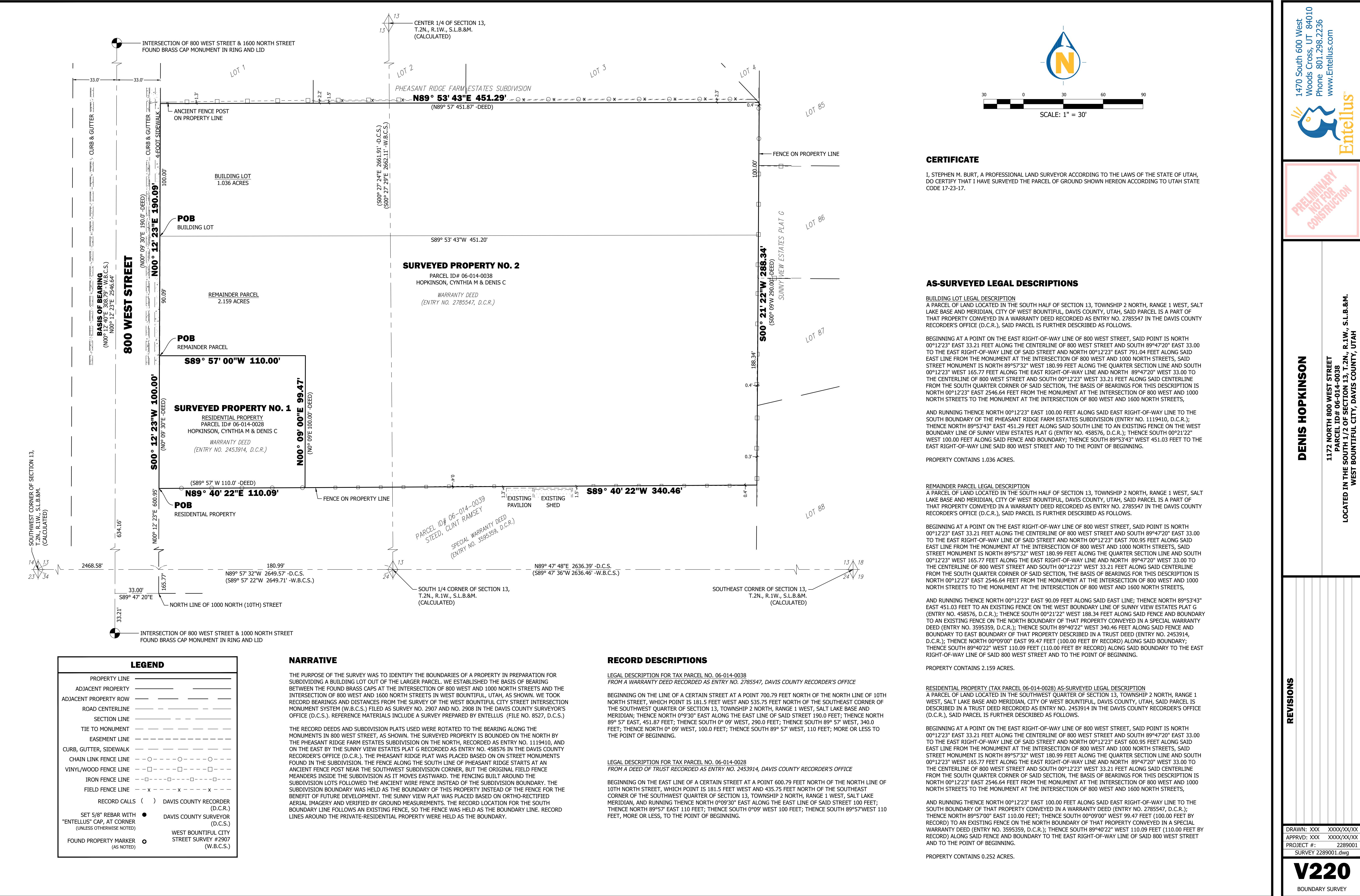
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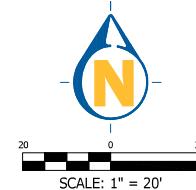
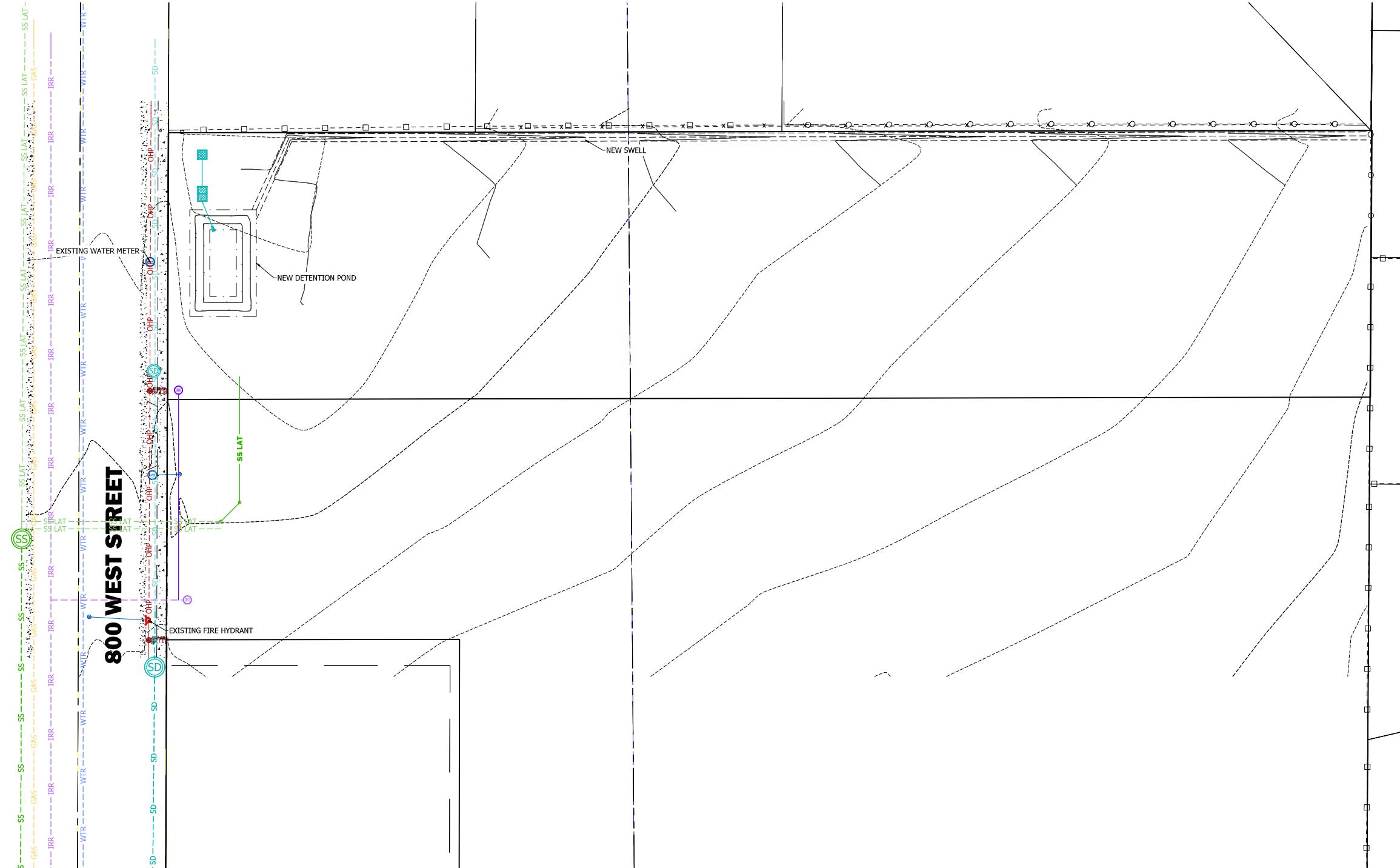
MY COMMISSION EXPIRES: \_\_\_\_\_

## DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
COUNTY RECORDER: \_\_\_\_\_  
BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_

# PRELIMINARY





**CONSTRUCTION NOTES**

1. CONTACT STEVE MAUGHAN (PUBLIC WORKS DIRECTOR) TO PLAN AND SCHEDULE FOR ROAD CUTS PRIOR TO ANY WORK PERFORMED IN THE STREET ROW.
2. STREET CUT AS PER APPROVED SUBDIVISION CONSTRUCTION DRAWINGS.
3. NO STREET CUTS ARE ALLOWED UNTIL APPROXIMATELY MARCH 2025 WITH THE FOLLOWING CONDITION.  
-WHEN HOT MIX ASPHALT IS AVAILABLE  
-WHEN TEMPERATURES ARE 50° AND RISING ON THE DAYLIGHT HOURS WHEN ASPHALT REPLACEMENT WORK WILL BE PERFORMED

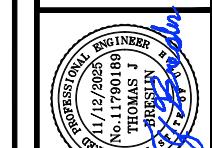
**PAVEMENT NOTES**

1. NEW ASPHALT/ASPHALT PATCHES ARE TO BE A MINIMUM OF 6" IN DEPTH
2. BACKFILL IN THE BORE PITS AND ALL OTHER CUTS UNDER ASPHALT OR WITHIN FOUR FEET OF THE ASPHALT, SHALL BE FLOWABLE FILL UP TO BOTTOM OF NEW ASPHALT OR NEW CONCRETE.

**DENIS HOPKINSON**

1172 NORTH 800 WEST  
PARCEL # 06-014-0038  
LOCATED IN THE SE 1/4 OF SECTION 13, T.2N., R.1W., S.L.B.&M.  
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

**REVISIONS**

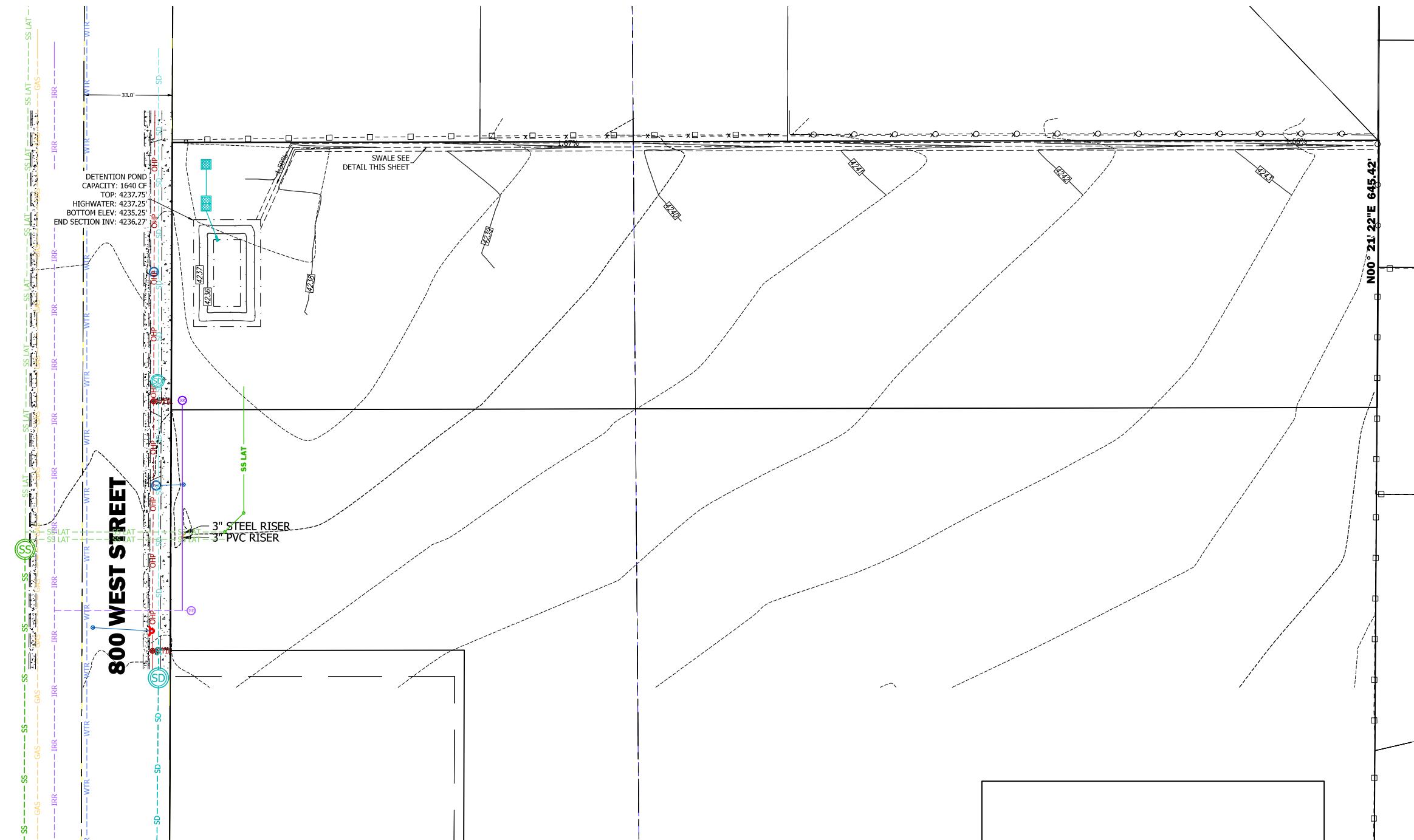


DRAWN: CL 2025-11-12  
APPROVED: TJB 2025-11-12  
PROJECT #: 1794009  
229001\PlanSet.dwg

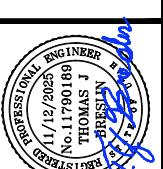
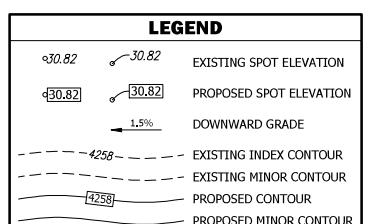
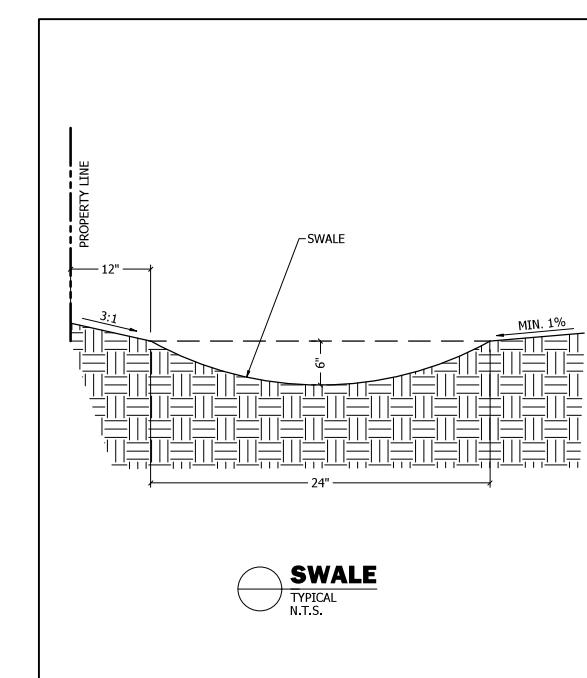
**C400**  
SITE PLAN

1470 South 600 West  
Woods Cross, UT 84010  
Phone 801.298.2236  
[www.Entellus.com](http://www.Entellus.com)





DRAINAGE CALCULATIONS				
10-Nov-25				
PRE-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	Acres	C	
Building	0	0.00	0.85	
Improvements	0	0.00	0.90	
Landscape	45,166	1.04	0.15	
Total	45,166	1.04	0.15	
POST-DEVELOPMENT AREA ANALYSIS				
Area	sq.ft.	Acres	C	
Building	3,800	0.09	0.85	
Improvements	8,000	0.18	0.90	
Landscape	33,366	0.77	0.15	
Total	45,166	1.04	0.34	
100 YEAR STORAGE ANALYSIS				
NOAA Precipitation Frequency Data Server				
Latitude: 40.9015	Longitude: -111.9017	Degree	Degree	
Allowable Runoff	0.20	cfs/acre		
Time (min.)	I in./in	Runoff in <sup>3</sup>	Allowable Runoff in <sup>3</sup>	Storage ft <sup>3</sup>
5	6.730	715	62	653
10	5.120	1,089	124	964
15	4.230	1,349	187	1,162
30	2.850	1,818	373	1,444
60	1.760	2,245	747	1,499
120	1.000	2,551	1,493	1,058
180	0.689	2,637	2,240	397
360	0.371	2,840	4,479	0
720	0.221	3,383	8,959	0
1440	0.126	3,857	17,917	0
Required Retention				1,499
80TH PERCENTILE RETENTION ANALYSIS				
P <sub>new</sub> EQ. A	Rnew = 0.225(Imp) - .05 when Imp<55%			
P <sub>new</sub> EQ. B	Rnew = 1.14(Imp) - .371 when Imp>55%			
WQRV Eq.	WQRV = (P <sub>80th</sub> * R <sub>new</sub> ) * A/12			
Retention	Retention = WQRV * 43560			
P <sub>80th</sub>	0.48 (in.)			
Imp <sub>pre</sub>	0%			
Imp <sub>new</sub>	26%			
A	1.04 (acre)			
R <sub>pre</sub>	0.05			
R <sub>new</sub>	0.11			
WQRV	0.002 ac-ft			
Retention	106 cu.ft.			
COMBINED STORAGE				
Retention	106 cu.ft.			
Detention	1392 cu.ft.			
Combined Storage	1,499 cu.ft.			
ORIFICE SIZING				
Highwater Elevation	0.00 ft			
Orifice Elevation	0.00 ft			
Flow	0.21 cfs			
C <sub>d</sub>	0.62 square			
C <sub>h</sub>	0.75			



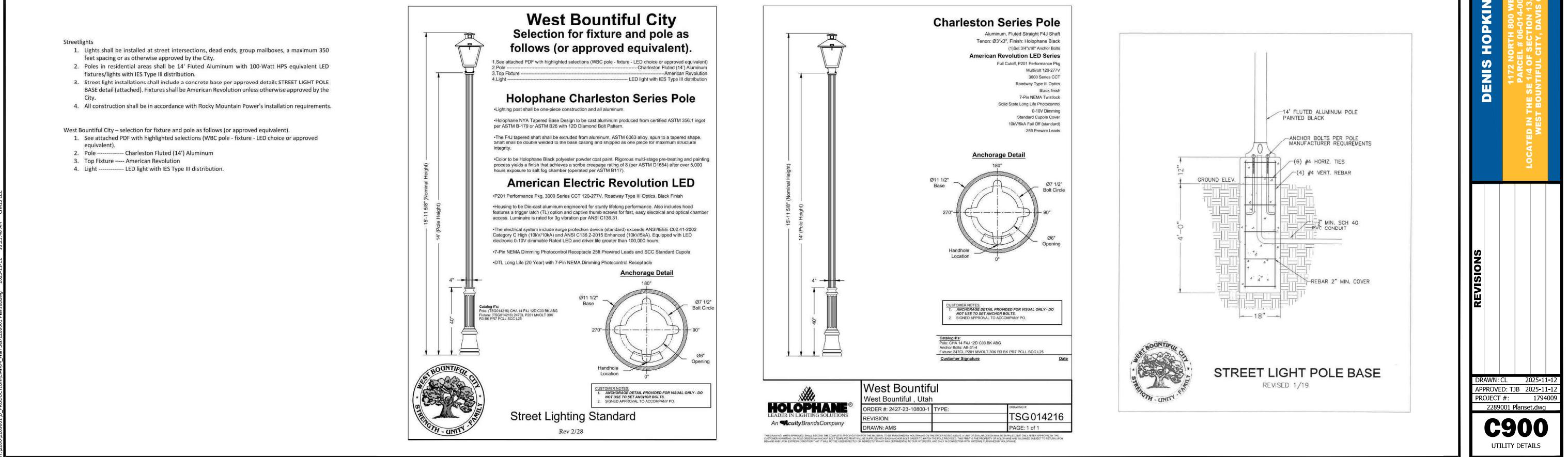
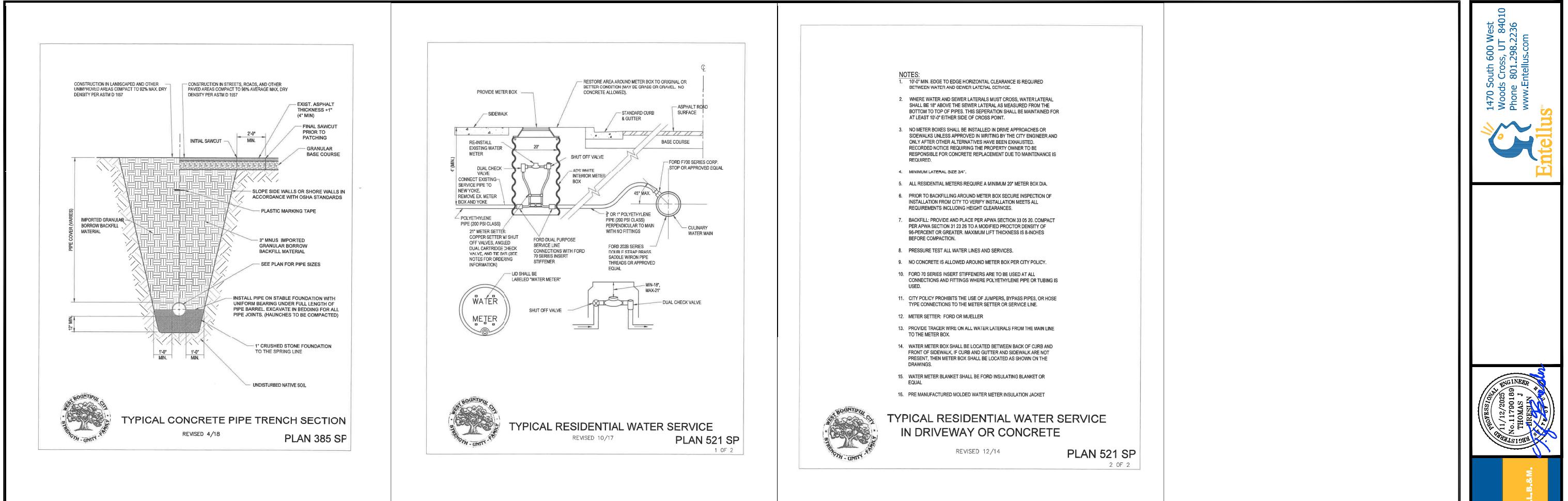
DENIS HOPKINSON

1112 NORTH 300 WEST  
PARCEL # 06-014-0038  
LOCATED IN THE SE 1/4 OF SECTION 13, T.2N  
WEST BOUNTIFUL CITY, DAVIS COUNTY

REVIEWS

DRAWN: CL	2025-11-12
APPROVED: TJB	2025-11-12
PROJECT #:	1794009
2289001 Planset.dwg	
<b>C500</b>	
GRADING PLAN	





# MEMORANDUM



**TO:** Planning Commission

**DATE:** January 9<sup>th</sup>, 2026

**FROM:** Staff

**RE:** Royall Plumbing and Heating – Conditional Use Permit

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This memo reviews a conditional use permit that was submitted for Royall Plumbing and Heating.

## Background

In December of 2025, Royall Plumbing and Heating submitted an application for a conditional use permit for a plumbing business located at 2208 North 640. The property is located within the C-N zone. This location is used primarily as a storage unit where plumbing supplies are stored. According to WMBC 17.32.030, businesses that are located in the CN zone and are *“Contractor: general, electrical, mechanical and plumbing, etc.”* are listed as a conditional use.

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. No outside storage.
3. Upon issuance of this Permit, Royall Plumbing and Heating will acquire a West Bountiful City business license.
4. Signage will comply with city regulations.
5. The Conditional Use Permit will only be valid for the current business occupant and shall not transfer automatically to the 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](http://www.wbcityut.gov)

**PROPERTY ADDRESS:** 2208 N 640 W WEST BOUNTIFUL UT 84087

**NAME OF BUSINESS/USE:** Royal plumbing & heating

**PARCEL NUMBER:** \_\_\_\_\_ **ZONE:** \_\_\_\_\_ **DATE OF APPLICATION:** 11/11/25

Applicant Name: Ryan Royal Address: 785 W 1300 N W. BOUNTIFUL, 84087

Applicant E-mail: Royal(plumbing)@gmail.com Primary Phone: 801 663-3654

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.**

THIS UNIT I'M RENTING IS A GLORIFIED STORE UNIT.  
I USE IT TO STORE PLUMBING SUPPLIES.

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: 11/11/25 Applicant Signature: Ryan

Date: \_\_\_\_\_ Property Owner (if different): \_\_\_\_\_

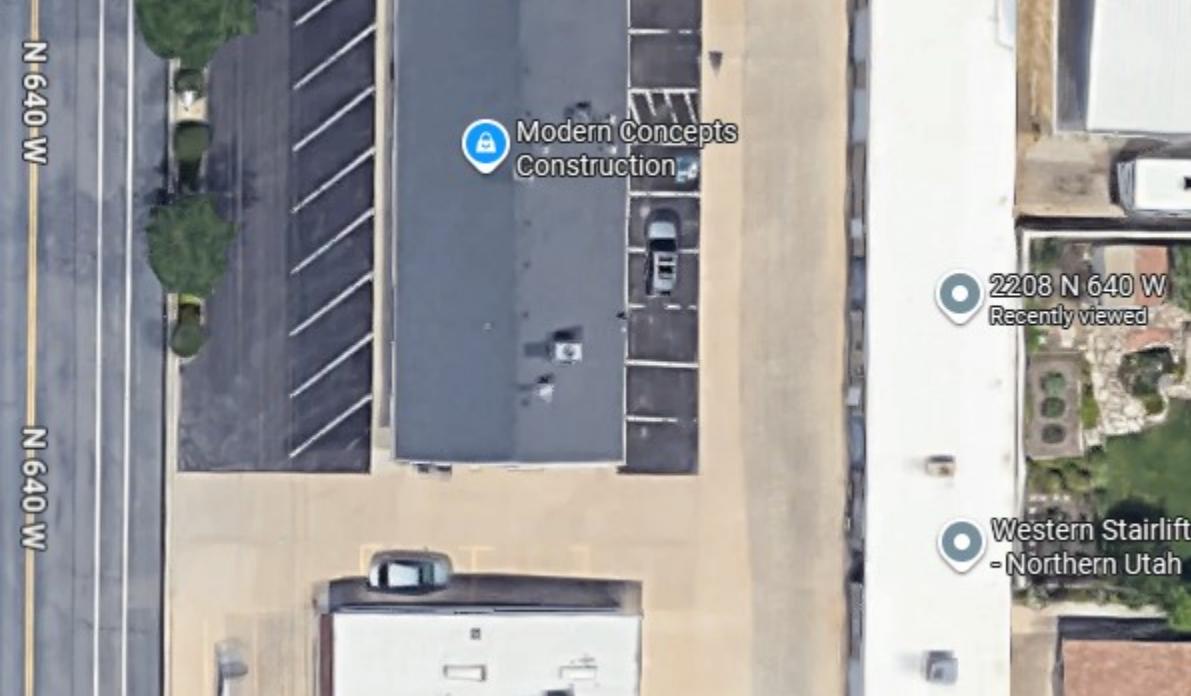
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FOR OFFICIAL USE ONLY

Application Received Date: 12/11/25 Permit Number: 26-01

Application Fee Received Date: 01/09/25 Fire Inspection Date: \_\_\_\_\_

Permit Approval: \_\_\_\_\_ Fire Inspection Approval Date: \_\_\_\_\_



Western Stairlift  
- Northern Utah

**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 December 4th, 2025, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, December 9, 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:** Kris Nilsen (City Engineer), Remington Whiting (Community Development), and Debbie McKean (Secretary).

**PUBLIC ATTENDING:** Riley Yorgansen

**Thought/Invocation by Commissioner Payne**  
**Pledge of Allegiance- Commissioner Mitchell**

**1. Confirm Agenda**

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

**2. Conditional Use Permit Application- Thrive Chiropractic**

Commissioner packets included a memorandum from Staff dated December 4, 2025 regarding Conditional Use Permit Application – Thrive Chiropractic with an attached application and site plan.

Mr. Whiting stated that a conditional use permit that was submitted for Thrive Chiropractic on December 1st, 2025, to operate a chiropractic office at 724 W 500 S Suite 200.

The property is located within the C-G zone. The office will be used to provide exams and adjustments with hopes to add some basic shockwave therapy in the future. According to WMBC 17.32.030, businesses that are located in the C-G zone and are “Hospitals and medical service facilities” are listed as a conditional use.

**Action Taken**

**Corey Sweat moved to approve the Conditional Use Permit Application for Thrive Chiropractic at 724 West 500 South Suite 200 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: fire inspection approval; all chiropractic activities must occur entirely indoors, upon issuance of this Permit, Thrive Chiropractic will acquire a WBC business license; signage will comply with city regulations, the conditional use permit will only be valid for the current business occupant and shall not transfer automatically to the new tenants. Dennis Vest seconded the motion and voting was unanimously in favor.*

### **3. Discussion on Business Use Classification Processes**

Commissioner packets included a memorandum from Staff dated December 4, 2025. This memo reintroduces for discussion new state law requirements related to listed permitted and conditional uses with an attachment for suggested language for the code.

Remington Whiting presented new language and procedures for addressing the required formal process for businesses that are not currently listed as permitted within the city.. The intent is to provide a consistent method for addressing business activities that do not exactly match the code as new types of businesses and technologies are developed.

The new process must be adopted into the land use code and include:

- How an applicant must submit a classification request.
- A set of defined criteria on how the city will review the request. Allowing the proposed use to proceed if it “aligns with an existing use”.
- If the proposed use is determined to be “new”, define how the city council will review the request and provide a timeline.
- An appeal process if the applicant disagrees with the classification determined by the land use authority.

As per the request of the Commission, Mr. Whiting presented a draft to review providing the following:

- Designating the planning commission as the land use authority responsible for reviewing applications.
- Simplifying the reviewing processes between the planning commission and the city council.
- Allowing unlisted businesses that do not align with an existing land use to be added to the land use code.

Proposed Language Highlights of the example language and staff’s proposal include:

- Establishes a 60-day review timeline for submitted applications.
- Creates a classification request process and a procedure for evaluating new or unlisted business uses.
- Defines a set of review criteria to guide how the City will evaluate each request.

Commissioners reviewed the proposals and gave input. Corey Sweat noted that he feels there is still some redundancy. He specifically noted B-6 is too ambiguous and has no bounds. Alan Malan suggested that language be stricken. Tyler Payne disagreed. Some discussion took place. Suggestion for change to the document was given by the commission. Change B-2-VI to read any other “pertinent information”.

Staff recommended the city consider removing language found in various zones that allows conditional uses “which are similar to those listed in this section and Section 17.XXX, as determined by the planning commission.” Corey Sweat was opposed to doing so. Commissioners concurred.

It was determined that staff make the noted changes to the document and move forward with a scheduled public hearing on January 13, 2026.

#### **4. Approve Meeting Minutes from October 28, 2025.**

##### **Action Taken:**

*Dennis Vest moved to approve the minutes from October 28, 2025, Planning Commission Meeting as presented. Corey Sweat seconded the motion, and voting was unanimous in favor.*

#### **5. Staff Reports**

##### **a. Engineering (Kris Nilsen)**

- Moss Meadows new subdivision in Hopkinson property to the north side of his existing home.
- Belmont Phase 2 A is still under review with the county on the drain plan.
- Enbridge is working to close out the construction on 500 South and begin again in the spring. It appears all the medians will be replaced in concrete.
- UDOT continues their expansion projects on 400 North, Legacy and I-15.
- Hugoe and Pope/Thacker are other subdivisions that will be on the agenda soon.
- Todd Willey owns two lots in Highgate. He needs to adjust lot lines in the interior of the property and there are no problems since he owns both properties.

##### **b. Community Development (Remington Whiting)**

- Reviewing the code for land management act and cleaning up the code for as needed.
- Informative pages on the website are still being added. When residents call they are directed to read those pages. If you have suggestions, please let him know.
- Commercial Building permits are up.
- December 23<sup>rd</sup> meeting will be cancelled unless something necessarily comes up that we need to meet.

- Code Enforcement Remington is working with illegal structures and outside vehicle storage.
- Conditional Use Permit coming in the L-I zone.
- Working on Beer Licensing and Home Occupation License. Sending out notices to them and helping them comply.

**6. Adjourn.**

***Action Taken:***

***Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:10 pm. Laura Mitchell 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.*