

Mayor
Kenneth Romney

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

City Recorder
Remington Whiting

**City Council
Representative**
Julie Thompson

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Robert Merrick

Vice Chairman
Corey Sweat

Commissioners
Laura Mitchell
Tyler Payne
Richmond Thornley
Dennis Vest

**THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING
AT 7:30 PM ON TUESDAY, JANUARY 27th, 2026, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Merrick
Pledge of Allegiance – Commissioner Vest

1. Swearing in of Commissioner Richmond Thornley.
2. Confirm Agenda
3. Discuss Code Updates Related to the Utah Land Use, Development and Management Act.
4. Discuss Priorities of the Planning Commission.
5. Approve Meeting Minutes from January 13th, 2026.
6. Staff Reports.
7. Adjourn.

This agenda was posted on the State Public Notice website (Utah.gov/pmnn), the city website (WBCityut.gov), and posted at City Hall on January 23rd, 2026 by Remington Whiting, City Recorder.

**West Bountiful City
Planning Commission Meeting**

January 27, 2026

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 January 23, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, January 27, 2026, at West Bountiful City Hall, Davis County, Utah.

MEMBERS ATTENDING: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, Tyler Payne, Richmond Thornley (alternate), and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED:

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

PUBLIC ATTENDING: Alan Malan, Christina Thornley, Korri and Marshall Thornley, Diane Dransfield, Julia Barnett.

**Thought/Invocation by Chairman Merrick
Pledge of Allegiance- Commissioner Vest**

- 1. Swearing in of Commissioner Richmond Thornley**
- 2. Confirm Agenda**

Chairman Merrick 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.

- 3. Discuss West Bountiful City Code Updates Referencing the Utah Land Use.**

Commissioner packets included a memorandum from Staff dated January 23, 2026 regarding West Bountiful City Code Updates Referencing the Utah Land Uses with a redlined copy of the changes that need to be made. This memo introduces a proposed code update to update references to the Land Use, Development, and Management Act from Utah Code.

Mr. Whiting explained prior to the year 2025, the Utah Municipal Land use, Development, and Management Act (LUDMA) was codified in Chapter 9a of Title 10 of the Utah State Code. LUDMA sets out the framework of how local governments, including municipalities, must regulate land use, development and planning.

Remington informed the commission that during the first special legislative session, the legislature adopted SB 1008. This newly adopted bill renumbered Title 10, Chapter 9a as Title 10 Chapter 20 of the Utah Code.

He noted that throughout the West Bountiful Municipal Code, references are made to Utah Code Title 10, Chapter 9a. To ensure accuracy and avoid confusion, staff recommend updating these references to reflect current state code. There remains a possibility that the newly renumbered code could be renumbered again in the future. After consulting with legal counsel, staff recommend referencing the Utah Municipal Land Use, Development, and Management Act (LUDMA) by name, rather than by specific title and chapter numbers. The redline copies were reviewed by the commission.

Dennis Vest suggested a few changes that were noted by staff.

The Planning Commission directed staff to schedule a public hearing for February 10, 2026, and return with additional options if requested.

4. Discuss Planning Commission's Annual Priorities

Commissioner packet included a memorandum from staff dated January 23, 2026 regarding Planning Commission's Annual Priorities along with a list of suggestions from staff. This memo was intended to facilitate discussion on establishing priorities for the Planning Commission's work for 2026.

Remington Whiting submitted the following list of potential areas that the commission could focus on for 2026. The list included the following:

Preliminary List of Potential Focus Areas: (Note: * items are required to comply with strategies of the Moderate-Come Housing Goals. Other listed items include items that are required to meet the City's adopted General Plan goals).

A. *Adopt Graduated Fee Reductions for Moderate-Income Housing Projects (MIH Goal) – Required to comply with strategy 2 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026.

B. *Consider Update to the PUD Code to Provide a Density Bonus for Projects that include affordable housing (MIH Goal) - Required to comply with strategy 3 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026.

C. *Create a Draft Detached ADU Ordinance for Review by the Planning Commission and the City Council (MIH Goal) – Required to comply with strategy 1 of the Moderate-Come Housing Goals. Must be adopted by the end of 2026. Staff recommend waiting until after the legislative session.

D. Short-Term Rentals – The Commission previously discussed the possibility of addressing short-term rentals in the city code. The code is currently silent on short-term rentals.

E. Update Land Use Fee Schedule – Staff has identified a number of land use fees that may need to be updated or added to the fee schedule.

F. Home Occupation Refinement – Following an audit of unlicensed home occupations, staff have identified several issues not clearly contemplated in the current code. They city may want to continue to refine these regulations.

G. Definition of “Attached” for Structures – Clarify the definition to reduce confusion and ensure consistent classification of “attached” structures.

H. Code Cleanup – Update outdated or incorrect references within the West Bountiful Municipal Code

Remington Whiting pointed out regarding item “F” some situations they have found regarding Home Occupation that is going on currently but are not included as part of our code.

Commission reviewed and discussed these potential items and offered the following additional possibilities:

Dennis Vest suggested that detached structures be included in item “G”.

Laura Mitchell wants to address items that will make staff’s jobs easier.

Tyler Payne supports discussing “E” and “A”.

It was suggested to inquire with City Council regarding Item “D” to see if they are interested in the commission reviewing it. Council member Thompson will take that to the council for discussion. Currently there is no code to prohibit short-term rentals. Staff were directed to research other municipalities that may have a code for this.

Priorities were items D, C, H, and then others as they can be fit on the agenda through the year.

5. Approve Meeting Minutes from January 13, 2026.

Action Taken:

Corey Sweat moved to approve the minutes from January 13, 2026, Planning Commission Meeting as presented. Laura Mitchell seconded the motion, and voting was unanimous in favor.

6. Staff Reports

a. Engineering (Kris Nilsen)

- Miscellaneous bid schedule for the Child Park is being worked on.
- Enbridge wants to begin the first of March laying cement on the island, so they don’t have to use blankets to cover their work. They are still working out issues with laying pipes. Update is pending. Kris will push them for a schedule.

- A few subdivisions will be coming on board soon. Belmont and Thacker specifically.
- James Bruhn 900 West 1600 North is applying for a 2-lot subdivision with a 1.2-acre lot currently.
- Still working out what projects will be worked on.
- Baseball field rental needs to be addressed according to Corey Sweat. Possible signs posting who has reserved the fields. Staff will work on that situation.

b. Community Development (Remington Whiting)

- Building permits have slowed considerably.
- Code enforcement specifically dealing with signs in residential areas.
- Please complete the ethics training if you have not already done so and let me know.

7. Adjourn.

Action Taken:

Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:31 pm. Dennis Vest 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.



Remington Whiting – City Recorder