

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

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www.WBCityut.gov

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, MARCH 10TH, 2026, AT THE CITY OFFICES.**

Invocation/Thought – Commissioner Mitchell

Pledge of Allegiance – Commissioner Payne

1. Confirm Agenda
2. Conditional Use Permit – House of Tumbling.
3. Discussion on Short-Term Rentals.
4. Approve Meeting Minutes from February 10th, 2026.
5. Staff Reports.
6. 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 March 4th, 2026 by Remington Whiting, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: March 4th, 2026

FROM: City Staff

RE: Conditional Use Permit for Home Occupation – House of Tumbling

This memo introduces an application for a conditional use permit at 1217 N 700 W for a home occupation tumbling studio.

Background

On February 23rd, 2026, Shelby Wheeler submitted a Conditional Use Permit Application for an in-house tumbling studio located at 1217 North 700 West. According to their application and email correspondence, the details are as follows:

- A. The classes will be held Monday-Thursday;
- B. Each day will have 4 different classes;
- C. The owner wants 8-10 children per class, but can be decreased if needed.
- D. The application states that these children will be dropped off and picked up by vehicle.
- E. The property has one driveway that is 30' wide (3-car), so the primary location for pick-up and drop-off would be the street.

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.

The purpose of the home occupation code is “protect the residential character and lifestyle of residential zoning districts within West Bountiful City, to ensure that home occupations remain incidental and accessory to the residential use of the property on which a dwelling is located.”

Conditional Use Permit

WBMC 17.60.040 requires the Planning Commission to evaluate specific criteria when considering a Conditional Use Application. Staff have outlined those criteria below and provided questions on how the criteria could potentially be affected.:

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 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;
 - a. With the potentially high number of vehicles coming and going, how would this affect the safety of residents? How will it affect the welfare of the people that reside in the neighborhood?

3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
 - a. Will the volume of vehicles inordinately impact 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;
 - a. How will proper parking and traffic circulation be ensured while also keeping the residential harmony of the neighborhood?
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; and
6. 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.

Discussion

Upon review of the application, staff identified an initial concern regarding the potential impact from vehicle traffic and off-street parking. WBMC 5.28.040 states that:

“Adequate off-street parking must be provided for both personal vehicles and business customers, except as otherwise specified in conditions set in a conditional use permit for drop-offs or pick-ups associated with day care, preschools, or group instructional services”,

This section of code indicates that off-street drop-off and pick-up may be granted through the approval of a Conditional Use Permit. The planning commission could establish specific conditions to mitigate neighborhood impacts. Such conditions could include:

- Limitations on the number of vehicles permitted for drop off and pick up per day.
 - Examples:
 - South Jordan – Limits home occupation to 12 one-way vehicle trips per day.
 - Sandy – Limits home occupations to 24 one-way vehicle trips per day.
- Limitations on the number of children permitted per class.
- Limitations on the number of classes that would be permitted per day/week.
- Requiring class be staggered to prevent vehicle stacking.
- Requiring a traffic flow plan be submitted and approved by staff.

These potential conditions would help regulate traffic volume and ensure adequate parking while maintaining compatibility with the residential area.

Decision

Following discussion, the planning commission may:

- A. Grant the CUP with appropriate conditions;
- B. Table the request to give the city time to craft appropriate conditions.
 - i. In this case, it would be helpful to provide staff with direction.
- C. Table the request to seek further information (e.g. traffic plans).



CONDITIONAL USE PERMIT APPLICATION

We

West Bountiful City

PLANNING AND ZONING

550 N 800 W, West Bountiful, UT 84087

Phone: (801) 292-4486

www.wbcityut.gov

PROPERTY ADDRESS: 1217 North 700 West West Bountiful, UT

NAME OF BUSINESS/USE: House of Tumbling

PARCEL NUMBER: _____ ZONE: _____ DATE OF APPLICATION: 02/22/2026

Applicant Name: Shelby Wheeler Address: 1217 N. 700 W. West Bountiful UT.

[Redacted] ComPrimary P [Redacted]

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.

An in House dance studio/tumbling studio. Students will be dropped off and picked up. NO long term parking of parents. Dance classes for kids aged 2-12. Recreational dance. Partnering with House of Dance, located on the street behind me. (1349 N. 725 West)

The Applicant(s) hereby acknowledges that they have read and are familiar with applicable requirements or 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: 02/22/2026 Applicant Signature: [Signature]

Date: _____ Property Owner (if different): _____

FOR OFFICIAL USE ONLY

Application Received Date: 2/23/26
Application Fee Received Date: 2/23/26
Permit Approval: _____

Permit Number: _____
Fire Inspection Date: _____
Fire Inspection Approval Date: _____

typical Schedule for Classes Per Week

Monday

11:30 am - 12:30 pm

4:00 pm - 5:00 pm

5:15 pm - 6:15 pm

~~6:30~~ pm - 7:30 pm

* NO classes Friday,
Saturday, or Sunday

Tuesday

11:30 am - 12:30 pm

4:00 pm - 5:00 pm

5:15 pm - 6:15 pm

6:30 pm - 7:30 pm

* This is a mock
Schedule and has
been written for
a full schedule.
This would be the
max classes.

Wednesday

9:00 am - 11:00 am

11:30 am - 12:30 pm

4:00 pm - 5:00 pm

5:15 pm - 6:15 pm

* There will be NO
Parking. Just a drop
off, pick up for
Parents.

Thursday

11:30 am - 12:30 pm

4:00 pm - 5:00 pm

5:15 pm - 6:15 pm

6:30 pm - 7:30 pm

DROP OFF ZONE

DROP OFF ZONE

drive way and
drop off zone if
Needed.

entry

Basement dance/

tumbling

area

tumbling-mats
storage 25% of
garage



HOME OCCUPATION BUSINESS LICENSE APPLICATION

West Bountiful City
BUSINESS LICENSING DEPARTMENT
550 N 800 West
West Bountiful, UT 84087
Phone: (801) 292-4486
www.wbcityut.gov

Please allow 5-7 business days for processing

Applicant Information:

License # (Assigned by City): _____

Resident/Business Owner's Name: Shelby Wheeler and Justin Wheeler

Physical Address: 1217 north 700 west West Bountiful, UT 84087

Mailing Address, if different than above: _____

Email address: _____

Primary Phone: _____ Emergency Phone: _____

Property Owner Name & Contact Info, if different than applicant: _____

Business Information:

1. Name of business: House of Tumbling

State ID #: 14660194-0160

State Sales Tax #: _____

Federal Tax ID #: 414208951

Other Required Licenses #: _____

(Depending on type of Business)

2. Describe the proposed business activity:

In home dance studio and tumbling facility. Small dance classes and tumbling classes

3. Hours of Operation: Monday -Thursday 9:00am-1:00 pm, 4:00Pm-7:00Pm

4. Name and relationship of person(s) participating in business (must reside at the home):

Shelby Wheeler

5. Describe which room(s) or areas of the property will be used, and how they will be used; if a garage or other accessory structure will be used, list the approximate square footage to be used and the total square footage of the garage or structure:

Basement living room and half the garage. Total Sq feet 750

6. Describe how, where, and in what amounts the materials, supplies and/or equipment related to your proposed home occupation will be displayed or stored:

Tumbling mats will be stored, speaker will be displayed

7. Will individuals come to your home to obtain any product or merchandise, to utilize any service, or for any other purpose in connection with your proposed home occupation? If yes, please explain, including frequency.

yes the kids will come to the home for the dance lessons and tumbling instruction. Drop off times at the top of the hour pick up times at the bottom of the hour.

8. List any vehicles (with GVW) or other equipment, that will be used as part of your home occupation and where they will be parked or stored: None
-
-

9. Will any vehicles or other equipment come to your property in connection with your home occupation? If yes, please explain, including frequency:

The parents will drop off their kids to the dance studio and pick them up 1 hour later. they will drop off the kids and return for pick up so vehicles will be there for around 5 minutes on the hour for drop off or pick up.

10. Will the home occupation involve the use of commercial vehicles for delivery of material to or from the premises? If yes, please explain, including frequency: No
-
-
-

11. If your home occupation is a day care center, nursery, or preschool, please state how many children _____ and caregivers _____ will be involved in a typical workday. Please attach evidence of all licenses, permits, or approvals from federal, state, or local agencies authorizing the day care center, nursery, or preschool.

12. Will the proposed home occupation conform with covenants, conditions, and restrictions (CCR's) pertaining to your property? Yes If no, please explain: _____
-
-

SPECIFIC REQUIREMENTS FOR HOME OCCUPATION BUSINESS LICENSE

WBC Code 5.28.040

Read And Initial After Each Item:

- A. A person who is not a resident of the dwelling shall not work in the home occupation. SW
- B. Tools, items, equipment or uses which are offensive or noxious by reason of the emission of odor, smoke, gas, dust, vibration, magnetic or electrical interference, noise, or other similar impacts that extend beyond the property line of the lot where the home occupation is located, beyond those impacts of reasonable residential use, are prohibited. SW
- C. The home occupation shall not involve using or storing flammable material, explosives, or other dangerous materials, including gun powder and fiber glass. SW
- D. The home occupation shall not involve the parking or storage of equipment or motor vehicles having a gross weight of twenty-six thousand (26,000) pounds or more at the residence or on the street adjacent to the property on which the home occupation is conducted. SW
- E. The home occupation must be clearly incidental and secondary to the use of the dwelling or accessory structure in which it is located and may not change the purpose or character of the dwelling or accessory structure, or the residential character of the property on which the home occupation is located. SW
- F. The home occupation shall not involve the use of any part of a dwelling or structure for which, by reason of state, federal or local laws, special or extra entrances or exits or special rooms are required as a condition to the operation of such use. SW
- G. More than one home occupation business license may be issued for a property, if after review, the zoning administrator specifically determines that the total of all businesses on the property will not have an impact on the community greater than one business. SW
- H. The home occupation must be conducted entirely within the dwelling, except that twenty-five percent (25%) of a garage or accessory structure on the same property as the dwelling may also be used. SW
- I. Adequate off-street parking must be provided for both personal vehicles and business customers, except as otherwise specified in conditions set in a conditional use permit for drop-offs or pick-ups associated with day care, preschools, or group instructional services. SW
- J. Yard space may not be used for home occupation activities, except:
 - a. Outside private swimming pools may be used for swimming instruction if the swimming instruction is given by a resident of the dwelling.
 - b. Subject to a conditional use permit, yard space may be used for day care, provided the yard is entirely fenced.

SW

- K. In no event shall outdoor storage be permitted for a home occupation. SW
- L. Business operations that involve deliveries, pick-ups/drop-offs, or other visits to the property shall be limited to the hours between 7:00 am and 10:00 pm. SW
- M. The home occupation must comply with all fire, building, plumbing, electrical, and health codes and all applicable federal, state, and local laws. SW
- N. The home occupation may not cause or create a demand for municipal or utility services or community services, including traffic, in excess of those usually and customarily provided for residential uses; provided, that day care, preschool, and group instructional services will be allowed to have a reasonable amount of drop-offs or pick-ups, as determined by a conditional use permit in accordance with recognized traffic safety standards and subject to the other reasonable requirements. SW
- O. The home occupation may not alter the residential character of the premises or unreasonably disturb the peace and quiet of the neighborhood. SW
- P. Merchandise, goods, or customer services may not be advertised or otherwise visible from the exterior of the building in which the home occupation is operated. SW
- Q. Signs, advertising, or displays of any kind shall not be visible from the public streets or from the exterior boundaries of the property on which the home occupation is conducted. SW
- R. Home occupations requiring state or federal licensing or permits must comply with all applicable state and federal regulations and keep current all applicable licenses or permits. SW
- S. The city may enter upon and inspect the property on which the home occupation is conducted at all reasonable times and upon reasonable notice to verify compliance with the provisions of this chapter. SW

* * * *

Applicant Certification:

(Applicant must initial all relevant sections)

SW I hereby apply for a home occupation business license from West Bountiful City and affirm that I have read the Application (5.28.030) and Requirements (5.28.040) provisions of Title 5, West Bountiful Municipal Code.

SW I hereby agree that West Bountiful City officials may enter upon and inspect my property at all reasonable times (1) to ensure that the requirements of the Municipal Code have been met before the home occupation business license issued, and (2) to verify compliance with the Municipal Code thereafter.

SW I certify that the city-provided notice sign will be posted in front of the property on which the home occupation is to be conducted for no less than seven days immediately preceding my submission of this home occupation business license application.

Home Occupation Business Licenses Requiring Conditional Use Permits Only:

SW I certify that I have given written notice of the nature and description of the proposed home occupation to owners of property within 300 feet of the exterior boundaries of the property on which the home occupation is to be conducted. I have provided evidence of the written notice with this application.

All Applicants:

SW I certify that the above information is true and correct to the best of my knowledge, and that I agree with the attached specific requirements and all other applicable provisions of the Municipal Code.

SW I understand the information on this application may be made available to the public pursuant to the Government Records Access and Management Act (UCA 63G-2-101 et seq), unless applicant specifically requests in writing that their personal information remain private.

Date: 02/02/2026

Sign Here: Shelby Wheeler

FOR OFFICIAL USE ONLY

Fire Inspection, if needed: _____

Conditional Use Permit Required: _____

Health Dept. Inspection, if needed: _____

Conditional Use Permit Approved: _____

Notice Sign Posted from : _____ to _____

Approval Date: _____

Application For Home Occupation Business License WBC Code 5.28.030

1. A home occupation business license application may be obtained from the city offices or from the city website. Each application shall be submitted to the city recorder If the zoning administrator determines that the combined offsite impact of the proposed home occupation and the primary residential use of the property will materially exceed the offsite impact of the primary residential use alone, the application must be accompanied by payment of a business license fee. The city may also charge an administrative fee if the applicant requests a business license.
2. It is unlawful for any person to provide false information to the city in relation to the application for, issuance of, or continuation of, a business license, or to knowingly cause or permit the same to be done.
3. The applicant shall give notice of the nature and description of the proposed home occupation by posting a notice in front of the property on which the home occupation is to be conducted for no less than seven days immediately preceding the submission of a home occupation business license application. For home occupations that require a conditional use permit, the applicant must also give written notice of the nature and description of the proposed home occupation to owners of property within 300 feet of the exterior boundaries of the property on which the home occupation is to be conducted. The applicant must provide evidence of the required posting and written notice, if applicable, as part of the home occupation business license application.
4. The application will contain the applicant's written agreement to allow the city to enter upon and inspect the property at all reasonable times (1) to ensure the requirements of this chapter have been met before the license is issued, and (2) to verify compliance thereafter.
5. The applicant must provide evidence of any federal or state licensing or permit required for the home occupation as part of the home occupation business license application.
6. The zoning administrator shall approve the home occupation business if they find that:
 1. The requirements of this chapter have been satisfied;
 2. The home occupation will be in keeping with the character of the neighborhood and will not adversely affect the desirability or stability of the neighborhood.
 3. The home occupation does not diminish the use and enjoyment of adjacent properties or create an adverse parking impact on adjacent streets or properties;
 4. The home occupation will not negatively impact the future use of the property as a residence;
 5. The home occupation will not adversely affect the public health, safety or welfare; and
 6. The home occupation conforms with all fire, building, plumbing, electrical and health codes and all applicable federal, state, and local laws.



MEMORANDUM



TO: Planning Commission

DATE: March 4th, 2026

FROM: City Staff

RE: Short Term Rentals Discussion

This memo is provided to introduce the topic of Short-Term Rentals (STRs), which the Planning Commission expressed interest in reviewing.

Background

Utah Code 10-8-85.4 defines "Short-term Rental" (STR) as any residential structure or portion of a residential structure that offers occupancy for fewer than 30 consecutive days. The same section of code also allows cities to require STRs to obtain a business license or other permit before operating.

West Bountiful Municipal Code (WBMC) contains three residential zones, and none of them list STRs as a permitted or conditional use. Per WBC 17.12.040 "uses of land not specifically allowed as set forth therein shall be prohibited in the respective district."

Discussion and Things to Consider

During the January 27, 2026, Planning Commission meeting, the Commission expressed interest in discussing the idea of permitting STRs within the City. Since that meeting, staff have researched issues related to STRs, with a focus on how they are treated in Utah.

For reference, the following are articles or studies related to STRs:

- <https://utahnewsdispatch.com/2025/10/28/short-term-rentals-utah-housing-shortage-report/>
- <https://blogs.mml.org/wp/short-term-rentals/files/2021/06/STR-White-Paper-The-Negative-Consequences-of-Short-Term-Rentals-Arizonas-Recipe-for-Disaster.pdf>
- <https://community.lawschool.cornell.edu/wp-content/uploads/2025/04/White-Thor-final.pdf>

The following items are presented to facilitate an introductory discussion on the topic:

- Property Owner Rights
 - How should the city balance private property rights with neighborhood compatibility for STRs?
 - Is a STR consistent with the purpose of residential zoning?
- Neighborhood Impacts
 - The operation of a STR could likely be considered a quasi-commercial uses – is that good for neighborhoods?
 - Tenant turnover is frequent and occupants are not known.
 - Occupancy numbers and guest intent may be difficult to monitor.
 - Potential impacts include:
 - Noise complaints
 - Parking Congestion
 - Increased Traffic

- Trash or nuisance concerns.
 - The commission may want to consider whether operational standards (occupancy limits, parking requirements, local contact person) will sufficiently mitigate these concerns.
- Neighborhood Character
 - Would STRs alter the character of single-family neighborhoods?
 - Should the city consider:
 - Separation limits between STR units?
 - Limiting STRs to certain zoning districts?
 - Requiring owner-occupancy?
- Safety
 - STRs often don't follow the same safety codes as hotels/motels, and there may be safety risks associated with fires and drownings (properties with pools).
- Impact on Housing Supply and Affordability
 - Would STRS reduce the availability of long-term rental units?
 - Would allowed STRs make it more difficult for homebuyers to compete with investors that are looking for short-term rental properties? This is likely more of an issue in resort communities.
- Tourism and Community Benefit
 - Does West Bountiful function as a tourism destination?
 - Short-term rentals generate limited revenue for West Bountiful through the 1% hotel tax. The Commission may consider whether permitting STRs would meaningfully increase revenue relative to potential impacts on housing, neighborhoods, and administrative processes.

Along with these questions, the Commission may identify other areas of research for this topic. The next step will likely be to review regulations adopted by other jurisdictions.

**West Bountiful City
Planning Commission Meeting**

February 10, 2026

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 February 6, 2026, per state statutory requirement.*

Minutes of the Planning Commission of West Bountiful City held on Tuesday, February 10, 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, and Council member Julie Thompson.

MEMBERS/STAFF EXCUSED: **Richmond Thornley (alternate)**

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

PUBLIC ATTENDING: Alan Malan, Jon Benson, Greg Timothy.

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

1. Confirm Agenda

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

2. Conditional Use Permit – Gameday Men’s Health

Commissioner packets included a memorandum dated February, 6, 2026 from Staff regarding a conditional use permit that was submitted for Gameday Men’s Health.

Remington Whiting explained that Jon Benson submitted an application for a conditional use permit to operate a men’s health clinic at 801 N 500 W, Suite 103. The property is located within the C-G zone. The proposed clinic would provide medical services specializing in hormone optimization, medical weight loss, peptide therapy, treatment of erectile dysfunction, and vitamin wellness services.

Jon Benson took the stand and answered the question about disposable waste. He noted it was disposed of once a month. There will be a Nurse Practitioner on site and a doctor off site that oversees the program. Fire Inspection was done today, and it appears all is well with access for medical response teams to enter the facility. There is plenty of parking (approximately 30 spaces). This will be an office use only. No storage will be there.

Pursuant to WMBC 17.32.030, hospitals and medical service facilities located within the C-G zone are permitted as a conditional use.

WBMC 17.60.040, requires the planning commission to consider whether: 1.; 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.

Action Taken:

Corey Sweat moved to accept the conditional use permit for Gameday Men's Health for Jon Benson to operate a men's health clinic at 801 N 500 W, Suite 103 with the following affirmative findings: 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; upon issuance of this Permit, Gameday Men's will acquire a West Bountiful City business license; all signage will comply with city regulations; that service limited to a same day outpatient medical clinic; there shall be no change in use without approval from the city. The Conditional Use Permit will only be valid for the current business occupant and shall not be transferred automatically to the new tenants. Dennis Vest seconded the motion and voting was unanimous in favor.

- 3. Public Hearing- Proposed Code Updates Referencing the Utah Land Use, Development and Management Act.**
- 4. Commissioner packets included a memorandum dated February 6, 2026 from Staff regarding Proposed Code Updates Referencing the Utah Land Use, Development and Management Act. The memorandum explained that 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. It also noted 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.**

Mr. Whiting explained that throughout our West Bountiful Municipal Code, references are made to Utah Code Title 10, Chapter 9a. To ensure accuracy and avoid confusion, staff desired to updating these references to reflect current state code.

Staff consulted with legal counsel and recommended referencing the Utah Municipal Land Use, Development, and Management Act (LUDMA) by name, rather than by specific title and chapter numbers. A redline draft was provided for public review and comment.

Laura Mitchell moved to open the public hearing at 7:42 pm to hear public comment on Proposed Code Updates Referencing the Utah Land Use, Development and Management Act. Dennis Vest seconded the motion, and voting was unanimous in favor.

Public Comment:

Alan Malan took the stand and pointed out that 16.16.20 F suggested that the second paragraph be stricken since preliminary plat approval does not go to City Council.

Action Taken:

Laura Mitchell moved to close the public hearing at 7:46 pm regarding public comment on Proposed Code Updates Referencing the Utah Land Use, Development and Management Act. Tyler Payne seconded the motion, and voting was unanimous in favor.

5. Consider Proposed Code Updates Referencing the Utah Land Use, Development and Management Act.

Action Taken:

Corey Sweat moved to approve the proposed code updates referencing the Utah Land Use, Development and Management Act recommendation as presented this evening February 10, 2026, with the noted change to strike the second paragraph in 16.16.020 F as it is no longer referenced in city code. Laura Mitchell seconded the motion, and voting was unanimous in favor.

6. Consider Preliminary Plat for Belmont Farms 2A.

Commissioner packet included a memorandum dated February 6, 2026 from City Engineer- Kris Nilsen regarding the Preliminary Plat for Belmont Farms 2A with Exhibits A & B and a conceptual site plan for Phase 2A and 2B.

Kris Nilsen introduced the Preliminary Plat submitted by Ivory Development desiring approval for Belmont Farms Phase 2A subdivision. Mr. Whiting explained that Phase 2A contains eleven (11) lots and two (2) open space/detention parcels (see attached exhibit B). Phase 2A connects to the west end of 400 N and extends northly along the west side of the RMP corridor. Phase 2A

is within the A-1 District and consists of 11.12 acres. The proposed lots meet the A-1 District (zone) requirements, except for the PUD approved smaller/cluster lot areas being less than one (1) acre. The overall density of Phase 2A is one (1) unit per acre where there are eleven proposed lots on the base area of 11.12 Acres.

After review from Kris Nilsen (City Engineer) the following items need to be addressed according to the preliminary plat checklist found in WBC 16.16.020:

Proposed off-site and on-site culinary and secondary water facilities, sanitary sewers, storm drainage facilities, and fire hydrants;

- Change the portion of the label on sheet PP-2, Culinary water line in profile at station 1+50.
- Change the word “loop” to “lay”.

A storm water plan in accordance with 16.28.060 Hydrology Report:

- a. A CLOMR Shall be submitted and approved prior to Final Plat Approval
- b. A LOMR Shall be completed prior to occupancy being granted by the City.
- c. Receive an approved West Bountiful City Flood Plain Control Permit/Flood Plain Development Permit prior to Final Plat Approval.
- d. On sheet O-3C, Show the temporary retention basin that is shown on Sheet PP-4.
- e. Add a Note to the Plat and the Construction Drawings indicating all Finished Floor elevations shall be a minimum of two (2) feet above the following two Elevations,
 - i. The adjacent designed Mill Creek Top of Bank Elevation (as shown on the approved construction drawings).
 - ii. FEMA FIRM elevation 2019 feet.

A copy of a preliminary title report evidencing satisfactory proof of ownership:

- Where a specific easement location cannot be determined, the burden is on Ivory to either get a release from the easement holder or identify, with the easement holder's help, the exact location of the facilities involved and then get a release for the balance of the property.

Dennis Vest opposes the approval of this plan until the road plan is in place.

Tyler Payne wants to make sure there are no excessive trucks coming and going and that regulations are put in place. Kris Nilsen noted that there is a mass haul permit and that more policing needs to be done to maintain it is adhered to.

Action Taken:

Corey Sweat moved to approve the Preliminary Plat for Belmont Farms 2A after review in accordance with city code PRELIMINARY PLAT REVIEW WBC 16.16.020, pending review

comments and Staff Review comments be addressed prior to final plat approval by Staff. Tyler Payne seconded the motion and voting was approved with a 4 to 1 vote. The nay vote was given by Dennis Vest.

7. Approve Meeting Minutes from January 27, 2025.

Action Taken:

Laura Mitchell moved to approve the minutes from the January 27, 2025 Planning Commission Meeting with noted changes. Corey Sweat seconded the motion, and voting was unanimous in favor.

8. Staff Reports

a. Engineering (Kris Nilsen)

- Child's Park is being designed as a more natural appearance with ropes and boulders as recommended by citizens.
- A few small projects regarding maintenance this year.
- 975 West 700 North would be the next big project for our city but likely not this year.
- Enbridge is still working out the conflict before beginning the project again.
- UDOT UTA projects are still in the design process. Legacy maintenance is being worked out regarding who needs to do what.
- Mt View Estates lot line adjustments being made. Brandon Jones 800 West wants to put a structure on the vacant lot, but some adjustments need to be made to accommodate what they want to do.

b. Community Development (Remington Whiting)

- Building Permits have increased a bit this month.
- Code Enforcement – no new updates. Pulling signs in park strips.
- Newsletter to launch early March.
- Working with Denis Hopkinsons plat
- Spring Clean Up April 9-10-11
- Corey noted that there are deer trapped in a large area along 400 North
- Julie Thompson explained information she received today by doing a drive along through the city.

9. Adjourn.

Action Taken:

Corey Sweat moved to adjourn the regular session of the Planning Commission meeting at 8:23 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.