

**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**  
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, APRIL 28<sup>TH</sup>, 2026, AT THE CITY OFFICES.**

*Invocation/Thought – Commissioner Vest*  
*Pledge of Allegiance – Commissioner Mitchell*

1. Confirm Agenda
2. Public Hearing – Proposed Code Update – Home Occupation Non-Resident Restriction Exceptions.
3. Consider Recommendation for Proposed Code Update - Home Occupation Non-Resident Restriction Exceptions.
4. Public Hearing – Proposed Code Update – Planning Commission Provisions.
5. Consider Recommendation for Proposed Code Update – Planning Commission Provisions.
6. Public Hearing – Proposed Code Update – New or Unlisted Business Classification Process.
7. Consider Recommendation for Proposed Code Update – New or Unlisted Business Classification Process.
8. Public Hearing - Proposed Code Update – Model Home Updates.
9. Consider Recommendation for Proposed Code Update – Model Home Updates.
10. Approve Meeting Minutes from April 14<sup>th</sup>, 2026.
11. Staff Reports.
12. Adjourn.

---

*This agenda was posted on the State Public Notice website ([Utah.gov/pmnp](http://Utah.gov/pmnp)), the city website ([WBCityut.gov](http://WBCityut.gov)),  
and posted at City Hall on April 24<sup>th</sup>, 2026 by Remington Whiting, City Recorder.*

**West Bountiful City  
Planning Commission Meeting**

**April 28, 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 April 24, 2026, per state statutory requirement.

Minutes of the Planning Commission of West Bountiful City held on Tuesday, April 28, 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:** Kris Nilsen (City Engineer)

**STAFF ATTENDING:** Remington Whiting (Community Development), and Debbie McKean (Secretary).

**PUBLIC ATTENDING:** Jed Fisher, Boyd Fisher, Alan Malan

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

**1. 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.

**2. Public Hearing – Proposed Code Update- Home Occupation Non-Resident Restriction Exceptions.**

A memorandum from Staff dated April 24, 2026 regarding a Proposed Code Update for Home Occupation Non-Resident Restriction Exceptions was included in the Commissioner packets.

Remington White introduced the text change amendment application from Jed Fisher, which requests changes to the city's home occupation requirements, specifically regarding the restriction of non-residents employment. Mr. Fisher appeared before the commission on April 14, 2026 with his request. This public hearing is part of the due process for this application. His application requests that home occupations involving personal services provided by appointment only (including cosmetology, barbering, hairstyling, nail care, or similar state-licensed services) permit one (1) non-resident service provider to operate within the dwelling subject to the following suggested conditions:

- The home occupation business license is held by a resident of the dwelling.

- No more than one non-resident service provider may work on the premises at any time.
- All services must be by appointment only, with no walk-in clientele.

Mr. Whiting explained that according to previous versions of the West Bountiful City Code (WBMC), the requirement that employees be residents of the home was adopted in July of 1997. While the code has been amended over time, this requirement has remained in place. The intent of this requirement may include; preserving the residential character of neighborhoods, minimizing traffic and parking impacts, reducing noise and potential nuisances, and limiting the scale and intensity of business activity within residential zones.

#### **Action Taken:**

***Laura Mitchell moved to open the Public Hearing at 7:35 pm to hear public comment on Home Occupation Non-Resident Restriction Exceptions. Corey Sweat seconded the motion and voting was unanimous in favor.***

#### **Public Comments:**

Jed Fisher took the stand and stated that his family will be moving to West Bountiful. He noted some recommendations regarding the purpose and intent of the Home Occupation which is to keep the neighborhood feel and sustain an income. The law serves to control impact and safety for our neighborhoods. He pointed out that we want to protect residents from becoming commercialized. He noted some positives of the Home Occupation laws. He stated the laws are to protect the outside of the home, not control what is going on in the inside. He gave the example of a home salon and piano lessons. He stated that his request would allow the city to stay true to the nature of the law. He explained the four changes he has proposed to be changed in his application and the reason it would not have impact the neighborhood. He shared some examples from other neighborhoods and encouraged them to research Murray City Home Occupation code. He pointed out that the enforceability of these laws is difficult and emphasized the city should focus on the impact on the outside neighborhood and not the business inside. He noted there are many exceptions throughout the city and a case by case basis should be reasonable to consider. He feels it makes no difference if it is the person owning the house providing the service or someone else.

Boyd Fisher owns the home that Jed will be moving into. He noted that without the rule change his wife who owns the home with him will not be able continue to do her business.

Alan Malan is opposed to making any kind of change to the code because of the residential character being compromised. He pointed out in doing so it is leasing retail space to someone else. It stated that it creates two businesses instead of one. Him leasing is a business and the salon is a business.

Commissioners discussed, reviewed and questioned the applicant and explained their reasons behind not supporting the request. The rules would extend to everyone and not just the applicant which in this case would be responsible tenants.

**Action Taken:**

***Corey Sweat moved to close the Public Hearing at 7:55 pm. Tyler Payne seconded the motion and voting was unanimous in favor.***

**3. Consider Recommendation for Proposed Code Update- Home Occupation Non-Resident Restriction Exceptions**

Further discussion took place among the commissioners, discussing and pointing out both pros and cons. Each commissioner shared their opinions, and the majority were not in favor of the application request change. A home occupation is for homeowners and not sub-leasing situations.

**Action Taken:**

***Corey Sweat moved to send a negative recommendation to the city council for consideration in the application request from Jed Fisher for a Home Occupation Resident Restriction Code Change. Laura Mitchell seconded the motion and voting was unanimous in favor.***

**4. Public Hearing – Proposed Code Update- Planning Commission Provisions**

Commissioner packet included a memorandum dated April 24, 2026 from Staff regarding SB284 – Update Land Use Regulations giving the planning commission an overview of three potential code amendments in response to the 2026 legislative session and the passage of SB 284. Each amendment addressed an area where state law now requires updates to the city’s land use code. Redlined versions of the proposed changes were included for the commissioner’s review and made available for public review.

The following Public Hearings were held this evening to consider each proposed code update. Remington Whiting introduced the reason for each one before the hearings began.

**Planning Commission Provisions – 10-20-301 •** Effective May 6th, 2026, Utah State Code now requires cities to include the following procedures and descriptions in their codes related to the planning commission:

- o A procedure for removing a planning commission member, while specifically citing 10-3b 301 which states that the commissioner would be removed by a 6-member council.
- o A description of the causes for which a planning commissioner may be removed.
- o Requirements for when a planning commission member should recuse themselves from deliberating or voting on certain land use applications.

**Action Taken:**

***Laura Mitchell moved to open the Public Hearing at 7:59 pm to hear public comment on Planning Commission Provisions. Corey Sweat seconded the motion and voting was unanimous in favor.***

**Public Comments:**

No Public Comment

**Action Taken:**

***Corey Sweat moved to close the Public Hearing at 8:00 pm. Laura Mitchell seconded the motion and voting was unanimous in favor.***

**5. Consider Recommendations for Proposed Code Update- Planning Commission Provisions**

**Action Taken:**

***Corey Sweat moved to send a positive recommendation to the city council for consideration to adopt Planning Commission Provisions 10-20-301 effective May 6, 2026. Dennis Vest seconded the motion and voting was unanimous in favor.***

**6. Public Hearing – Proposed Code Update- New or Unlisted Business Classification Process**

**New / Unlisted Businesses – 10-20-507 •** Effective May 6th, 2026, requires cities to amend the process for reviewing and appealing new or unlisted business types. The proposed changes:

- o Shift the responsibility of determining whether a proposed business fits into an existing use category from the planning commission to city staff. State code no longer allows the planning commission to be part of this review process.

- o The applicant will forward the application to the city council for review and request that the legislative body adopt a land use ordinance that permits the business.

- o Notify the applicant of the process for appealing the legislative body's decision.

It was noted that another update will be needed before July 1, 2026, to address changes to the appeal authority under state code.

**Action Taken:**

***Corey Sweat moved to open the Public Hearing at 8:04 pm to hear public comment on New or Unlisted Business Classification Process. Dennis Vest seconded the motion and voting was unanimous in favor.***

**Public Comments:**

No public comment

**Action Taken:**

***Corey Sweat moved to close the Public Hearing at 8:06 pm. Tyler Payne seconded the motion and voting was unanimous in favor.***

- 7. Consider Recommendation for Proposed Code Update- New or Unlisted Business Classification Process**

**Action Taken:**

***Corey Sweat moved to send a positive recommendation to the city council for consideration to adopt New/Unlisted Businesses 10-20-507 to city code effective May 6, 2026. Dennis Vest seconded the motion and voting was unanimous in favor.***

- 8. Public Hearing – Proposed Code Update- Model Home Updates**

**Model Home Regulations – 10-20-625 • Effective May 6th, 2026, requires cities to update the definition of “Model Home” and add a definition for “Open House”.**

**Action Taken:**

***Dennis Vest moved to open the Public Hearing at 8 :09 pm to hear public comment on Model Home Updates. Corey Sweat seconded the motion and voting was unanimous in favor.***

**Public Comments:**

Alan Malan asked if there is a limit to how long a sales trailer can be active. Remington Whiting commented that he thinks it is open-ended and cannot be more restrictive than other residential uses.

**Action Taken:**

***Corey Sweat moved to close the Public Hearing at 8:12 pm. Tyler Payne seconded the motion and voting was unanimous in favor.***

- 9. Consider Recommendation for Proposed Code Update – Model Home Updates**

**Action Taken:**

***Laura Mitchell moved to send recommendation to the city council for consideration Model Home Regulation 10-20-625 effective May 6<sup>th</sup>, 2026. Corey Sweat seconded the motion and voting was unanimous in favor.***

**10. Approve Meeting Minutes from April 14, 2026.**

**Action Taken:**

***Corey Sweat moved to approve the minutes from the April 14, 2026, Planning Commission Meeting as presented. Dennis Vest seconded the motion, and voting was unanimous in favor.***

**11. Staff Reports**

**a. Engineering (Kris Nilsen) excused- No report.**

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

- Building permits have increased and the process is going well and city staff are able to meet the deadline requirements.
- May 5<sup>th</sup> meeting may be rescheduled.
- Newsletter is being prepared.
- Next meeting will include some text changes from a resident in High Gate.

Councilmember Thompson gave kudos to the process for the evacuation yesterday. She supports the decision made this evening regarding their recommendation to city council on the code change application.

Tyler Payne announced that he will be moving and this will be his last meeting.

**12. Adjourn.**

**Action Taken:**

***Laura Mitchell moved to adjourn the regular session of the Planning Commission meeting at 8:25 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.***

.....

*The foregoing was approved by the West Bountiful City Planning Commission, by unanimous vote of all members present.*

A handwritten signature in black ink, appearing to read "Remington Whiting", written over a horizontal line.