

Mayor
Kenneth Romney

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

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
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www.WBCity.org

Chairman
Alan Malan

Commissioners
Mike Cottle
Laura Mitchell
Corey Sweat
Dennis Vest
Dell Butterfield, Alt.

THE PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 14, 2023, AT THE CITY OFFICES.

1. Prayer/Thought – Commissioner Cottle;
Pledge of Allegiance – Commissioner Butterfield.
2. Confirm Agenda.
3. Conditional Use Application #23-03 for Chickens at 821 W 1060 North – Tyler &
Natalie Jones.
4. Building Permit Fee Discussion.
5. Meeting Minutes from February 28, 2023.
6. Staff report
 - a. Engineering (Kris Nilsen)
 - b. Community Development (Cathy Brightwell)
7. Adjourn.

*This notice has been sent to the Davis Journal and was posted on the State Public Notice Website
and the city website on March 10, 2023, by Cathy Brightwell, City Recorder.*

MEMORANDUM



TO: Planning Commission

DATE: March 10, 2023

FROM: Cathy Brightwell

RE: Conditional Use Application for Chickens – 821 W 1060 North - Jones

Background

Tyler and Natalie Jones, 821 W 1060 North, have applied for a conditional use permit to have 13 chickens on their property. They do not currently own any chickens and have no intention of having roosters. Under the city's point system for farm animals, the Jones' have 27 points available; chickens are assigned 4 points each.

[WBMC 17.24.080 A.2.](#) authorizes the Planning Commission to decrease the number of points for small animals from 4 points to 2 points each subject to approval of a conditional use permit. Regulations require that all animals be kept in an area enclosed by a fence or structure sufficient to prevent escape; the chicken coop and pen are at least 6 feet from any property line or dwelling; and that animal waste, debris, noise, odor, and drainage be kept in accordance with usual and customary health standards.

Discussion

Staff does not object to the request subject to the proposed conditions listed below. Adjacent neighbors have been contacted and none have objected to the request.

In addition, [WBMC 17.60.040.D](#) requires the Planning Commission to consider the following Findings prior to approving the conditional use:

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;
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.

Proposed Conditions:

1. This Conditional Use Permit will expire upon sale of the property ([WBMC 17.60.090](#)).
2. Chickens will be kept in an area enclosed by a fence or structure sufficient to prevent escape.
3. Chicken coop/run will be located a minimum of 6 feet from any property line or dwelling.
4. To protect the health, safety, and welfare of the animals and the public, animal waste debris, noise, odor, and drainage shall be kept in accordance with usual and customary health standards associated with chickens.
5. Failure to comply with these regulations will invalidate the Permit.



**FARM ANIMAL
CONDITIONAL USE
PERMIT APPLICATION**

Please allow 10-14 business days for processing

West Bountiful City

550 N 800 W
West Bountiful, UT 84087
Phone: (801) 292-4486
www.WBCity.org

APPLICANT NAME: Tyler & Natalie Jones
PROPERTY ADDRESS: 821 W. 1060 N.
PRIMARY PHONE: (801) 719-8748 E-MAIL: 10tylerjones@gmail.com
PARCEL NUMBER: _____ ZONE: R-1-10 SIZE OF PROPERTY (owned): .27 (leased): _____
CURRENT POINTS ALLOWED: 27 CURRENT POINTS USED: 0

Please provide the following information.

1. Attach a diagram of your property indicating dwellings, fences and enclosures, and outbuildings.

Attached: Red, fencing yellow: coop/run

2. Describe the number and types of animals currently kept on the above property.

1 dog, inside

3. For what additional animals are you requesting approval?

chickens, 13 total

4. How will you house the additional animals?

6x8 fenced run, Attached to a 6x6 chicken coop.

5. How will you ensure containment?

In a contained fence/coop, fully secured

6. How will you protect adjoining fences, vegetation and personal property on or near the property line?

our yard is fully fenced (6ft vinyl fencing) chicken in separate enclosure

I hereby apply for a Conditional Use Permit in accordance with the provisions of Title 17, West Bountiful Municipal Code. I understand that to protect the health, safety and welfare of the animals and the public, animal waste, debris, noise, odor, and drainage will be kept in accordance with usual and customary health standards associated with the type of animal(s). I understand that I am authorizing the City to inspect my property as needed. I understand that the information on this application may be made available to the public upon request.

I certify that the above information is true and correct to the best of my knowledge.

Date: 2/28/2023 Applicant Signature: Tyler Jones

FOR OFFICIAL USE ONLY

Application Received date: 2/28/23 Planning Commission Meeting date: 3/14/23
Application Fee (\$20) Received date: 2/28/23 Planning Commission Approval: _____
Neighbor Notification: 3-3-2023

2/28/23; 2:04 PM

2022-05-21-20-53-35-827.jpg



Jones - 821 W 1060 N

17.24.080 Farm Animal Regulations

A. Farm animals may be kept on properties according to the following requirements:

1. For each acre, a parcel, or adjacent properties, whether owned or leased, shall be eligible to contain or house farm animals rating one hundred (100) points or prorated for any part thereof.
 - a. Large animals such as horses, ponies, donkeys, mules, llamas and cows require a minimum area of .40 acres: Forty (40) points each.
 - b. Medium animals such as sheep and goats, and other animals of similar size: Twenty (20) points each.
 - c. **Small animals such as ducks, chickens, geese, rabbits and turkeys: Four (4) points each.**
 - d. Pigs, provided that pens are located at least two hundred (200) feet from neighboring dwellings: Forty (40) points each.
 - e. Miniature or pygmy farm animals will have one-half the points of the normal sized species.
2. **The points listed in Subsection A.1 above may be decreased for large, medium and small animals subject to approval of a conditional use permit by the planning commission** pursuant to Chapter 17.60 of the West Bountiful Municipal Code and the provisions below.
 - a. The minimum points allowed shall be twenty-five (25) for each large animal, ten (10) for each medium animal, and **two (2) for each small animal.**
 - b. Neighbors adjoining the applicant's property for which the conditional use permit is requested will be notified by city staff at least five (5) days prior to the public meeting. Such notification will include the name and address of the applicant, the specific reason for the application, and the date, time and location of the planning commission meeting at which the application will be discussed.
3. Dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s).
4. Adopted dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s), subject to approval of a conditional use permit as outlined in Subsection A.2. above. Such conditional use permit shall be valid for no longer than nine months, as determined by the planning commission.
5. Honeybees, pursuant to the requirements of Title 4, Chapter 11 of the Utah Code.

- B. For multiple properties to be eligible for combined point calculation under Subsection A, the following criteria must be met:
1. The properties shall be owned or leased by the same person or entity.
 2. All properties used for the combined point calculation must be contiguous.
 3. If one or more properties are leased:
 - a. The lease must be in writing and signed by both parties.
 - b. The leased property, in its totality, must be used in some meaningful way by lessee in the keeping of farm animals.
- C. **All animals, except bees, must be kept in an area enclosed by a fence or structure sufficient to prevent escape.**
- D. Setbacks for all structures shall meet applicable zoning requirements for each parcel, as well as the following requirements, as applicable
1. **No animal shelter, including pens, coops, and beehives, may be located less than six (6) feet from any property line or dwelling.**
 2. Barns, stables, corrals, or similar structures used to house medium and large animals may not be located less than seventy-five (75) feet from any neighboring dwelling.
 3. An apiary, housing colonies of bees, must be at least six (6) inches above the ground and, if located less than fifteen (15) feet from a property line, a solid six (6) foot vertical barrier running along or near the property line and extending at least four (4) feet beyond the apiary in each direction is required.
- E. **To protect the health, safety and welfare of the animals and the public, animal waste, debris, noise, odor, and drainage shall be kept in accordance with usual and customary health standards associated with that type of animal.**
- F. Failure to comply with any portion of this section shall invalidate any use specified in this section and shall subject the owner to penalties and/or fines as specified elsewhere in this title.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

MEMORANDUM



TO: Planning Commissioners

DATE: March 3, 2023

FROM: Cathy Brightwell, Kris Nilson

RE: Review Building Permit Fees

Background

Fees the city charges for building permits have not been updated in many years. Some of the fees are based on valuations calculated from a formula used in the 1997 International Building Code (IBC). The city currently uses the 2018 IBC. Several other fees do not cover the costs associated with the work.

Discussion

Staff would like to begin initial discussions on how best to address this issue. We suggest that in the short term, the city update several of its fees to better match the cost of the work, especially for the fees that are used frequently. In the future, the city may want to conduct a more detailed study to determine its costs and fees. We also want to open discussion regarding refunds of permits when the work is not completed, or permit is cancelled.

1. Update the Building Permit Fee Formula from the 1997 IBC to the 2018 IBC.
2. Update frequently used permit fees to better match the associated costs which include building inspector fees for both plan reviews and building inspections at \$50/hour (minimum 30 minute increments).

For example,

- a. We currently charge \$45 for an electrical permit. This fee does not cover the administrative time to process the permit (input data, take payment, prepare for review, and in the case of an electrical permit clear it with Rocky Mtn Power), nor the building inspector fees to complete 2 inspections (no plan review is required).
 - b. Several years ago, a flat fee was established for all pool permits (\$379.38), based on a construction valuation of \$20,000. Today, pool construction is valued between \$50,000 and \$80,000 and requires 4 inspections.
 - c. For signs, we currently charge \$75 per sign. Rarely, does a business only put up one sign. We prefer to raise the fee for the first sign to \$100 to cover the admin and inspector review and inspection fees, and reduce the additional sign fees to \$50 because the inspector will be reviewing and inspecting them at the same time.
3. How to refund deposits/fees when a permit is cancelled.

CONSOLIDATED FEE SCHEDULE:

Permits - Construction

Building permit fees are typically based on the valuation provided by the contractor/builder. In the alternative, to determine appropriate Building Permit fees, West Bountiful City may use the following fee tables to determine valuation.

Square footage = Valuation per square foot

Main & Upper floors	sq. ft. x \$77.62
Basement	sq. ft. x \$19.49 finished, <u>or</u> sq. ft. x \$14.87 unfinished
Garage/ <u>Barn</u>	sq. ft. x \$20.41 frame/ <u>steel</u> ; or sq. ft. x \$23.02 block; <u>sq.ft. x \$15.00 no hard surface floor</u>
Carport	sq. ft. x \$13.94
Deck	sq. ft. x \$9.66

Valuation, determined by chart above or the Building Inspector, applied to chart below determines Permit fee

Building Permit Fee Formula (IRC 2018, Appendix L)

\$1 to \$500	\$ 23.50 <u>24.00</u>
\$501 to \$2,000	\$ 23.50 <u>24.00</u> for the first \$ 500 plus \$ 3.50 <u>3.00</u> for each addl \$ 100
\$2,001 to \$25,000 <u>\$40,000</u>	\$ 69.25 <u>69.00</u> for the first \$ 2,000 plus \$ 14.00 <u>11.00</u> for each addl \$1,000
\$25,001 to \$50,000	\$ 391.75 for the first \$ 25,000 plus \$10.00 for each addl \$1,000
\$50,001 <u>\$40,001</u> to \$100,000	\$ 643.75 <u>487</u> for the first \$ 50,000 plus \$ 7.00 <u>9.00</u> for each addl \$1,000
\$100,001 to \$500,000	\$ 993.75 <u>1027</u> for the first \$100,000 plus \$ 5.60 <u>7.00</u> for each addl \$1,000
\$500,001 to \$1,000,000	\$ 3,233.75 <u>3,827</u> for the first \$500,000 plus \$ 4.75 <u>5.00</u> for each addl \$1,000
<u>\$1,000,001 TO \$5M</u>	<u>\$6327</u> for the first \$1,000,000 plus \$3 for each addl \$1,000

SERVICE	FEE
Building Permits	
Deposits	
House or Commercial construction	\$1,000
Accessory Buildings, <u>Pool, and</u> Solar	\$100
Cell Phone Tower Co-location	\$500
<u>Sign Permit</u>	\$75
Tenant Fit Up/Improvement (Commercial)	\$500
Permit Fees	
Building Permit (based on valuation above)	varies
Plan Review (Res.= 50% of Permit fee, Comm.= 65% of Permit fee)	varies
Pool - standard 20' x 40' (includes permit, plan review, state fee) <u>(20K value to 30K value)</u>	\$379.38 <u>667.04</u>
Public Improvements Construction Bond	\$2,400
Sign Permit-for each wall mounted sign (includes permit, plan review, state fee)	\$75 <u>\$100 first sign,</u> <u>\$50 addl on same permit</u>
Solar & Basic Roof Re-shingle (includes permit, plan review, state fee)	\$225
State Fee (1% of Building Permit fee)	varies
Water Use Fee - for construction	\$50
Electrical (only) Permit <u>(includes permit, plan review, state fee)</u>	\$45 <u>75</u>
Excavation Permits	

	Bond of Indemnity for 3 years	\$10,000
	Minimum Fee (affecting asphalt)	\$150
	Minimum Fee (not affecting asphalt)	\$50
	Excavations in non-paved areas (> 10 sq. ft.)	\$0.25 - per sq. ft.
	Excavations in paved areas (> 10 sq. ft.)	\$ 1 - per sq. ft.
	Directional Bores (Base Fee)	\$50
	Each additional Bore Pit	\$25
	First Pothole	\$50
	Each Additional Pothole	\$10
	Curb Cutting & Sidewalk (only)	
	<u>Minimum Fee</u>	\$25 <u>Plus</u>
	Curb & Gutter	\$0.50/linear ft
	Sidewalk	\$0.50/linear ft
	Cash Bond	\$500
	Mechanical (only) Permit <u>(includes permit, plan review, state fee)</u>	\$45 <u>75</u>
	<u>Landscape Plan</u>	<u>\$25</u>

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 24, 2023, per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 28, 2023, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS ATTENDING: Chairman Alan Malan, Commissioners Corey Sweat, Dennis Vest, Laura Mitchell, Mike Cottle, Dell Butterfield (Alternate) and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder) and Debbie McKean (Secretary).

VISITORS: Deby Marshal, Kassie Salmon, Bud and Jeanette Ingles, Tonya Schenk, Paul Giles, Amy Paget
The Planning Commission meeting was called to order at 7:30 pm by Chairman Malan.

**1. Prayer by Commissioner Sweat
Pledge of Allegiance- Commissioner Cottle**

2. Confirm Agenda

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

3. Conditional Use Application for Harrison Fire Services at 740 N 800 West – John Salmon

Commissioner packets included a memorandum dated February 24, 2023, from staff regarding a Conditional Use Application for Harrison Fire Services for John Salmon at 740 N 800 W with attached copies of the Conditional Use Permit and Home Occupation Business License Application, Notice to Neighbors, Letter of Opposition from Tonya Schenk with photos, and a site plan of the property.

Cathy Brightwell reviewed the home occupation and conditional use applications for Harrison Fire Services. She stated that the Harrison Fire Services was previously owned by West Bountiful resident, Foster Harrison, as a home occupation business located at 581 N 660 West since 2011. The business was apparently sold to John Salmon, at 740 N 800 West, sometime in the past year. Staff became aware of the change in ownership and requested Mr. Salmon to submit a home occupation business license application, which was received on February 16, 2023. After staff review of the application and an objection by neighbor, Tonya Schenk, staff asked Mr. Salmon to submit a conditional use application which was received on February 24, 2023.

Harrison Fire Services is a fire extinguisher sales and service company. According to the home occupation and conditional use applications, the hours of operation are 7am – 6pm, and 99% of activity is done at the customer site, although some customers may come to the home to have fire extinguishers

inspected 3-4 times per month. Inventory, consisting of 20 portable fire extinguishers and 80 lbs. of dry chemicals (non-hazardous), is stored in a detached garage taking approximately 150 sq. ft. of the 600 sq. ft of the building.

Ms. Brightwell pointed out that a unique situation related to this home occupation is that the Salmon home is located behind Ms. Schenk's home with her 20ft wide and 176 ft long driveway as the only access to the home. The Salmon's have an easement agreement, dated October 2013, giving them a "non-exclusive right of way for ingress and egress and incidental purposes..." The city views any issue with the access easement to be a private issue. However, for purposes of a conditional use home occupation, staff views this property as a flag lot with a non-conforming access.

If the planning commission determines that potential detrimental effects of the business can be mitigated, staff recommends consideration of the following conditions. These conditions were reviewed and discussed by staff and the commissioners.

Detrimental Effect 1: Driveway Access to the Business is Not Up to Code.

1. Additional traffic on the driveway poses an emergency access risk.
2. Proposed condition: To avoid future problems, delivery trucks with larger than 19-ft wheelbase should not use the driveway and will park on the street.

Detrimental Effect 2: Customer Difficulty Locating Business Address

- Proposed condition: An address sign will be placed at the entrance to the driveway indicating the numerical address and that the home is in the rear of the property.

Detrimental Effect 3: Commercial traffic disturbs residential neighborhood. Home occupations should not have deliveries in greater frequency or severity than normal residents.

1. Proposed condition: Business traffic to be limited to 3 vehicles per week.
2. Business traffic will be limited to customer personal vehicles and normal delivery vehicles.
3. Business traffic will be limited to the hours of 8 am and 6 pm Monday-Friday.
4. Customers and delivery drivers will be given specific instructions as to the location of the business, so they do not disturb neighbors.

General Home Occupation Conditions:

1. Business equipment in the detached garage will not exceed 25% of the total building space.
2. No signage will be used for the business.
3. No employees that do not reside in the home.

Cathy Brightwell noted that Mr. Salmon was not able to be here this evening and read an email he sent stating that he would comply with the recommended conditions. His wife Kassie Salmon was in attendance should they have questions.

Kassie Salmon took the stand and noted that the big truck pointed out in a picture provided by her neighbor, Ms. Schenk, was not supposed to be there. It was a miscommunication and has not happened since. Mrs. Salmon explained that they have six respectful children and six drivers and that produces a lot of traffic going in and out of the driveway. She noted that they maintain the easement at their own expense and try very hard to be sensitive to the disruption that can come from such traffic.

Regarding the suggestion that an address sign be placed somewhere to clarify the location of their property, there was discussion about where it might be located. As the mailbox is on private property, a standalone sign cannot be installed but something could be placed on the mailbox and their post. It was suggested that the house number and the language "Rear" be placed on the mailbox.

Tonya Schenk took the stand and stated that she loves West Bountiful and respects the city. It is important to her to preserve her property and protect it against damage. She is not happy that the Salmon's are running a business that requires use of her driveway. She was upset about the damage to her fence and that the driver was knocking at her door late at night.

In response to comments from the commission that she talk with her neighbors to work out their differences, she said she hopes they can work out a solution, but they haven't been able to in the past seven years.

Action Taken:

Corey Sweat moved to approve the Conditional Use Application for a Home Occupation for Harrison Fire Services at 740 N 800 W for John Salmon with the following findings from WPMC 17.60.040

- The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;***
- The proposed use will conform to the intent of the city's general plan;***
- 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.***

The following conditions will be required:

- An address sign will be placed on the mailbox or post at the entrance to the driveway indicating the numerical address and that the home is in the rear of the property.***
- Business traffic will be limited to 3 vehicles per week.***
- Business traffic will be limited to customer personal vehicles and normal delivery vehicles.***
- Business traffic will be limited to the hours of 8 am and 6 pm Monday-Friday.***
- Customers and delivery drivers will be given specific instructions as to the location of the business, so they do not disturb neighbors.***
- Business equipment stored in the garage will not exceed 25% of the total building space.***
- No signage will be used for the business.***
- There will be no employees that do not reside in the home.***

Laura Mitchell seconded the motion and voting was unanimous in favor.

4. Consider Clarifying Meeting Minutes from November 15, 2022

Commissioner packets included a memorandum dated February 24, 2023, from Kris Nilsen & Cathy Brightwell regarding a correction to planning commission minutes dated November 15, 2022, and a letter Mr. Ingles submitted to Chairman Malan on February 6, 2023, stating that the comments in the minutes are problematic to him and he does not believe they are accurate.

Mr. Nilsen explained that during discussion of the Conditional Use Permit application for Spencer Hughes' home occupation business license, the minutes summarize comments (at the top of page 4) made by him. The first comment relates to a conversation he had with the surveyor about the property

line between the Hughes and Ingles properties, and the second about drainage onto the Ingles' property.

Mr. Nilsen explained the language in the minutes about the location of the property line has been interpreted by Mr. Ingles to say that some type of formal Agreement was made that he is not aware of, and he is concerned it could change his property description especially as it relates to his Trust. Kris stated that his comments were referring to a conversation he had with the surveyor (and Mr. Hughes) explaining that they agree to Mr. Ingles' location of the south property line. And, the language about Mr. Ingles' drainage pipe omitted Kris's comment about the need for a swell to help divert water to the pipe.

Staff's proposed changes highlighted below are intended to clarify the minutes to match the discussion and should alleviate any concerns of the Ingles.

"Chairman Malan asked how he plans to rebuild the retaining wall while not disturbing Mr. Ingles property. Mr. Hughes stated that it may be difficult, but he believes he can build the wall while remaining on his side. Kris Nilsen noted that he spoke to the surveyor and ~~Mr. Hughes, reported that the Hughes and Ingles have come to an agreement, and they agree with on the location of the property line as stated by Mr. Ingles.~~ He also noted that a pipe Mr. Ingles placed in the street right of way ~~and going along the property line is not needed for drainage~~ **needs a drainage swell on the shoulder to divert drainage into the pipe.** The building permit has been approved and has a drainage design included. Mr. Ingles said that water from the Dwayne Hughes and Spencer Hughes properties come to his property, and he placed the pipe to divert it away from his home."

Cathy Brightwell stated that meeting minutes are intended to be summaries of discussion, not word for word accounts of everything that was said. The two issues of concern to Mr. Ingles are not critical to the conditional use discussion and could be deleted, but staff recommends that the proposed changes be made to the November 15, 2022, planning commission minutes to clarify what was said.

Mr. Ingles took the stand and passed out a packet of paper to the commissioners. He thanked them for their service and said it is important for them to understand his concerns. He re-stated his position that the property line has been set for many years and the survey did nothing to change the property line. He is concerned because minutes are a public record, and he does not want anyone to think he agreed to something he did not agree to, especially when referred to as an "Agreement." Ms. Brightwell pointed out that the language in the minutes has nothing to do with Mr. Hughes' conditional use permit and therefore is not relevant to the discussion and could be deleted in its entirety.

Mr. Ingles raised a second issue pertaining to the water drainage. He is concerned with the water that enters his property. He is grateful for the ditch that drains the water from his property. He stated that all water from the front of the property goes west to a drainage area behind his home and then on to Pages Lane. Kris Nilsen clarified that the city maintains the outlet that goes onto Pages Lane.

A third issue Mr. Ingles raised had to do with putting up a vinyl fence along the property which was suggested at the earlier meeting. He said they were willing to do so but the gravel makes it difficult.

Discussion took place regarding what language to remove from the minutes given it was not a word for word account of the discussion and not relevant to the decision for Mr. Hughes' conditional use permit.

Action Taken:

Laura Mitchell moved to strike the language of concern to Mr. Ingles in the November 15, 2022, planning commission minutes as it is not relevant to the decision made to approve the conditional use permit and business license for Mr. Hughes. Dennis Vest seconded the motion and voting was unanimous in favor.

5. Consider Meeting Minutes from January 24, 2023

Action Taken:

Corey Sweat moved to approve the minutes from January 24, 2023, as presented. Laura Mitchell seconded the motion and voting was unanimous in favor.

6. Staff Report

a. Engineering (Kris Nilsen)

- Google is still going strong with their internet project despite the weather. There will be a thorough inspection before the project bond is released and all property damage will be fixed.
- The 400 North well water was recognized as the State's best tasting water and nationally as one of the best tasting waters.
- The new Public Works facility should be 90% done in March and finalized in April.
- Corey Sweat noted that a development group is pushing land use issues in Summit County/Park City and encouraged everyone to become aware of this issue so we can prepare if they come our way. Cathy noted a legislative bill that looks like it will pass regarding how subdivisions will be approved. She said it should not affect how we have been doing things but will require us to update our ordinance.
- Ivory Homes is still working on its final plat for Phase 1 of Belmont Estates.
- Kris noted the request by Commissioner Mitchell to check mud debris on 1100 West by Mountain View subdivision.

b. Community Development (Cathy Brightwell)

- The County is contacting property owners encouraging them to annex into the city. There are two areas they are focusing on – north of 1200 N and west of 1100 W, and west of 1450 W below 400 North. They have stated they are willing to pay the plat fees for these projects.
- Poki Bowl and Penny Anne's Café have recently opened up new restaurants in West Bountiful.

7. Adjourn.

Action Taken:

Mike Cottle moved to adjourn the regular session of the Planning Commission meeting at 8:30 pm. Corey Sweat seconded the motion. Voting was unanimous in favor.

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228 *The foregoing was approved by the West Bountiful City Planning Commission on March 14, 2023, by*
229 *unanimous vote of all members present.*

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Cathy Brightwell – City Recorder