

**West Bountiful City
Planning Commission**

April 27, 2010

Posting of Agenda -The agenda for this meeting was posted on the State of Utah and City of West Bountiful Web-Site and sent to Clipper Publishing Company on April 23, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, April 27, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance: **MEMBERS PRESENT:** Chairman James Ahlstrom, Denis Hopkinson; Vice Chair.; Dave Tovey, Steve Schmidt, Stephen Fackrell ; Commissioners and Alan Malan (Alternate) Commissioners.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Ben White; City Engineer.

STAFF PRESENT: Mike Eggett; (Planning), Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

VISITORS: Valerie Shaw; WB City Council.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. Denis Hopkinson offered an invocation.

Accept Agenda

Chairman James Ahlstrom reviewed the agenda as posted. Steve Schmidt moved to accept the agenda as posted. Dave Tovey seconded the motion. Voting was unanimous in favor among those present.

Business Discussed:

Review of Economic Development Activities and Future Growth Planning.

A. Holly Discussion with Lynn Keddington

- Chairman Ahlstrom stated his conflict of interest and withdrew himself from any discussion. Mr. Eggett informed the commission of a meeting held with Holly Oil on April 22nd meeting regarding future planning. They discussed the RFI's that they are being received. Mr. Keddington will be receiving these RFI's in confidentiality to review and respond to how the business would work being located next their company. This is in an effort to allow them to have necessary input to what would impact their company. There was also some discussion about the spewy (?) that is being designed for that area. It was also mentioned that Holly is still interested in working with the city in redesigning the 800 West area by Holly. Mr. Eggett informed the commission that he would provide them with the short list from Holly.

B. Status of current building activities in the City-

- On Thursday Cinemark will be offering free showings to the High School and Junior High students and Friday will be the first day opened for business to the public. Final inspection will take place on Wednesday.
- China Gourmet will be a new Pizza Factory soon.
- No news on the Centerville Multi-family and Larry H. Miller Development at this time. Steve Fackrell reported that they are having a hard time getting money.

C. Recap of meetings with Woods Cross/Davis County and presentation by Spence Eccles of GOED during DUED meeting.

- Mr. Eggett reported that this meeting went very well and noted that he feels it served us well to get to know one another and break the ice. An action was taken by motion to have a steering committee which will consist of West Bountiful Mayor Ken Romney and two Councilmembers John Baza and Mark Preece with George Biada as an alternate. Wood Cross committee members will be Mayor Perry and Councilmembers Tammy Daley and Rick Earnshaw with David Hill as an alternate. Some staff members will be included as well Councilmember Shaw feels that we will have to be careful how we proceed with them as she stated that the feelings at the meeting had some conflict with our plans. Heidi Voordeckers noted that the City Council approved a Professional Services agreement at their last meeting. There will be a meeting of that committee next week and those meetings will be open to the public. Mr. Eggett noted that House Bill 118, 24 and 294 all have some impact on commercial city development.

D. Other items of review-

- Mr. Eggett noted that they are applying for a grant to make a trail from the DSB from 8th West to Legacy Highway. He believes that this is a Federally Funded Grant

Planning Commission and Admin Open Discussion- Regarding Planning and Zoning Topics

This portion of the meeting served as a brainstorming session for the Commission to set priorities of what they would like to accomplish during this down time in the economy

- Centerville/WB URA-General Codes and Zoning (North East Quadrant) **(Priority 2)**
- New Environmental/Green Ordinance **Priority 5**
- Affordable Housing /Density Analysis-Multi Family, Town Homes, etc. (Evergreen, Syro Steel, West Side, other) **Priority 4**
- General Plan Reviewed/ Sidewalks and Walking Paths **Priority 3**
- Beautification Review and Recommendations **Priority 6**
- Accessory Dwelling Unit (ADU's) **Priority 1**
- Flag Lots-Draft Language **Priority 1a**
- Historic Commission Ordinance Language (Requested by Alan Malan)

Note: Items listed were prioritized by the Commission as noted beside each items above.

STAFF REPORT

- No further reports were necessary
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Approval of Minutes dated March 9, 2010

Dave Tovey moved to approve the minutes dated March 9, 2010 as presented. Denis Hopkinson seconded the motion voting was unanimous in favor.

Adjournment

Dave Tovey moved to adjourn the regular session of the Planning Commission Meeting. Steve Schmidt seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:20 p.m.



JAMES AHLSTROM /CHAIRMAN



HEIDI VORDECKERS/CITY RECORDER



DEBBIE MCKEAN /SECRETARY

