

**West Bountiful City  
Planning Commission**

**July 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 July 26, 2010 per state statutory requirement.

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

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

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

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

**VISITORS:** Jessie Terminel, Roque Maraviilla, Matt Nelson, Valerie Shaw; City Councilmember.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Chairman James Ahlstrom. James Ahlstrom offered a prayer/thought.

**Accept Agenda**

Chairman James Ahlstrom reviewed the agenda as posted. Steven Schmidt moved to accept the agenda as posted. Alan Malan seconded the motion. Voting was unanimous in favor among those present.

**Business Discussed:**

**Consider Approval of Conditional Use Permit – Emmanuel Carpentry LLC**

Mike Eggett reported to the commission stating that Jessie Terminel would like to locate a carpentry business in a Light Industrial area on the south side of our city. He pointed out the application and other documentation needed for the application less the state license which can be part of the action item to permit Mr Terminel to have a Conditional Use Permit. Mr. Ahlstrom reviewed the criteria needed to meet the Conditional Use requirement with the commissioners present. The commission reviewed the application and documents and

Jessie Terminel appeared before the commission to request a business license for Emmanuel Carpentry, LLC located at 400 South 700 West West Bountiful, UT. Mr. Terminel explained that his business would be in a storage unit within a Storage Facility called Freeway Storage.

Some discussion took place as to whether or not this would be acceptable to run a business out of a storage unit. Mr. Terminel told the commission that the owner of the storage units were aware of what they wanted to do in the storage unit and approved of it. Mr. Ahlstrom noted that they still needed to be able to comply with the conditions of the city code and ordinances. Mr. Terminel stated that he would be working out of a catalog and have customers order from the catalog then make the furniture in the storage area and deliver the furniture to the customer. Customers would rarely come to the site. Mr. Terminel told the commission that it would be okay for fire marshal to inspect and that there would be parking for any customer. There would only be two employees only and a bathroom nearby. He would be building all types of furniture. Some of the equipment used would be table saw, routers, hand tools, sanders and the like. They would be doing some painting.

The commission reviewed and discussed if this business would qualify under the current city code and other such requirements. Some discussion took place on what to include as conditions for the Conditional Use Permit.

#### ACTION TAKEN:

Steve Schmidt moved to the issue a condition use permit for Mr. Jessie Terminel; Emmanuel Carpentry, LLC with the following conditions subject to fire marshal approval signed off by Mike Eggett. Alan Malan seconded the motion.

Some discussion took place regarding a site plan for parking and requiring a copy of the lease to insure that it complies with the requirement of health, safety and welfare requirement of the conditional use permit. Steven Fackrell and James Ahlstrom voted Nay, Steve Schmidt and Alan Malan voted Yea. Motion did not carry.

#### AMMENDED MOTION:

Steve Fackrell moved to issue a Condition Use Permit for Mr. Jessie Terminel; Emmanuel Carpentry, LLC with the following conditions subject to fire marshal approval signed off by Mike Eggett that a parking site plan be submitted and a copy of the lease permit be obtained and presented to staff before issuance of the permit. Steve Schmidt seconded the motion. Some discussion took place regarding the reasoning behind the additional request for the parking site plan and a copy of the lease agreement. Voting was unanimous in favor among the commissioners present.

#### STAFF REPORT

- Mr. Eggett informed the commission about a Public Hearing that will be held in Centerville City in regards to the Legacy Crossing Mixed-Use development area on the corner of Parrish Lane and 1250 West. He included a notice of the hearing in their individual packets.
- Mike Eggett reported that a Public Hearing is scheduled for August 10<sup>th</sup> at 7:15 p.m. or as soon thereafter as the agenda will allow, for the West Bountiful Planning Commission to receive public comment and input regarding the potential addition of Chapter 17.82 Accessory Swelling Units (ADU) to the Municipal Code.
- Next meeting agenda will include a subdivision request from Dennis Vest for a 4 lot subdivision. He informed them of a few of the issues that will come up in regards to that request. There will need to be a public hearing set for this evening after the ADU set at 7:20 a.m. or as soon thereafter as time permits.
- Pizza Factory is open for business.
- New Planning Commissioner could be announced after the next City Council meeting.
- City Council has two public hearing set for their next meeting regarding the CDA area.

#### Approval of Minutes dated July 13, 2010

Steve Schmidt moved to approve the minutes dated June 8, 2010 as corrected. Alan Malan seconded the motion and voting was unanimous in favor.

**Adjournment**

Alan Malan moved to adjourn the regular session of the Planning Commission Meeting. Steve Fackrell seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:05 p.m.

  
JAMES AHLSTROM /CHAIRMAN

  
HEIDI VORDECKERS/CITY RECORDER

  
DEBBIE MCKEAN /SECRETARY

