

**West Bountiful City
Planning Commission**

September 28, 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 September 24, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, September 28, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance: **MEMBERS PRESENT:** Chairman James Ahlstrom, Denis Hopkinson; Vice Chair, Steve Schmidt, Terry Turner, Tori Boggess; Commissioners and Alan Malan (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Commissioners.

STAFF PRESENT: Ben White; City Engineer Heidi Voordeckers (City Recorder), and Debbie McKean (Secretary).

VISITORS: Doug Layne, Bev Haslam, Scott Berry, Darik Sparks, Mark Naudald and Valerie Shaw; WB City Council.

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

Accept Agenda

Chairman James Ahlstrom reviewed the agenda as posted. Denis Hopkinson moved to accept the agenda as posted. Terry Turner seconded the motion. Voting was unanimous in favor among those present.

Business Discussed:

Swearing In- Denis Hopkinson, Tori Boggess, and Terry Turner

Recorder Heidi Voordeckers swore the new commissioner into the Planning Commission to begin a 4 year term.

Consider approval of Conditional Use Permit- PaintMaster Inc., 1009 West 500 South

Heidi Voordeckers explained that a conditional use application has been submitted. After some research it was found that the required time of continuous use for the non conforming use is within the requirement of 1 year. Recommendation from staff is to grant the conditional use permit.

Chairman Ahlstrom told the commission that their responsibility was to make findings that either satisfy or not the requirements for the Conditional Use Permit.

Scott Berry; owner took the stand and small damage repair and he will be sharing a paint booth with 2 other 625 square feet which should service as many as 3 cars at a time. There are 3 parking stalls in front and one in front of the service doors. There are shared restroom facilities.

Mr. Hopkinson asked the property owner, Derik Sparks how much more property space is available to rent. He responded that not much more, just one that may be rented by next month.

Mr. Hopkinson questioned if TJ's was still running business and maintaining the current conditional use requirements. Mr. Hopkinson reminded Mr. Berry that there will be no salvage allowed.

Mr. White reminded that Conditional Use Permits are reviewed annually with the renewal of business licenses.

After reviewing the Conditional Use Permit requirements it was decided that

ACTION TAKEN:

Moved to approve the conditional use permit for Scott Berry; PaintMaster, Inc. located at **1009 West 500 South** with the following conditions: Proof of insurance be provided to the city, per previous conditional uses fence slats are to remain, no salvage repair on site, all work needs to be done in the building, scope of repair not to extend beyond the prior uses approved at this site, and paint booth is legal non-conforming. These provisions are according to 17.60.040 C standards. Steve Schmidt seconded the motion and voting was unanimous in favor.

Discussion on Small Lot Subdivision and Variance Matters

Ben White reviewed the memo and information he prepared in the Commission Packet regarding small lot subdivisions. He told the commission it was designed to help them develop a plan and process for developing standards for small lot subdivisions in regards to streets, curb/gutter and sidewalks and develop clarity and definitions for this ordinance. He encouraged the to decide what improvements and what process they would like to set in place. He noted that it was recommended by our city attorney to develop a Preferred Proof of Agreement for small lot subdivisions regarding streets, curb/ gutter and sidewalks when developing subdivisions in the different zones. He pointed out that there are 3 basic zones in our city for building of subdivisions, R-10, A-1, R-22. He suggests that the commissions long term goal would be to get a policy in writing to present to city council for approval regarding the requirements of subdivisions in these land uses in our city.

Chairman Ahlstrom reviewed a few of the things in the packet that the commissioners should consider including in their recommendations for procedures and requirements. Mr. Hopkinson brought up the issue to define the word "variance". Mr. White stated that there needs to be definitions in place. Those definitions will be part of this ordinance.

Mr. Hopkinson would like to involve the public so that the ideas the commission develops can have the input of the public in the development of this ordinance once an inventory is done by the commissioners. He suggested we could either have committees or that it could be done as a public hearing. Some discussion took place concerning Mr. Hopkinson's idea and the commissioners were supportive of this process.

Mr. White encouraged the commissioners to think to the future even 15 years out. He pointed out that in considering development in these areas that they may not be consistently the same from beginning to end. Our standards are lacking and we need to create a useable tool for setting guidelines for subdivisions in our area. He noted that the process could be simple or it could be difficult depending on the variety of opinions among the commissioners.

Chairman Ahlstrom felt that creating this ordinance will help us to maintain the feel of our city and develop standards necessary for future development.

Alan Malan brought up the need to consider ADA compliances when setting these standards.

Chairman Ahlstrom charged the commissioners to go out in the city and develop a set of standards and suggestion concerning the development of this ordinance to begin the process of creating this ordinance.

Discussion of Sign Ordinance

Mr. White would like to discuss this ordinance at the next planning commission and develop it so that it can be given to the City Council. Mr. White pointed out throughout our city there is signage that are prohibited by our current ordinance yet maybe in suitable for the business. He feels we need to consider the ordinance and write it according to the needs and desires of our city. He would also like a penalty ordinance added to be able to enforce the ordinance. Mr. White suggested maybe a fine fee. Mr. Schmidt suggested that we may consider temporary permits. Ben White would like the commissioners to look at each zone/area in our city and come with suggestions as to what they feel would be appropriate concerning the different types of business' and industry our city has.

Mr. Hopkinson suggested that the permit fee covers the cost of maintaining the permits.

Mr. White would like the snipe signs included that appear throughout the city.

Mrs. Voordeckers suggest that this information be sent out with the renewal letters for business'. She also suggested that we look at Bountiful's Sign ordinance so that there is consistency in the common areas of our cities.

Mr. Hopkinson pointed out that we should not "nickel and dime" the business' as they are here for our good as well. Maybe we should include the fees in the applications of the business license. He feels we need to be pro business while maintaining the standards that are the best good for our city.

Mr. Schmidt felt that we should not be a moving target and that we need to be fair for our business'. Safety should be considered.

Staff/Commission Reports

- Ben White opened a discussion on the League of Cities and Towns Conference. Mr. Ahlstrom liked Ordinance in Smart Code version. He thought it was good so that we could keep our ordinance current and maintained in an up to date order.
- Wide right -of- ways are a great thing in Utah. Street Frontages are a thing of the past as we have become more Urbanized. We need to identify the unutilized resources we have.

Approval of Minutes dated August 24, 2010

Steve Schmidt moved to approve the minutes dated August 24, 2010 as corrected. Denis Hopkinson seconded the motion voting was unanimous in favor.

Adjournment

Tori Boggess moved to adjourn the regular session of the Planning Commission Meeting. Terry Turner 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

