

West Bountiful City

December 30, 2010

Planning Commission/Special Meeting

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 December 29, 2010 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, December 30, 2010, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman James Ahlstrom; Terry Turner, Tori Boggess; Commissioners, and Alan Malan (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Ben White; City Engineer, Denis Hopkinson; Vice Chair, Steve Schmidt,

STAFF PRESENT: Heidi Voordeckers (City Recorder) and Debbie McKean (Secretary).

VISITORS: Foster Harrison, Janet and Brent Anderson.

The Planning and Zoning Meeting was called to order at 5:30 p.m. by Chairman James Ahlstrom. Alan Malan offered a thought.

Accept Agenda

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

Business Discussed:

Consider Approval of Home Occupation Permit- Harrison Fire and Safety, LLC

Chairman Ahlstrom explained how the Home Occupation Permit process works. He pointed out that this application needed to come before the Planning Commission because of the requirement in 17.80.40 Section G. Foster Harrison has applied for a Home Occupation Permit for Harrison Fire and Safety, LLC.

Mr. Harrison stood before the planning commission and explained that he would like to have his own company selling and installing fire extinguishers and safety equipment. He recently was laid off from his job of 34 years which was the same type of profession.

The business will sell and service portable fire extinguishers and provide safety products such as first aid kits. Mr. Harrison will visit businesses to inspect their fire extinguishers out of a service truck. All service will be done on location of the business site. His office will be located in a spare bedroom and extra fire extinguishers will be sorted in his garage. There will be no hazardous materials. Chemicals for extinguishers will be located in the service truck. A CO2 and nitrogen tank will be stored in his garage. He will be renting a facility elsewhere for storage in the future.

Terry Turner asked about licensing and regulations of running this business. Mr. Harrison stated that he has a state license and is certified. He must renew his license and certification every year and be tested every 5 years. Inspection of vehicle and residence has been done by the Fire Department.

Mr. Harrison noted that if a cylinder is punctured it will spin around and the tank could be split open. He keeps his tanks strapped down and safety capped. The nitrogen inside is dry.

Commissioners present reviewed the application and found all to be acceptable in meeting the Home Occupation Permit as found in 17.80.40 Section G which states that the home occupation must be operated entirely within the approved dwelling, except that a garage or accessory building or structure on the same lot as the dwelling may be used when approved by the Planning and Zoning Commission. In order to run a business out of his garage he must be able to park both cars in the garage while having his business in the garage. Mr. Harrison responded that if he wanted to park his vehicles in the garage, he could do so and run the business as well.

Mr. Ahlstrom pointed out that the action to approve this permit could include conditions of the permit could include things from 17.80.020 and 17.80.040.

ACTION TAKEN:

Tori Boggess moved to approve the home occupation permit, as it satisfies with the 17.80.020 and 17.80.040 satisfied with the condition that a copy of all licenses and certification must be given to staff and applicable fees paid before a business licenses is issued. Terry Turner seconded the motion and voting was unanimous in favor among those.

Approval of Minutes dated December 14, 2010

Tori Boggess moved to approve the minutes dated December 14, 2010 as corrected. Alan Malan seconded the motion voting was unanimous in favor among those present.

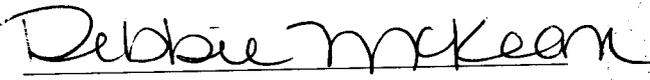
Adjournment

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Terri Turner seconded the motion. Voting was unanimous in favor. The meeting adjourned at 5:50 p.m.

JAMES AHLSTROM /CHAIRMAN



HEIDI VORDECKERS/CITY RECORDER



DEBBIE MCKEAN /SECRETARY