

**West Bountiful City
Planning Commission**

April 11, 2011

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 February 3, 2011 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, April 11, 2011, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Steve Schmidt, Terry Turner, Tori Boggess; Commissioners, and Alan Malan (Alternate) Commissioner.

MEMBERS/STAFF EXCUSED: Craig Howe; City Administrator, Chairman James Ahlstrom; Denis Hopkinson.

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

VISITORS: Mayor Romney, Scout Troop from area 6th of the city including Nathan King, Josh Carpenter, Cameron Zesiger, Nate Smith, Jentzen Newbold, Kendall Smith, Cameron Smith, Aaron Jonas, Darren Zesiger.

The Planning and Zoning Meeting was called to order at 7:00 p.m. by Steve Schmidt. Alan Malan offered a prayer.

Accept Agenda

Steve Schmidt reviewed the agenda as posted. Tori Boggess moved to accept the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor with those members present.

Business Discussed:

Title 16- Subdivisions- Revision for discussion and set public hearing.

Ben White addressed the Commission in regards to changes he feels are necessary to Title 16 – Subdivisions for their review. Mr. White would like the Commissioners to review the proposals which included but are not limited to the following:

- Water Rights are not treated the same in the current ordinance
- Institute a fee for inspections, bonds, and hold a 10 % cash bond for the development of a subdivision.
- Section 16.16.020 to change footage requirements, added language to a drainage plan and 16.20.20 regarding requirements for curb, gutter and sidewalk making it required unless the city councils deems it not necessary to do so.

A short discussion took place with some questions for clarification regarding the proposed changes and some suggestions to be included in the document.

Steve Schmidt asked if there were any questions or comments from the public. He explained to the public what the duty and responsibilities of the Planning Commission are and the procedure they use to make changes to current documents/ordinances to our city code.

ACTION TAKEN:

Tori Boggess moved to hold a public hearing in regards to Title 16- Subdivisions on Tuesday, May 10, 2011 at 7:15 or as soon there after as time permits. Terry Turner seconded the motion and voting was unanimous in favor among those members present.

Title 17-Zoning- Revision for discussion and set public hearing.

Bev Haslam explained to the commission what changes they would like to make in regards taking sections out of the supplementary regulations and place them in the sections where they belong, but not particularly in the zoning code. She gave the commission a red lined document which shows them what proposals are being made in regards to the suggested changes that appear in the document. She noted that they have eliminated the "Conditional Use" permit which will leaves the commission to give approval and does not require a yearly review.

Section 17.20, 17.24, and 17.16 regarding Outdoor Storage- Staff suggested it be taken out because it make reference to the Matrix, but the needed information does not appear in the Matrix. It will be addressed in another section.

Some discussion took place among the commission and staff regarding some clarification of the document and suggested changes. Regarding the document for review, blue lines indicate deletions, green added language for clarification, red lines is what is moved from 17.44 – Supplementary into areas of the code which is most appropriate.

ACTION TAKEN:

Alan Malan moved to hold a public hearing in regards to Title 17- Zoning on Tuesday, May 10, 2011 at 7:20 or as soon there after as time permits. Tori Boggess seconded the motion and voting was unanimous in favor among those members present.

Staff Report-

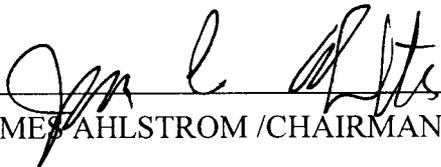
- Bev Haslam informed the PZ of a new business called "Sports Clips" in WB Commons replacing "Play and Trade" and 7-11 on 5th South and 1100 West.

Approval of Minutes dated February 22, 2011

Terry Turner moved to approve the minutes dated, February 22, 2011 as corrected. Alan Malan seconded the motion voting was unanimous in favor.

Adjournment

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Tori Boggess seconded the motion. Voting was unanimous in favor. The meeting adjourned at 7:40 p.m.


 JAMES AHLSTROM /CHAIRMAN


 DEBBIE MCKEAN /SECRETARY

