

**West Bountiful City  
Planning Commission**

**June 14, 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 the Clipper Publishing Company on June 10, 2011 per state statutory requirement.

**Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, June 14, 2011, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

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

**STAFF PRESENT:** Ben White; City Engineer, Heidi Voordeckers (City Recorder).

**MEMBERS/STAFF EXCUSED:** Craig Howe; City Administrator, Debbie McKean (Secretary)

**VISITORS:** Jaxon Brimley, Kelli Chiles, Austin Chiles, Laurelin Sudweeks, Seth Sudweeks.

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

**Accept Agenda**

Chairman James Ahlstrom reviewed the agenda as posted. Terry Turner moved to accept the agenda as presented. Steve Schmidt seconded the motion. Voting was unanimous in favor.

**Business Discussed:**

**Discussion of possible zoning change C-G to C-H 9500 South west of I-15**

Ben White (City Engineer) prepared a memorandum (dated June 9, 2011) and packet including a zoning map and WB municipal code Chapter 17.32a Heavy Commercial District C-H and Chapter 17.92 Outdoor Storage and Outdoor Merchandising with proposed (redline) changes for the commission to review regarding possible consideration for a C-H Zone and Outdoor Storage.

Mr. White addressed the commission explaining to them that it has been challenging to meet and address the needs and business applications with the dynamics of 500 South which is the same zoning as the retail area of 500 West. There is currently a land owner that would like the city to consider rezoning so that they could relocate their Corporate Offices and Parts Warehouse Machine Shops.

Ben White would like the commission to consider where rezoning in this area would make sense and what would be the appropriate uses for this area. After these two things are decided, he would like to put the text language together and create a zoning code that would be better suited for that area.

Mr. White warned the commission to use caution when making decisions for this area because they will effect other areas in our city that are of the same type of zone. He told the commission that staff would like to see more pleasant store fronts with controls put on outdoor storage.

Heidi Voordeckers noted that we get quite a bit of sales tax revenue from that area and she feels we should be considerate of what the business needs are in this area in order for the business' to be successful. It was mentioned that a car dealership would be ideal in this area.

Denis Hopkinson pointed out some of the mixed and complex issues in this area regarding inviting new business into the area while keeping current business' under control.

Chairman Ahlstrom took a minute to explain to the scouts that were present what the commission was trying to accomplish this evening and invited them to make comments if they so desired.

Ben White reminded the commission that the City was considering relocating the city shops in this zone as well.

Some future needs for Holly Corporation were mentioned and discussed.

Mr. Ahlstrom noted that the goal for this ordinance review this evening is to have a preliminary discussion on the ideas presented making the necessary adjustments to present it in a Public Hearing in the near future. The goal is to try and attract businesses with limited storage, to clean up the zone and limit conditional uses.

It was noted during some discussion that the State of Utah manages and maintains this corridor except for the center island that WB city is suppose to maintain.

Denis Hopkinson spoke of some past history in this zone and noted that there has always been a struggle with zoning issues in this area as businesses continue to move in and out in. Environmental issues have also been a great concern to the city. He suggested the commission keep in mind which resources they will allow in this area as it will have the potential to get big as development comes to the southwest.

Ben White noted that outdoor storage is a major issue in this area as well and is the reason for him including the Outdoor Storage ordinance to be considered in this discussion.

Some discussion took place regarding the dynamics of the area. It was noted that Holly Corp owns the major part of the property in this zone but that they are boxed in and unable to expand because of current zoning in this area.

It was asked if there should be some consideration of having a zone somewhere between the C-H and C-G zoning that would be a better fit for this area and if we want to consider more opportunity by opening that area through zoning changes.

Denis Hopkinson questioned why this change is even needed. Is it because of it being a painful process to business owners to apply for their business, or is it for staff's needs, or because of encouraging better development in that area?

It was noted that currently most business' in this area don't fit the permitted use and have conditional use permits which continue in place as new owners replace current business owners. It was mentioned that it is a mixture of various kinds of business's and not a very attractive area.

Some discussion took place concerning the real need for this zoning change along with the idea of if there could be some spot zones within the current zone. It was determined that spot zoning would not be a good idea.

It was determined that there needs to be some cleaning up along the 500 South area. It was also noted that Holly Corp will drive what type of business would be attractive to this area. It was recognized that Holly's upgrades have been a benefit to the area and most of what they need to do to continue to upgrade falls within the permitted use of the CG.

It was noted that the CG zone does not presently include multi-dwelling housing which could be a benefit for this area and fulfill the low income housing requirement for our city as well.

After some discussion it was determined that the boundary for consideration of the zone change would be from the RR tracks going west leaving the area east of the tracks to I-15 alone.

Some discussion took place regarding prior plans for closing 800 West street at the Holly Corp border and creating a road along the RR tracks providing an exit to the south for our city. It was noted that Holly in previous discussions would fund the road but not the bridge.

After discussion took place regarding which uses listed in the current ordinance would be appropriate for permitted use, it was felt at this time that uses A-K would be permitted and L (warehousing and outdoor storage facilities) would be moved to the conditional use permit. Some discussion took place regarding welding and if occasional welding could be permitted while a welding company be considered as a conditional use. The commission was charged with the assignment to think about what business' they want to list as permitted use and conditional use. Those types of business that could be in question to classify in an area are welding, restaurants, theatres, and other type of business that they would like to draw to this area by the next schedule Planning Commission meeting.

It was determined that after the list of business' were created and defined to an area that definitions would be created for each of them before being addressed at a public hearing.

Alan Malan asked if it should be considered to divide sections along 500 South and create different zoning in each section.

There was some question as to if the current zoning map that Ben included in the packet was the correct map. Mr. Hopkinson had some questions to zones listed on that map that he thought were mismarked. One in particular was the Legacy Overlay zone. Heidi Voordeckers will email the minutes of the meeting which finalized the zoning of that area.

Ben White will research to see if the map he has is the actually the correct map. He will also meet with Holly and see what their intents are for future updating and if it falls within the current zoning codes.

Steve Schmidt thanked Ben for all his work in addressing this issue and preparing it for the commission to review. He felt it was important to work on these issues before they arise in the future.

#### **Staff Report**

- Ben White reported that he has met with Davis County about potential business that are interested in locating here in Davis County. He has also met with a developer and realtor and the ball is rolling to get things moving for development in the CDA on the Southwest side of our city.
- Ben reported that there is now a New owner/developer Gateway Property/Shopko so expect to see changes being made in that area in the near future.
- Steve Schmidt inquired about the golf course and if we receive sales tax revenue from it. Heidi answered to the affirmative and reported that the Café is leased out to a separate business owner by lease. 1<sup>st</sup> Bond for the city has been paid off and the 2<sup>nd</sup> (final bond) will be paid off in 2013.
- The American Cowboy has a developer that is trying to put a plan together to present to the city. They are moving very slowly and being cautious to see if it is the right time and kind of development with the economy.
- It was reported that West Bountiful Commons revenue sharing is 43 % to WB, 43% to the developer for 20 years and 14% to Bountiful for 50 years.

- Ben White reported that there will be a community church come into our city next week for the whole week doing service projects for about 1% of the homes in our city (approx. 20 homes). They will begin on Monday, June 20<sup>th</sup>.

**Approval of Minutes dated May 10, 2011- No meeting held on May 28, 2011**

**ACTION TAKEN:**

Steve Schmidt moved to approve the minutes dated May 10, 2011 as presented. Denis Hopkinson seconded the motion and voting was unanimous in favor among those members present.

**Adjournment**

**ACTION TAKEN:**

Tori Boggess moved to adjourn the regular session of the Planning Commission meeting. Terry Turner seconded the motion and voting was unanimous in favor. The meeting adjourned at 8:35 p.m.

  
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 JAMES AHSTROM/CHAIRMAN

  
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 HEIDI VOORDECKERS/CITY RECORDER

  
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 DEBBIE MCKEAN/SECRETARY

