

**West Bountiful City  
Planning Commission**

**June 28, 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 June 23, 2011 per state statutory requirement.

**Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, June 28, 2011, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

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

**MEMBERS/STAFF EXCUSED:** Craig Howe; City Administrator, Bev Haslam, Denis Hopkinson.

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

**VISITORS:** Vene Phaysounlaphong and Sami Mansour.

The Planning and Zoning Meeting was called to order at 7:30 p.m. by Chairman Ahlstrom. Tori Boggess offered a prayer. It was noted that the new time for Planning Commission will be at 7:30 p.m.

**Accept Agenda**

Chairman Ahlstrom reviewed the agenda as posted. Terry Turner moved to accept the agenda moving Item 2 to the end of the agenda. Steve Schmidt seconded the motion. Voting was unanimous in favor with those members present.

**Business Discussed:**

**Consider approval of Conditional Use Permit for All-Star Auto Brokers (1090 West 500 South)**

The commissioner's packet included a memorandum from Heidi Voordeckers date June 24, 2011 regarding a Conditional Use Permit request for All Star Auto Brokers located at 1090 West 500 South which was the former Salt Lake Imports.

It was noted in the memo that staff informed the applicant that it was unlikely that body work would be allowed at this location but sales and light service may be granted by the Planning Commission with additional conditions attached.

The memorandum noted the conditions placed on the existing property of Rising Sun Auto since May 27, 2008 which includes:

- Application must be finalized by City
- Letter of approval given to Mr. Tadehara so he can be granted a Dealer's License
- Proof of Insurance
- Parking Site Plan
- Traffic flow plan for ingress/egress.

Heidi Voordecker addressed the commission noting that the existing conditions were on the prior business that has been out of business for a few years. The business is located in the CG zone and is located diagonal of Seven Eleven. The new owners desire to do sales and service. They have submitted a site plan which was included in the packet.

Mr. Ahlstrom explained the laws and ordinances that they are bound to as a commission. 17.32-General Commercial District is the code that needs to be used in addressing what is required and allowed in this district. He explained that the commission implements those conditions that are put into place and they have little power to change it. Auto Body repair is automatically unable to be located at this site in this zone.

Vene Phaysounlaphong and Sami Mansour addressed the commission and explained that they would like the opportunity to do auto body, but they want to buy used vehicles to service and repair and resell. Chairman Ahlstrom told them they would be okay doing service and repairs but not body work. They desired the application to be limited to the terms allowed in the area which would exclude the auto body repair.

Commissioners reviewed the application with the conditions set in city code. Some discussion took place regarding a question from Mr. Schmidt concerning the requirement of insurance.

Currently there are 7 units involved as part of the business property. Vene and Sami are both the owners and the employees. They are licensed and bonded. There will be no new construction on the property. Parking stalls are not there currently but will be created. Parking will be on the east side, with some larger vehicles parked to the west side. There are 3 bays available for service at a time. Cars that are being repaired will be inside their garage and will not be parked outside overnight.

#### **ACTION TAKEN:**

Steve Moved to approve the application for conditional use of All-Star Auto Brokers located 1090 West 500 South for sales and service of used cars/vehicles with some sells of tires except for auto body and conditions have been met. Alan Malan seconded the motion and there was no further discussion. Voting was unanimous in favor among those members present.

It was stated that they can pick up an application and work with staff on paying fees, etc.

#### **Staff Report**

- Mr. White reported that there is an individual interested in purchasing the Okelberry home located on the corner of Pages Lane and 800 West. They desire to use it as an assistant living home. Mr. White noted that it doesn't fit in that area.
- Mr. White included a memorandum in the Commissioner's packet regarding the 500 South rezone dated June 15, 2011. This memo went to Craig Howe and Holly Corp as well. The just of the memo was why should be consider a rezone in this area if all they will be doing is buying property and using it as a buffer.
- Mr. White would like the commission to consider the following when pondering the rezoning of 500 South:
  1. Should there be an elevated design as part of the design analysis as part of an overlay zone in this area.

2. Should we consider certain types of store fronts and landscaping in that area? Building height and material used.

3. Consider what they want the area to look like?

4. Consider the businesses listed for that zone and decide what types of business' would be appropriate in an area where a refinery is located.

- Mr. White will be meeting with Holly this Thursday and he anticipates that there will be a lot of material brought to the next commission meeting.
- Mr. Schmidt would like to follow up on the sign ordinance.
- New part-time person beginning on Tuesday as a clerk that will assist with putting ordinances together. Should see the sign ordinance surface for further discussion soon.
- Mr. White announced that Heidi Voordecker has been named employee of the year.

#### **Approval of Minutes dated June 14, 2011**

Terry Turner moved to approve the minutes dated, June 14, 2011 as presented. Tori Boggess seconded the motion voting was unanimous in favor.

#### **Adjournment**

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Steve Schmidt seconded the motion. Voting was unanimous in favor. The meeting adjourned at 8:10 p.m.

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JAMES AHLSTROM /CHAIRMAN

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HEIDI VOORDECKERS/CITY RECORDER

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DEBBIE MCKEAN /SECRETARY