

**West Bountiful City
Planning Commission**

July 12, 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 July 8, 2011 per state statutory requirement.

Minutes of the Planning and Zoning Commission of West Bountiful City held on Tuesday, July 12, 2011, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

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

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

VISITORS: Taylor Guymon and Pam Guymon.

The Planning and Zoning Meeting was called to order at 7:30 p.m. by Chairman Ahlstrom. Chairman James Ahlstrom offered a prayer.

Accept Agenda

Chairman Ahlstrom reviewed the agenda as posted. Steve Schmidt moved to accept the agenda as posted. Tori Borgess seconded the motion. Voting was unanimous in favor with those members present.

Business Discussed:

Discussion on possible addition of Commercial Highway (C-H) Zone

Included in the commission packets was a memo from Ben White dated June 9, 2011 regarding C-H Zone and Outdoor Storage and a meeting held with Holly Corp. with a Municipal Code draft for Heavy Commercial District (C-H).

Ben White addressed the commission reporting that he met with Holly and had some healthy discussion and a request to meet on July 19, 2011 6:00 p.m. jointly with City Council and Planning Commission work meeting with Holly Corp to present their desires for consideration. For that meeting discussion would include appropriate landscaping requirements, set backs, and outdoor storage. It was requested that the commission should think what the city would like to accomplish in that area and what do we want the area to look like.

A short discussion took place on some of the things to consider.

Regarding Landscaping, setbacks, and outdoor storage requirements:

- Alan Malan likes the idea of having parking behind. He is concerned about outdoor storage.
- Some discussion took place regarding outdoor storage and it was suggested that the general concept would be what kind of things do you want outdoors in the business area.

Another consideration is whether or not equipment used in the day to day business use should be allowed.

- Denis Hopkinson spoke regarding the language of light industrial and whether we would like to talk to Holly about adding an additional zone that fits the needs of Holly (since they have been and are going to be there long term) and not change the rest of the zone. Ben White noted that would be spot zoning and it may not be possible to address all needs through one zone.
- Ben encourage the commission to come prepared for the meeting next week with their thoughts and ideas. He needs to have a zone that works for the city and the business'.
- Holly wants to build a new office building and can either replace the new one or build on any property they own. Holly Corp. wants their warehousing to be all together and out of the refinery area. This could not be done with the current zoning.
- Denis Hopkinson would like the language removed "heavy" just making it a commercial district. Ben noted the "H" should be "Highway" and not "Heavy". Denis asked that the language be remove the dry cleaning under permitted uses. Under K- add non-automotive related and make sure it is self containing and not visible from parking lot. License for sale inventory only. Conditional Use- Take light industrial out of the language. 17.32.a off street parking take out Put language in that would limit residential property and reduce the inhabitable height so that we don't have any problems with equipment over 100 feet.
- Chairman Ahlstrom felt like the proposed 15% landscaping was lower than it should be and that we may want to consider 25-30%. Ben was looking for the front landscaping and would have to figure out it that % would work well. Back landscaping would be workable/usable space for the business.

Discussion on Revisions to Sign Ordinance:

Some discussion took place regarding suggested changes to the sign ordinance. The following comments were made:

- Terry Turner had empathy for business' that need to do all they can to advertise, but he wondered if there could be a limit of possibly twice a business could use temporary signs and that would be all they could do for the year. Ben White does not want to keep track of days.
- Steve Schmidt noted that Centerville controls their signs by complaint. No complaints nothing is done.
- Heidi recommended that each business gets one temporary permit per year with their business license. Ben White noted that there would be no need for this part of the ordinance with that suggestion. He reminded everyone that the area he is concerned about is the 20 foot area (parkway-like) area. Chairman Ahlstrom suggested that there me an area that no signs be allowed (ex. 10 feet from the property line) back of sidewalk is close to the property line. Permanently permitted signs are allowed.
- Tori likes having the set back. Some discussion took place regarding the setback requirement and most of the commission were in favor of a 10 foot exclusion area from the property line as noted above.
- Steve Schmidt asked about how many temporary signs are allowed in the 10 foot area. He likes the idea that business' can be allowed 1 temporary sign per year with their business license within that 10 foot area. These cannot cover up the monument signs.
- Mr. Ahlstrom noted that he is not bothered by the signs that are currently out. Ben White would like to be able to have some ability to ask business' to remove signs that are out of date.

Ben recapped the desires of the commission after this discussion and noted the following:

- To take out regulation of temporary signs and bring it back for public comment.
- In regards to section 17.48.080 Ben would like to have a \$5 per square foot per day fine instead of a charge for a Class C Misdemeanor which is in the current ordinance. The

commission was in favor of that change for the penalty listed in 17.48.080 A. #5. James Ahlstrom suggested that some type of injunctive relief be added to that section.

- Chairman Ahlstrom suggested to put language in giving the right to permit the charge. He also would like to add that part of the purpose of this ordinance is to allow business' to succeed and not be penalize. In Section 17.48.030- He suggested that flags of any nation, government or local flags be allowed but that "noncommercial". Under 060.D. Temporary Signs should be defined. Ben noted that temporary signs are anything that is not a permanent sign.
- Steve Schmidt mentioned that flashing/changing signs cause safety hazard and suggested some prevention of those types of signs for safety.
- Under 17.48.030 – Alan Malan suggested to take out "the copy and message of signs" language. Leaving the language regulating content. Alan Malan noted in Section 17.48.060 1A – that it is contrary to other sections in the document. After a short discussion, it was noted that content elsewhere in the document regarding this is okay as is because of the square footage of the signs.

Staff Report

- Ben informed the Commission that a potential buyer has requested an applicant is desiring to purchase the large blue home on the corner of 800 West and Pages Lane and would like to be able to have this home for a group home/assistant living which is currently not permitted in our code. Ben is concerned that we need to have an application fee or regulation in regards to how often someone can apply for such request.

Approval of Minutes dated June 28, 2011

Steve Schmidt moved to approve the minutes dated June 28, 2011 with the change of Heidi Voordecker's being "Employee of the Year" and not Employee of the Month. Tori Boggess seconded the motion voting was unanimous in favor.

Adjournment

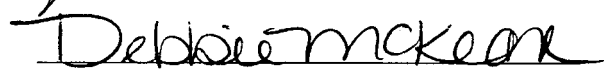
Denis Hopkinson moved to adjourn the regular session of the Planning Commission meeting. Steve Schmidt seconded the motion. Voting was unanimous in favor. The meeting adjourned at 9:05 p.m.



 JAMES AHLSTROM /CHAIRMAN



 HEIDI VOORDECKERS/CITY RECORDER



 DEBBIE MCKEAN /SECRETARY

