

**Mayor**  
Kenneth Romney

# WEST BOUNTIFUL CITY

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## PLANNING COMMISSION MEETING

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS  
REGULARLY SCHEDULED MEETING ON TUESDAY, **NOVEMBER 25, 2014**  
AT 7:30 PM AT THE CITY OFFICES AT 550 NORTH 800 WEST

### ***AGENDA AS FOLLOWS:***

Welcome. Prayer/Thought by invitation

1. Accept Agenda.
2. Consideration of Conditional Use Application #14-012 from Joycelyn Haley to operate a Home Occupation Hair Salon at 935 W Pages Lane.
3. Discussion of Density definitions in Title 17.
4. Land Use case review – Ben White.
5. Staff Report.
6. Consider Approval of October 28, 2014 meeting minutes.
7. Adjournment

*Individuals needing special accommodations including auxiliary communicative aids and services during the meeting should notify Cathy Brightwell at 801-292-4486 twenty-four (24) hours before the meeting.*

*This notice has been sent to the Clipper Publishing Company, and was posted on the State Public Notice website and the City's website on **November 21, 2014.***

**West Bountiful City  
Planning Commission**

**November 25, 2014**

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and the West Bountiful City website, and sent to Clipper Publishing Company on November 21, 2014 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, November 25, 2014, at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Terry Turner, Alan Malan, Mike Cottle, Corey Sweat, and Laura Charchenko. Councilmember Kelly Enquist.

**MEMBERS/STAFF EXCUSED:** Chairman Denis Hopkinson.

**STAFF PRESENT:** Ben White (City Engineer), Cathy Brightwell (City Recorder) and Debbie McKean (Secretary).

**VISITORS:** Joycelyn Haley, Warren Haley, Jadie Haley, Liam Haley, and Gary Jacketta.

The Planning Commission Meeting was called to order at 7:30 p.m. by Vice Chairman Terry Turner. Mike Cottle offered a prayer.

**I. Accept Agenda**

Vice Chairman Turner reviewed the agenda. **Corey Sweat moved to accept the agenda as presented. Mike Cottle seconded the motion. Voting was unanimous in favor among members present.**

**Business Discussed:**

**II. Consideration of Conditional Use Application #14-012 from Joycelyn Haley to operate a Home Occupation hair Salon at 935 W Page Lane.**

Included in the Commissioner's Packets was a memorandum dated November 20, 2014 from Cathy Brightwell regarding Conditional Use Permit for Home Occupation – Change's Salon, a

Conditional Use Permit application, rough draft of a site plan, and a Home Occupation Business License Application.

The memorandum contains the following information:

- Joycelyn Haley filed an application on November 10, 2014 for a Conditional Use Permit to open a single chair hair salon as a home occupation business at their home at 935 West Pages Lane.
- Appointments will be scheduled on Monday, Wednesday, and Friday from noon to 8 pm and on Saturday between 9am and 2pm.
- Business will be conducted from a corner room of her garage that has a separate side entrance and bathroom. The used space for the salon is less than 25% of the total garage. There is adequate off street parking to accommodate her business.
- Staff reported that this application meets the requirements of Chapter 5.28.040- Home Occupation Ordinance and Chapter 17.60-Conditional Uses. Staff recommends approval of this permit.

Cathy Brightwell introduced the applicant and reviewed the material in the packets. Ms. Brightwell pointed out that the applicant will only have one client at a time and there is plenty of space in the driveway for clients. Mr. Turner invited Ms. Haley to take the stand. He asked each Commissioner for their comments/questions.

Mike Cottle was familiar with the property, had no questions and felt that the property was ideal for that type of business.

Corey Sweat questioned if the fire inspection had been done. Ms. Haley is trying to reach them and will hopefully finalize that effort tomorrow.

The remaining Commissioner's had no further questions.

#### **ACTION TAKEN:**

**Corey Sweat moved to approve the Conditional Use permit for Joycelyn Haley at 935 West Pages Lane affirming the findings listed in Section 17.60.040.D of the West Bountiful Municipal Code, with the following conditions: clients will park in the driveway, no external signage will be allowed, the fire marshal inspection report and a copy of applicant's state cosmetology license will be provided to staff prior to issuing the permit. Motion was seconded by Laura Charchenko and voting was unanimous in favor.**

#### **III. Discussion of Density definitions in Title 17.**

Commissioner's packets included a memorandum dated November 21, 2014, from Ben White regarding definitions for density.

Ben White addressed the Commission concerning the vague language in the PUD Ordinance regarding "Density." He explained his concerns as stated in his memorandum and asked for the Commissioner's to consider making changes in language that would make the Code more clear.

Alan Malan did not understand his concerns since he feels that PUD's are under their own conditions. Mr. White noted that it doesn't work that way. Some discussion took place regarding how the Code read.

Mr. Turner asked if there is a reason why this issue needs to be addressed at this time and if it is relevant to change from a real estate standard.

Planned Unit Development (PUD) gives the developer some flexibility in developing some difficult areas or when desiring more manageable lots. Bonus/incentives are given by the city to the developer in exchange for higher density.

Mr. White's intent was to introduce this tonight and then have further discussion regarding changes and possibly schedule a public hearing in the future. He has not yet presented this to the City Council. Mrs. Charchenko would like to hear how City Council feels about this issue.

#### **IV. Land Use Case Review- Ben White**

Ben White introduced a case about short term rentals in Cottonwood Heights where a conditional use permit was denied for a rental property after a similar permit had been approved under the same conditions. The denied applicant appealed and it was determined that the City can impose conditions to mitigate negative impacts but if those conditions are met the permit should have been approved.

#### **V. Staff Report**

- Cathy Brightwell informed the Commission of the Elf Tree and how it works.
- Christmas On Onion Street is on Monday, December 1<sup>st</sup>. Santa will tour the town beginning at 5:00 and come back to meet with the kids at 7:00. The event is sponsored by Youth Council and the West Bountiful Children's Choir will be singing.
- December 23<sup>rd</sup> will be one of our meetings in December and asked if they wanted to consider holding the meeting or not.
- Lane Splits for I-15 are due to the way they are doing the construction. The 400 North over pass is still scheduled be shut down in February for 90 days.
- Councilmember Enquist gave a brief update on the West Centerville Legacy development. Emails are being sent from West Bountiful residents and approximately 15- 20 people spoke at the public hearing against the high density proposal on the west side development. The next meeting will be held on December 10<sup>th</sup> and that is when the Planning Commission should make their final recommendation to the City Council.

**VI. Consider Approval of October 28, 2014 meeting minutes.**

**ACTION TAKEN:**

**Alan Malan moved to approve of the minutes dated October 28, 2014 as modified. Laura Charchenko seconded the motion and voting was unanimous in favor among those members present.**

**VII. Adjournment**

**ACTION TAKEN:**

**Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 8:05 p.m. Alan Malan seconded the motion. Voting was unanimous in favor.**



The foregoing was approved by the West Bountiful City Planning Commission on December 9, 2014, by unanimous vote of all members present.

A handwritten signature in blue ink, appearing to read "Cathy Brightwell", written over a horizontal line.

Cathy Brightwell – City Recorder

