

**Mayor**  
Kenneth Romney

# **WEST BOUNTIFUL CITY**

**City Administrator**  
Duane Huffman

**City Council**  
James Ahlstrom  
James Bruhn  
Kelly Enquist  
Debbie McKean  
Mark Preece

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355  
www.WBCity.org

**City Recorder**  
Cathy Brightwell

**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## **PLANNING COMMISSION MEETING**

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS  
REGULARLY SCHEDULED MEETING ON TUESDAY, **FEBRUARY 10, 2015**  
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. Consider Conditional Use Application for a Commercial Business License for Titan Imaging in the Commercial Neighborhood District.
3. Public Hearing to Receive Comments Regarding a Preliminary Plat for Stringham Subdivision at 735 W 1000 North.
4. Consider Preliminary Plat for Stringham Subdivision at 735 W 1000 North.
5. Discuss Proposed Language Changes in Title 17 to Address Modifications to Nonconforming Structures.
6. Staff Report.
7. Consider Approval of January 27, 2015 meeting minutes.
8. 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 **February 6, 2015**.*

# MEMORANDUM



**TO: Planning Commission**

**DATE: February 6, 2015**

**FROM: Cathy Brightwell**

**RE: Conditional Use Application – Titan Imaging, 2208 N 640 West**

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Staff received a request for a conditional use permit on January 29, 2015, from Matthew Silva to open a printing business, Titan Imaging. His business will be located at 2208 N 640 West, which is in the Commercial Neighborhood District.

Other than the actual printing, Mr. Silva's business is conducted in the field. He meets with his customers at their place of business and delivers the product when complete. The attached site plan shows parking spaces in front of his business with access from 640 West.

This business falls under *Printing and Publishing*, which is listed as a conditional use in the Commercial Neighborhood (C-N) zone, Section 17.28.020, and must be approved by the planning commission. Staff has reviewed the application, and believes this request satisfies the requirements of Chapter 17.60, Conditional Uses, and recommends approval of the Conditional Use Permit subject to the affirmative findings and recommended conditions listed below.

## Affirmative Findings:

1. The proposed use is desirable to provide a service that will contribute to the general well-being of the neighborhood and community;
2. The proposed use will not be detrimental to the health, safety, or general welfare of persons residing in the vicinity, or injurious to property in the vicinity;
3. The proposed use shall not inordinately impact schools, utilities, and streets in the area;
4. The proposed use will provide for proper parking and traffic circulation and be in harmony with the area; and
5. The proposed use will comply with the regulations specified in the C-N zoning ordinance.

## Recommended Conditions:

1. Fire Inspection approval.
2. No outdoor storage will be allowed

Once the conditional use permit is issued, the applicant can purchase a West Bountiful Commercial Business license.



# CONDITIONAL USE PERMIT APPLICATION

**West Bountiful City**  
**PLANNING AND ZONING**  
550 N 800 W, West Bountiful, UT 84087  
Phone: (801) 292-4486 Fax: (801) 292-6355  
www.westbountiful.utah.gov

**PROPERTY ADDRESS:** 2208 n. 640w.

**PARCEL NUMBER:** \_\_\_\_\_ **ZONE:** CN **DATE OF APPLICATION:** 1-29-15

**Name of Business:** Titan Imaging

**Applicant Name:** Matthew Silver

**Applicant Address:** 1852 Stallion Ln. SLCC UT 84116

**Primary phone:** 801 918 0357 **Fax Number:** \_\_\_\_\_

**E-mail address:** matt@titan-imaging.com

**Describe in detail the conditional use for which this application is being submitted. Attach a site plan which clearly illustrates the proposal. A separate sheet with additional information may be submitted if necessary.**

Wide Format poster printing

The Applicant(s) hereby acknowledges that they have read and are familiar with the applicable requirements of Title 17.60 of the West Bountiful City Code, pertaining to the issuance of Conditional Use Permits. If the applicant is a corporation, partnership or other entity other than an individual, this application must be in the name of said entity, and the person signing on behalf of the Applicant hereby represents that they are duly authorized to execute this Application on behalf of said entity.

**Fee must accompany this application - \$20 for Residential Zone, \$50 for Business Zone**

*I hereby apply for a Conditional Use Permit from West Bountiful City in accordance with the provisions of Title 17, West Bountiful Municipal Code. I certify that the above information is true and correct to the best of my knowledge.*

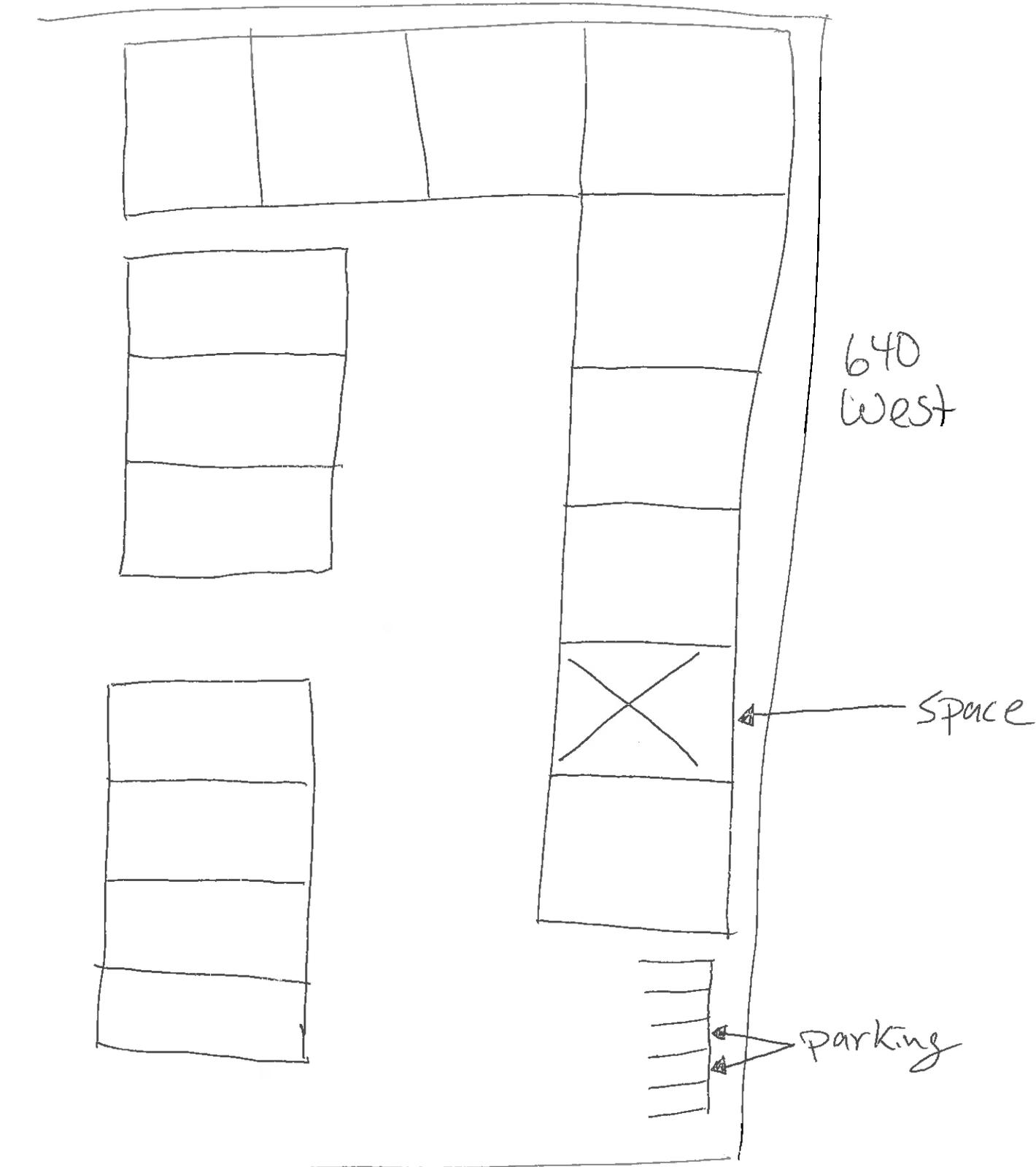
**Date:** 1-29-15 **Applicant Signature:** [Signature]

**Application Received Date:** 1/29/15  
**Application Fee Received Date:** 1/29/15  
**Fee:** \_\_\_\$20 Residential X\$50 Commercial

**FOR OFFICIAL USE ONLY**  
**Permit Number:** 15-002  
**Permit Approval Date:** \_\_\_\_\_

# Titan Imaging

Porter Ln



**Mayor**  
Kenneth Romney

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**Finance Director**  
Heidi Voordeckers

**City Engineer**  
Ben White

**Public Works Director**  
Steve Maughan

## **NOTICE OF PUBLIC HEARING**

The West Bountiful Planning Commission will hold a Public Hearing on Tuesday, February 10, 2014 at 7:35 p.m., or as soon thereafter as possible, at 550 North 800 West, West Bountiful, Utah, 84087.

The purpose of the hearing is to receive public comment regarding a request for a nine lot subdivision for Wendell Wild at 735 W 1000 North.

A copy of the proposal may be viewed during regular business hours at the City Offices, or on the City website: [www.wbcity.org](http://www.wbcity.org). All interested parties are invited to participate in the hearing. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell  
City Recorder

# MEMORANDUM



**TO:** Planning Commission

**DATE:** February 5, 2015

**FROM:** Ben White

**RE:** 9 Lot Stringham Farm Subdivision located at 735 W 1000 North

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The Wild family is proposing a 9 lot subdivision be constructed on their 3.83 parcel. The property is located in R-1-10 zone and will connect to the two stub streets which were constructed as part of the Moss Farm development. The most notable item with this application is the request to construct two flag lots instead of a cul-de-sac at the northerly end of the project. Flag lots are a Conditional Use in this zone, and I will address those issues later in this memo.

## General comments regarding the subdivision include:

1. All lots conform to the zoning requirements.
2. Street and utility layout conform to city standards.
3. Storm drainage design needs to be reviewed.
4. The assumption is the applicant will petition the city for water rights since no water rights have been offered with the application.
5. Finish floor elevations for all homes will be 12" above the street. Finish floor elevations for the flag lots needs to be determined.
6. No new soils report was provided. Assumed to conform to Moss Farm requirements.
7. An access through to the church property is desirable. It is staff's understanding that the Church is opposed to the connection.
8. The addition of a street light on the street corner is desirable.
9. 1000 North Street will have curb and sidewalk constructed to match the adjoining property (rolled curb and no park strip).

## Flag Lot Comments

Flag Lots were included as a Conditional Use in the R-1-10 zone in December 2011. Staff presented to City Council a set of evaluation guidelines to be used by the Planning Commission when evaluating Flag Lot Conditional Use Permits until such time that flag lot criteria could be drafted into Title 16.

The guidelines included:

1. Flag lot staff not be less than 100 feet and not more than 250 feet long. ***The staff is less than 100' due to the "knuckle" on the street corner.***
2. The lot area for a flag lot must meet the minimum for the zone not including the staff. ***Both flag lots comply with this criterion.***
3. Turn around for emergency vehicles must comply with the current Fire Code. ***A turnaround is not required on accesses less than 150'. But an access meeting the fire department's requirements would be required.***
4. Minimum lot width must conform to the zone. ***Both lots meet this requirement.***
5. Front, side and rear setbacks must conform to the zone. ***Both lots meet this requirement.***
6. Front lot line shall be the one closest to the staff and perpendicular to the public street. ***This requirement is not as straight forward as one would think since the access is off of a street corner. Staff's suggestion would be that the east-west sides of the lots be the front and rear yards to conform with the other lots along the street.***
7. Lots contiguous to the flag lot staff are to be considered flag lots. (I believe this requirement should only apply to properties that are subdivided to create the flag and not adjoining properties). ***Staff does not think this applies to this application.***
8. Culinary water meter shall be placed at the street right of way. ***Both lots meet this requirement.***
9. The site shall be graded so storm water runoff from the flag lot does not negatively impact neighboring properties. ***On site storm drain pipe and catch basins would be required to meet this requirement. It can be achieved.***
10. Fire hydrant requirements per the current Fire Code shall be met. ***This requirement to be reviewed by the fire department.***
11. The minimum unobstructed driveway pavement width shall be twenty feet. No more than two lots may be served by one flag lot staff. Two lots served by one flag lot staff will require a minimum twenty-six feet of driveway pavement. ***The two lots can meet this requirement.***
12. Creation of flag lots shall not be used to avoid standard development requirements. ***The development does not meet this requirement. The same number of lots can be created without being flag lots.***
13. Flags lots cannot extend beyond the maximum dead end road length of 1000 feet. ***This criteria is met.***
14. The staff for flag lots must be perpendicular to the public street right of way and cannot be an extension to a "stub street". ***The development does not necessarily meet this criterion. Access to the flag lots is off the public street in a ninety degree corner/intersection. While the corner is not a stub, the flag lot driveways will look like a street continuation. It will become a safety issue at some point for an unfamiliar, less attentive driver who does not notice that the street turns and drives up the driveway as if the street continued. This scenario becomes even more likely if the driveway is made of asphalt. Snow plowing the knuckle is also problematic when the entire area is driveway. Visitor on street parking will not exist for three homes (two flag lots and lot 6) because nearly the entire frontages will be driveway.***

A determination on the flag lots should be made prior to a recommendation on the subdivision as a whole.



# MEMORANDUM



**TO:** Planning Commission

**DATE:** February 5, 2015

**FROM:** Cathy Brightwell, Ben White

**RE:** Noncomplying Structures 17.56.030

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The City Council recently denied a variance request for an addition to a very old home in the city that did not comply with the required yard regulations. The Council was sympathetic to the property owner, but still denied the request based on the current language in our city code. The Council expressed the desire to have some flexibility in cases such as this.

The proposed text changes in only affects nonconforming properties. Grammatical and formatting changes are proposed for the sections addressing nonconforming uses. The modifications to nonconforming uses section are not intended to be material which would change the substance or meaning of the code.

Paragraph 17.56.030.B(3) is new. The intent of this paragraph is to allow some flexibility for modifications to structures that were legally conforming at the time of their construction, but due to changes in the code, are now considered nonconforming. Attached is a list of properties throughout the city this code modification could potentially apply. These properties are either (1) old structures possible built prior to zoning codes or (2) structures built at a time when side yard setbacks were less than the current ordinance.

The addition of paragraph 17.56.030.C provides a mechanism for the Planning Commission to impose mitigating conditions similar to a Conditional Use Permit.

Staff reviewed Bountiful, North Salt Lake and Salt Lake City's codes regarding nonconforming structures. Their codes are all similar to the language we currently have that restricts the expansion the noncompliance portion of a structure.

# MEMORANDUM



**TO:** Planning Commission  
**DATE:** January 28, 2015  
**FROM:** Ben White  
**RE:** **Non-Conforming Yard Regulations**

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The following properties would be affected by providing a means to expand nonconforming structures by reducing the setback requirements.

688 W 400 N  
710 W 400 N  
817 W 400 N  
1081 W 400 N  
380 N 1100 W  
705 N 800 W  
675 N 800 W  
595 N 800 W  
567 N 800 W

To a limited degree:  
700 W from 1000 N from 1600 N  
675 W from 1000 N from 1600 N  
725 W from 1175 N from 1550 N  
560 W north of Pages Ln

## NONCONFORMING – REDLINE VERSION

### 17.56.030 Additions, enlargements and moving.

- A. A building or structure occupied by a nonconforming use ~~and or~~ a building or structure ~~nonconforming-noncomplying as as-~~to height, area or yard ~~requirements-regulations~~ shall not be added to or enlarged in any manner, or moved to another location on the lot, except upon issuance of a permit as provided ~~in by~~ subsection (B)~~(1)~~ of this section.
- B. ~~The planning commission, after public hearing, may issue a permit authorizing a~~ building or structure occupied by a nonconforming use or a building or structure ~~nonconforming noncomplying as as-~~to height, area or yard regulations ~~may to~~ be added to, ~~or~~ enlarged, or moved to a new location on the lot ~~upon a permit authorized by the planning commission, which may issue, provided that if~~ the commission, ~~after public hearing, shall~~ find~~s~~:
1. That the ~~addition or enlargement of or moving of the building proposed change will not be in harmony with one or more of inconsistent with~~ the purposes of this title ~~or the policies expressed in the city's general plan;~~
  2. That the ~~proposed change does not impose any unreasonable burden upon the lands located in the vicinity of the non-conforming use or structure nor does it violate the development policies adopted in the master plan of the city. (Prior code § 9-16-3) That the proposed change will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity of the nonconforming use or noncomplying structure; and~~
  3. In the case of an addition to or enlargement of a building or structure noncomplying as to yard regulations that was legally complying at the time of construction, the magnitude of any nonconformity of the addition or enlargement ~~with the yard regulations~~ will be less than one-half of the nonconformity of the noncomplying structure; but in no case shall the applicable required yard be reduced below eighty percent (80%) of the requirement- (For example, if the required side yard were ten feet and a noncomplying structure is located six feet from the property line ~~within the applicable yard~~, the addition or enlargement may encroach ~~be located no~~ more than ~~two~~three feet within the same required yard or eight feet from the property line.)
- C. The planning commission may attach conditions, such as landscape or buffering requirements, to any permit authorized under this section in order to mitigate the detrimental effects of the proposed change or otherwise achieve the purposes of this title.

1 **West Bountiful City** **PENDING** **January 27, 2015**  
2 **Planning Commission**

3 **Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice  
4 website and the West Bountiful City website, and sent to Clipper Publishing Company on  
5 January 23, 2015 per state statutory requirement.

6 **Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday,**  
7 **January 13, 2015, at West Bountiful City Hall, Davis County, Utah.**

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan  
12 Malan, Mike Cottle, Laura Charchenko, Terry Turner and Corey  
13 Sweat (Alternate). Councilmember Kelly Enquist.

14

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

17

18 **VISITORS:** Mayor Ken Romney and Steve Croft.

19

20 The Planning Commission Meeting was called to order at 7:30 p.m. by Chairman Hopkinson.  
21 Chairman Hopkinson gave a prayer.

22 **I. Accept Agenda.**

23 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as  
24 presented. Terry Turner seconded the motion. Voting was unanimous in favor among members  
25 present.

26 **Business Discussed:**

27 **II. Public Hearing to Receive Comments Regarding Proposed Changes to Title 17,**  
28 **Clarifying Definitions Related to Density in Planned Unit Developments.**

29 Chairman Hopkinson introduced the proposed changes to Title 17 regarding clarifying  
30 definitions related to density in PUDs. Ben White pointed out a correction that needed to  
31 be made changing 30 X 50 square feet to 30' X 50'.

32

33 **ACTION TAKEN:**

34 **Alan Malan moved to open the public hearing at 7:35 pm to receive public input regarding**  
35 **proposed changes to Title 17, clarifying definitions related to density in PUDs (Planned**  
36 **Unit Developments). Laura Charchenko seconded the motion and voting was unanimous**  
37 **in favor.**

38 **PUBLIC COMMENT:**

39 **No public comment.**

40 **ACTION TAKEN:**

41 **Terry Turner moved to close the public hearing at 7:38 pm. Alan Malan seconded the**  
42 **motion and voting was unanimous in favor.**

43

44 **III. Consider Conditional Use Application for a Commercial Business License for a**  
45 **HVAC/Gas Fireplace Repair and Maintenance Business in the Commercial Neighborhood**  
46 **District.**

47 Included in the Commissioner's packets was a memorandum from Cathy Brightwell, dated  
48 January 23, 2015 regarding Conditional Use Application for Steve Croft Service Co., 2232 North  
49 640 West. The memorandum stated that Mr. Croft would like to open a HVAC repair and  
50 maintenance business with most of his work taking place in the field. Customers will come by  
51 appointment only. A site plan was included with his application.

52 Staff stated in their memorandum that this business falls under Contractor: general, electric,  
53 mechanical and plumbing, which is considered a conditional use in the C-N zone. Staff has  
54 reviewed the application and believes that it satisfies the requirements of Chapter 17.60 and  
55 recommends approval subject to the affirmative findings with the following recommendations.

- 56
  - Fire Inspection approval
- 57
  - No outdoor storage allowed

58 Cathy Brightwell stated that all information was included in the Commissioner's packet and  
59 noted that 99% of the business will be off site. She added that the condition for Fire Inspection  
60 approval has been met.

61 Chairman Hopkinson invited Steve Croft to the stand. He introduced himself and explained his  
62 background in HVAC and fireplace repair. He does mostly service and a little installation. The  
63 backup generator is on display because he is a Briggs and Stratton authorized dealer as well and  
64 would like to have a demo on display, but the main focus is for fireplace repair.

65 Commissioner's Comments included:

- 66       • Alan Malan asked about the standby generator display. Mr. Croft responded that he is a  
67 Briggs and Stratton Dealer and would like to have a display to show those who may want  
68 to see one before purchasing, although it will be by appointment only.  
69       • Laura Charchenko, Mike Cottle and Corey Sweat had no concerns.  
70       • Terry Turner reiterated that he would mostly do service and not sales.

71   **ACTION ITEM:**

72   **Laura Charchenko moved to approve the Conditional Use Permit for Steve Croft Service**  
73 **Co. located at 2232 North 640 West as allowed in Chapter 17.60 with the following**  
74 **affirmative findings, the proposed use is desirable to provide a service that will contribute**  
75 **to the general well-being of the neighborhood and community, will not be detrimental to**  
76 **health, safety, or general welfare of persons residing in the vicinity, or injurious to**  
77 **property in the vicinity, shall not inordinately impact schools, utilities, and streets in the**  
78 **area, will provide for proper parking and traffic circulation and be in harmony with the**  
79 **area, and will comply with the regulations specified in the C-N zoning ordinance, and meet**  
80 **the condition that no outdoor storage is allowed. Terry Turner seconded the motion and**  
81 **voting was unanimous in favor.**

82   Mr. Croft wanted clarification on outdoor storage. He informed them that he has a few trailers  
83 that may be parked on site. Mr. Hopkinson saw no problem as long as he used the designated  
84 parking stalls for his business.  
85

86   **IV. Consider Clarifications in Title 17 Related to Definitions of Density in PUDs**

87   A copy of proposed Density Definition language was included in the Commissioner's packet.  
88   Mr. Hopkinson asked the Commission to make comments on the language change and noted the  
89 only item to change would be the 30' X 50' language noted by Mr. White earlier in the meeting.

90   Commissioner Comments:

91   All the Commissioners gave their approval on the document. The document has been approved  
92 by city legal counsel.

93

94   **ACTION TAKEN:**

95   **Alan Malan moved to approve the language in Title 17 for Density Definitions and forward**  
96 **the recommendation to the City Council for their review and approval. Mike Cottle**  
97 **seconded the motion and voting was unanimous in favor.**

98

99   **V. Discuss Proposed Language Changes in Title 17 to Address Modification to**  
100 **Nonconforming Structures.**

101   Commissioner's received a memorandum dated January 23, 2015 from Cathy Brightwell and  
102 Ben White regarding nonconforming structures. The memo explained that residents, Clint and  
103 Christy Straatman, requested a variance for property they own at 688 W 400 North that would  
104 allow them to have a setback of nine feet instead of our ten feet minimum for an addition they

105 are building attached to the rear of their home. The couple appeared before the City Council last  
 106 week asking for a variance to be able to accommodate their needs. Their Request did not qualify  
 107 under the variance ordinance so they are not allowed to do this. City Council thought that there  
 108 may be a way to review our nonconforming ordinance to allow requests meeting certain criteria.  
 109 Steve Doxey drafted some language incorporating the ideas suggested from the City Council.

110 Chairman Hopkinson expressed his desire for all the Commissioners to have reviewed the old  
 111 and new parts of this document. He explained the document was straight forward as it is. He  
 112 explained that what needs to be considered is opening up a way that would allow conditional use  
 113 to be approved.

114 **Commissioner's Comments:**

- 115 • Corey Sweat likes things to be clear and have no gray areas in the language or  
 116 understanding of the document. He does not like to change code for one individual.
- 117 • Mike Cottle disagrees with changing the ordinance to accommodate one individual, and  
 118 Terry Turner agreed.
- 119 • Laura Charchenko felt that the language does not need to be changed but she is fine either  
 120 way.
- 121 • Alan Malan explained that the situation that brought this to their attention is an existing  
 122 non conforming issue. He noted that the City Council did not think that it was a big deal  
 123 changing the language. He explained that he thinks we will probably have more than one  
 124 situation that this will affect and it would be good to be able to deal with them, but he felt  
 125 that coming up with the right language could be difficult.
- 126 • Chairman Hopkinson reminded the Commission about a previous request from a resident  
 127 not long ago that was similar in principle. He feels as long as the language stays in the  
 128 nonconforming section only he is okay to make a change that could work and make the  
 129 document more understandable.

130

131 Ben White explained the difference in each situation. The one request was conforming while  
 132 this recent request is non-conforming. Zoning Codes did not exist when the current home was  
 133 constructed 125 years ago. The resident only needed an extra six inches to a foot to make an  
 134 addition to their home work. He noted that the City Council was very understanding but legally  
 135 could not use the variance as a vehicle to grant that permission. They felt that the language is not  
 136 real clear in the current ordinance and could use some changes to clarify and make conditions  
 137 that could be considered for approval.

138 Mr. White noted that we need to be careful what we include and do not include in the document  
 139 because both will matter greatly. Some discussion took place regarding the development of the  
 140 property when it was first built. Ben White informed the Commission that the County recorder  
 141 even had a hard time distinguishing the property lines.

142 Mayor Romney commented that he does not know of any City in the area that allows less than 8  
 143 feet for a side setback without being a PUD situation, and wondered if setting a minimum  
 144 distance, such as 8 feet, would be an easier way to handle it. He asked if we know how many  
 145 properties this could potentially affect. Mr. White responded that there could be a lot of

146 properties that could fit into the 8 foot setback on their property that are not 100 year old homes  
147 and older.

148 Chairman Hopkinson thought it was very important that a minimum value be included in the  
149 language and that it is clear the changes are only for nonconforming properties.

150 Chairman Hopkinson tasked the Staff with doing a bit more research from other cities and bring  
151 that information and research back to them for review along with any other suggestions that they  
152 feel need to be changed.

153 Alan Malan noted that it is important to include a requirement for a public hearing in these  
154 situations.

155

### 156 **Staff Report**

- 157 • Von Hill visited with Ben White regarding the Wild Property for development. Mr.  
158 White noted the different opinions of the Police and Public Works department regarding  
159 two versions of proposed set ups of the subdivision (flag lot or cul-de-sac option). He  
160 asked which option would be preferred among those present tonight. Most were in favor  
161 of the cul-de-sac plan or had no recommendation either way. Mr. White pointed out that  
162 this is a nine lot subdivision with the existing home to remain on the ninth lot. There will  
163 a public hearing scheduled for the next meeting.
- 164 • 400 North overpass closure is still scheduled for the end of February or first part of  
165 March and will last 90 days.
- 166 • Economic development will be a City Council item in the near future with the  
167 announcement that Shopko is closing.
- 168 • The development owner is still planning to replace the Burger King and Wingers  
169 buildings. It appears to be held up because of terms in the lease agreements with existing  
170 tenants giving them a say in how the area is designed and when construction can occur.
- 171 • Holly Refinery has a Phase I and Phase II in their expansion plan. Due to lower oil prices,  
172 they may delay at least parts of the Phase II development. They have had a surprise high  
173 sulfur laden oil delivery to the refinery through a pipeline. The high sulfur content fouled  
174 equipment resulting in problems this past month that they are still working through.  
175 They were actually shut down for a few weeks as a result.

176

### 177 **VI. Approval of Minutes for January 13, 2015**

178

#### 179 **ACTION TAKEN:**

180 **Alan Malan moved to approve of the minutes dated January 13, 2015 as presented. Mike**  
181 **Cottle seconded the motion and voting was unanimous in favor among those members**  
182 **present.**

183

184

185 **VI. Adjournment**

186

187 **ACTION TAKEN:**

188 **Laura Charchenko moved to adjourn the regular session of the Planning Commission**  
189 **meeting at 8:35 pm. Terry Turner seconded the motion. Voting was unanimous in favor.**

190

191 .....

192

193 The foregoing was approved by the West Bountiful City Planning Commission on January 27, 2015, by  
194 unanimous vote of all members present.

195

196 \_\_\_\_\_

197 Cathy Brightwell - City Recorder

198

199

200