

**Mayor**  
Kenneth Romney

**City  
Engineer/Planner**  
Ben White

**City Recorder**  
Cathy Brightwell

# **WEST BOUNTIFUL PLANNING COMMISSION**

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
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**Chairman**  
Denis Hopkinson

**Commissioners**  
Laura Charchenko  
Mike Cottle  
Alan Malan  
Terry Turner  
Corey Sweat, Alt.

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD ITS  
REGULARLY SCHEDULED MEETING ON TUESDAY, **OCTOBER 13, 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 AutoZinc.com, LLC at 1090 W 500 S to Display and Repair Vehicles To Be Sold.
3. Staff Report
  - a. Development Update
  - b. Park Update
  - c. Pages Lane Update
4. Consider Approval of September 22, 2015 Meeting Minutes.
5. 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 **October 9, 2015**.*

1 **West Bountiful City** **October 13, 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 October 9, 2015 per state statutory requirement.

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

8

9 **Those in Attendance:**

10

11 **MEMBERS PRESENT:** Chairman Denis Hopkinson, Vice  
12 Chairman Terry Turner, Laura Charchenko, Mike Cottle, and Alan  
13 Malan, and Corey Sweat.

14

15 **MEMBERS EXCUSED:** Councilmember Kelly Enquist

16

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

19

20 **VISITORS:** Robert West and his son.

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

23 **I. Accept Agenda.**

24 Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as posted.  
25 Alan Malan seconded the motion and voting was unanimous in favor.

26

27 **Business Discussed:**

28 **II. Consider Conditional Use Application for AutoZinc.com, LLC at 1090 W 500 South to**  
29 **Display and Repair Vehicles to Be Sold.**

30 Included in the Commissioner’s packet was a memorandum dated October 8, 2015 from Cathy  
31 Brightwell and Ben White regarding AutoZinc.com, LLC, a Conditional Use Permit Application,  
32 Site plan, and Commercial Business License Application from Robert West for AutoZinc.com  
33 LLC, at 1090 West 500 South. Currently Mr. West operates an auto sales business by the same  
34 name at 735 West 500 South in Woods Cross and desires a location nearby to hold and display

35 vehicles that he may not have room for on his sales lot. The West Bountiful location will be  
 36 used to display vehicles for sale; he will also perform minor service work on his own vehicles,  
 37 but not to the general public.

38 **The memorandum included the following information:**

- 39 • Request for Conditional Use Permit
- 40 • Reference to City Code 17.34.030 and 17.60.040
- 41 • Staff Recommendation

42 Cathy Brightwell reviewed the application received from Mr. West to display/store vehicles at  
 43 1090 West 500 South, and listed suggested conditions to grant the Conditional Use Permit along  
 44 with items from Section 17.60.040 of the Conditional Use ordinance to be considered by the  
 45 Commission. She added that the fire inspection was approved earlier today.

46 Chairman Hopkinson invited Mr. West to the stand. Mr. Robert West took the stand.

47 Chairman Hopkinson asked the Commission if they had any questions for Mr. West.

48 Corey Sweat, Mike Cottle, and Terry Turner had no questions of the applicant.

49 Laura Charchenko asked how much space he would have and how many cars would be on the  
 50 property at any given time. Mr. West responded a maximum of 25 cars at one time. He stated  
 51 that he does not yet hold a dealer license for this location but needs a business license from the  
 52 city before he can get it.

53 Alan Malan asked staff regarding the need to have a building permit for signs. Mr. White  
 54 responded that some signs need building permits. Mr. Malan questioned why he would not be  
 55 able to do sales at that location and have to return back to the city for another application. Mr.  
 56 West responded that he will not be selling at this time but plans to move that direction and will  
 57 let the city know when he does. He would appreciate the opportunity to extend into sales when  
 58 he is ready to do so without coming back for additional approval.

59 Mr. Hopkinson talked about how nice it will be to clean up the property. Mr. White informed  
 60 the Commission that in the spring, curb, gutter and sidewalk will be placed along the side of that  
 61 building (on 1100 West) by Holly which will cure the eye sore on the corner. Mr. West said he  
 62 has plans to paint the building and also stated that the storage units behind the building will  
 63 continue to be under the control of the property owner, not him as the lessee.

64 **ACTION TAKEN**

65 *Alan Malan moved to approve the Conditional Use Permit for Robert West/AutoZinc.com LLC*  
 66 *at 1090 West 500 South with the following conditions: Proof of insurance be provided;*  
 67 *building permit as needed for signs; vehicles on display will be operable and in sellable*

68 *condition; inventory will be limited to prevent the need to stack vehicles on the property; no*  
 69 *outdoor storage other than vehicles to be sold will be allowed; and a business license will be*  
 70 *purchased upon granting of the conditional use permit. The Commission finds as follows::*  
 71 *The proposed use at the particular location is necessary or desirable to provide a service or*  
 72 *facility that will contribute to the general well-being of the neighborhood and community; the*  
 73 *proposed use will not be detrimental to the health, safety, or general welfare of persons*  
 74 *residing or working in the vicinity; and the proposed use will conform to the intent of the city's*  
 75 *general plan. Laura Charchenko seconded the motion and the following friendly amendment*  
 76 *was made by Chairman Hopkinson.*

77 **Friendly Amendment:**

78 *Chairman Hopkinson offered a friendly amendment to require a copy of the dealer bond and*  
 79 *to add language "after repair" following "all vehicles on display will be operable and in*  
 80 *sellable condition." Alan Malan accepted that friendly amendment and Terry Turner*  
 81 *seconded the motion and voting was unanimous in favor.*

82 **III. Staff Report**

- 83 • Mr. White reported that he has talked with Ovation homes and they will most likely come  
 84 before them with a formal proposal at their next meeting. Mr. Hopkinson commented  
 85 that based on their earlier presentation, he does not see a benefit to the City for reducing  
 86 the rear yard setback and he would not support a proposal to grant bonus density to any  
 87 application that included the reduced setback proposal.
- 88 • Ben met with the developer (Plum) and Ivory homes about developing the Equestrian  
 89 Center area. No specifics were provided but it is likely the developer will probably  
 90 request a rezone and a PUD. Current zoning is Blended Use (BU) zone.
- 91 • Park update – the concrete work is finished. The volleyball courts are almost completed.  
 92 Playground equipment may be put in next week. The large tree that was currently in the  
 93 middle of the playground has been removed. It had too much dead wood to save it.
- 94 • A neighborhood meeting was held two weeks ago on the Pages Lane Project. Some  
 95 residents were in favor and some not so much. Duane did a great job conducting the  
 96 meeting. The project continues to grow with additional needs being found as we go  
 97 forward.
- 98 • The old Shopko building is being converted to an At Home store that will likely open the  
 99 first part of 2016.
- 100 • A Day Spa type business will take some of the space in the old Winger's location, and  
 101 Tuesday Morning will go into the Halloween Express space when they leave next month.
- 102 • City Council is having a special meeting on Thursday night in regards to the Prospector  
 103 Rail trail and upkeep and maintenance of the trail and right of way. UTA is clearing the  
 104 right away at present and then the city will take over maintaining it. Some details need to

105 be worked out regarding what trees to remove and personal improvements done by  
106 residents that abut the trail.  
107

108 **V. Approval of Minutes for September 22, 2015**

109 **ACTION TAKEN:**

110 **Alan Malan moved to approve the minutes dated September 22, 2015 as corrected. Mike**  
111 **Cottle seconded the motion and voting was unanimous in favor among those members**  
112 **present.**

113

114 **VI. Adjournment**

115 **ACTION TAKEN:**

116 **Alan Malan moved to adjourn the regular session of the Planning Commission meeting at**  
117 **8:10 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.**

118 .....

119  
120 The foregoing was approved by the West Bountiful City Planning Commission on November 10, 2015, by  
121 unanimous vote of all members present.

122 Cathy Brightwell

123 Cathy Brightwell - City Recorder

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