

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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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 AT 7:30 PM ON TUESDAY,
MARCH 8, 2016 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 Rattlecan Kustomz Auto Detailing at 1116 W 500 South for Joe Street.
3. Staff Report.
4. Consider Approval of February 23, 2016 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 **March 4, 2016**.*

**West Bountiful City
Planning Commission**

March 8, 2016

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 March 4, 2016 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 8, 2016, at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Chairman Denis Hopkinson, Terry Turner, Alan Malan, Mike Cottle, Laura Charchenko, and Council member Andy Williams.

MEMBERS/STAFF EXCUSED: Corey Sweat, Debbie McKean (Secretary)

STAFF PRESENT: Ben White (City Engineer) and Cathy Brightwell (City Recorder)

VISITORS: Cody White

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

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda as presented. Laura Charchenko seconded the motion. Voting was unanimous in favor among members present.

Business Discussed:

2. Consider Conditional Use Application for Rattlecan Kustomz Auto Detailing at 1116 W 500 South for Joe Street.

Commissioner's packets included the following information: memorandum dated March 4, 2016 from Cathy Brightwell/Ben White regarding Rattlecan Kustomz Auto Detailing, Conditional Use Permit Application from Joe Street and Cody White and a site plan of the business.

Chairman Hopkinson invited Cathy Brightwell to introduce the Conditional Use Application from Joe Street and Cody White for a business license (Rattlecan Kustomz Auto Detailing) located at 1116 West 500 South. Ms Brightwell noted that the business will clean/detail vehicles which will include washing/drying and polishing vehicles inside and out. Their office space faces 500 South with work to be done behind the office area. There is sufficient parking available for customers and employees. There is room for multiple vehicles in the bay.

Ms. Brightwell reported that the application is complete and the fire inspection has been done with approval. Staff wants drains to be connected to sanitary sewer lines. South Davis Sewer has inspected the drain hook ups and is satisfied with the way they are worked with collection boxes in place. No outdoor storage will be allowed except for operable cars that are to be serviced. License will be purchased upon approval of permit.

Commissioners Comment:

Chairman Hopkinson pointed out some of the surrounding businesses in that area. He noted that most of the parking for the business will be in the back and feels there is adequate parking.

Alan Malan inquired how many parking stalls will be. Cody White responded that there are 4 parking stalls in front and two by the shop with approximately 20 stalls in the rear of the building. Shop space can hold two cars at a time and lots of motorcycles. Dealership that currently occupies the front spaces will be moving over.

ACTION TAKEN:

Alan Malan moved to approve a business license for Rattlecan Kustomz Auto Detailing located at 1116 West 500 South, Suite 1 meeting the seven conditions listed in Section 17.60.040 being that the proposed use at the particular location is necessary or desirable to provide a service or facility that will contribute to the general well-being of the neighborhood and the community; use 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; proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; proposed use will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation, the use of building materials and landscaping which are in harmony with the area, and compatibility with adjoining uses; proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; proposed use will conform to the intent of the city's general plan; and conditions to be imposed in the conditional use permit will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection. Further conditions include no outdoor storage except for operable vehicles and a current West Bountiful City Business License be kept while in business. Terry Turner seconded the motion and voting was unanimous in favor.

3. Staff Report

Ben White reported:

- Olsen Subdivision that was recently approved. Jeff was not in a hurry and has not turned in his design for curb and gutter so it can go to City Council for approval.
- Received a call from Woodside Homes making offer on Williams Property on the east of 1100 West and Porter Lane of approximately 28 acres with 3 power lines overhead and a gas line underground. It will be a difficult piece to develop.
- Ovation Homes have started giving Staff needed information for a development agreement. Should be ready to review at one of the April City Council meetings.
- 400 North Construction is underway from UDOT east side of 500 West. Waterlines need to be replaced before the concrete road is constructed. Finished after school starts. Road will be completed to the stop sign on 800 West.
- Pages Lane will need to be closed during the day and create detours. Project is due to be finished by June 23rd with \$1000 daily penalty after that date.
- A grant received will pay for sidewalk down the west side of 800 West from Pages Lane to 10th North. Work on this project will be done after the 4th of July. This will create a serviceable sidewalk on the west side from Pages Lane to the school.
- Owners of Burger King building have a tenant. McCallisters, a Sandwich shop will occupy that building.

VII. Approval of Minutes of February 23, 2016.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes dated February 23, 2016 as corrected. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

VI. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting. Laura Charchenko seconded the Motion. Voting was unanimous in favor. The meeting adjourned at 7:50 p.m.

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The foregoing was approved by the West Bountiful City Planning Commission on April 12, 2016, by unanimous vote of all members present.

Cathy Brightwell – City Recorder

