

**Mayor**  
Kenneth Romney

**City Engineer/  
Zoning  
Administrator**  
Ben White

**City Recorder**  
Cathy Brightwell

# **WEST BOUNTIFUL PLANNING COMMISSION**

550 North 800 West  
West Bountiful, Utah 84087

Phone (801) 292-4486  
FAX (801) 292-6355

**Chairman**  
Denis Hopkinson

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

## **THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 28, 2017 AT THE CITY OFFICES**

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

Welcome. Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing To Receive Comments on the Request By Stone Creek Investment, LLC to Rezone Properties on the North Side of 500 South (SR 68) Between 800 West and I-15 From General Commercial (C-G) to Highway Commercial (C-H).
3. Consider Request to Rezone Properties on the North Side of 500 South (SR 68) Between 800 West and I-15 From General Commercial (C-G) to Highway Commercial (C-H).
4. Staff Report.
5. Consider Approval Of Minutes From March 14, 2017.
6. 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 21, 2017.***

**Posting of Agenda** - The agenda for this meeting was posted on the State of Utah Public Notice website and on the West Bountiful City website on March 21, 2017 per state statutory requirement.

**Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 28, 2017 at West Bountiful City Hall, Davis County, Utah.**

**Those in Attendance:**

**MEMBERS PRESENT:** Chairman Denis Hopkinson, Alan Malan, Mike Cottle, Laura Charchenko, Corey Sweat (Alternate) and Kelly Enquist (City Council)

**STAFF PRESENT:** Ben White (City Engineer) and Debbie McKean (Secretary)

**MEMBERS/STAFF EXCUSED:** Vice Chairman Terry Turner and Cathy Brightwell (Recorder)

**VISITORS:** Davis Clayton

The Planning Commission Meeting was called to order at 7:30 pm. by Chairman Denis Hopkinson. Laura Charchenko offered a prayer.

**1. Accept Agenda**

Chairman Hopkinson reviewed the agenda. Corey Sweat moved to accept the agenda with proposed changes. Mike Cottle seconded the motion. Voting was unanimous in favor among members present.

**2. Public Hearing To Receive Comments on the Request By Stone Creek Investment, LLC to Rezone Properties on the North Side of 500 South (SR68) Between 800 West and 1-15 From General Commercial (C-G) to Highway Commercial (C-H).**

**ACTION TAKEN:**

*Laura Charchenko moved to open a public hearing for comments on a Request By Stone Creek Investment, LLC to Rezone Properties on the North Side of 500 South*

***(SR68) Between 800 West and I-15 From General Commercial (C-G) to Highway Commercial (C-H) at 7:35 pm. Corey Sweat seconded the motion and voting was unanimous in favor.***

**PUBLIC COMMENT:**

- Letter read by Ben White from Steven E. Smoot, Sky Development in opposition to the rezone for his property. He is concerned that the permitted, conditional and prohibited uses allowed in the proposed C-H zone will adversely affect his current and future tenants.

**ACTION TAKEN:**

***Corey Sweat moved to close the public hearing at 7:38 pm. Alan Malan seconded the motion and voting was unanimous in favor.***

**3. Consider Request to Rezone Properties on the North Side of 500 South (SR 68) Between West and I-15 From General Commercial (C-G) to Highway Commercial (C-H).**

Commissioner packets included a memorandum dated March 21, 2017 from Ben White regarding 500 South Rezone Request, a rezone area plat plan and a copy of 17.32.020 and 17.34.020.

Chairman Hopkinson addressed the Commission regarding his concerns to rezone the whole area to C-H. He suggested the possibility of doing a spot zone for the UDOT parcel to include the existing building. Ben White spoke to the fact that the current warehouse (Bountiful Collision) works well in the C-H zone, yet rezoning the entire area could limit the tenants to the east. Bountiful Collision is grandfathered in and its use would not fit in either zone if it were not for that. He noted that the area is limited to what can be there successfully. Mr. White suggested splitting the area to rezone and not rezone the whole entire area. The area that would be rezoned is owned by one owner and should not make complications. Some discussion took place regarding the effects of the rezone.

Commissioners were in agreement to spot rezone the area to accommodate the current property owner's needs and request. Chairman Hopkinson was hesitant to put the new building into a C-H zone for fear it would work into a bigger use. Mr. White explained that that building would fit into either zone. Corey Sweat favored rezoning all of the applicant's property to C-H zone.

Further discussion took place considering the pros and cons of approving the rezone.

**ACTION TAKEN:**

***Alan Malan moved to approve changing the west side of the applicant's property to the C-H Zone splitting the zone down the center of the parking lot, and forward their recommendation to the City Council for consideration. Mike Cottle seconded the motion and voting was taken by roll call. Vote passed 4 to 1 in favor of the rezone.***

**Roll Call Vote:**

*Corey Sweat – Nay*

*Alan Malan-Aye*

*Laura Charcheko-Aye*

*Denis Hopkinson-Aye*

*Mike Cottle- Aye*

**4. Staff Report**

- **Ben White-** 400 North closer to finishing up with curb and gutter. Gas line project is moving along nicely. May be seeing some other request for rezone.

**5. Approval of Minutes dated March 14, 2017**

**ACTION TAKEN:**

*Laura Charchenko moved to approve of the minutes of the March 14, 2017 meeting as corrected. Corey Sweat seconded the motion and voting was unanimous in favor.*

**13. Adjournment**

**ACTION TAKEN:**

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:12 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.*

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*The foregoing was approved by the West Bountiful City Planning Commission on April 11, 2017, by unanimous vote of all members present.*

*Cathy Brightwell*  
Cathy Brightwell – City Recorder

