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Kenneth Romney

**City Engineer/
Zoning
Administrator**
Ben White

City Recorder
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

THIS MEETING WILL BE HELD ELECTRONICALLY ONLY

JOIN ZOOM MEETING: MEETING ID: 857 1759 6964

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Meeting ID: 857 1759 6964

**THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD
ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, MAY 12, 2020**

Prayer/Thought by Laura Charchenko

1. Accept Agenda.
2. Public Hearing - Request to Remove Property from Historic District – Winegar 788 N 800 W.
3. Consider Request to Remove Property at 788 N 800 West from Historic District.
4. Discuss Petition for Land Use Code Text Change for Cannabis Production Establishment by Wholesome Therapy.
5. Discuss Proposed Changes to Restrictions for Flag Lots on Dead-end Streets.
6. Discuss Proposed Changes to Uses in the A-1 Zone including Non-Commercial Structures.
7. Public Hearing to Consider Proposed Changes to Title 16 Subdivision Timelines.
8. Consider Changes to Title 16 Subdivision Timelines.
9. Consider Additional Changes to Off-street Parking Ordinance, WBMC 17.52.
10. Staff report.
11. Approve Meeting Minutes from April 28, 2020.
12. Adjourn.

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 May 8, 2020 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

May 12, 2020

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on May 8, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 12, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference. Those present at City Hall were Denis Hopkinson (Chairman) and Duane Huffman (City Administrator). All others participated electronically.

MEMBERS ATTENDING: Chairman Denis Hopkinson, Vice Chairman Alan Malan, Corey Sweat, Laura Charchenko, Mike Cottle, Dee Vest, and Council member Kelly Enquist.

STAFF ATTENDING: Duane Huffman (City Administrator), Cathy Brightwell (Recorder), Steve Doxey (City Attorney) and Debbie McKean (Secretary)

VISITORS: Adam and Chelsey Winegar, Dino Pasqua, Steve Maxwell, Bruce Baird, Tonja Schenk, Alex Iorg, William Goldberg, Richard Maloney

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 the change to title of Item #2- to read "Remove from Historic Overlay Zone" not Historic District. Laura Charchenko seconded the motion. Voting was unanimous in favor among all members present.

**2. Public Hearing - Request to Remove Property from Historic Overlay District- Winegar
788 North 800 West**

Action Taken:

Corey Sweat moved to open the public hearing at 7:36 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

Public Comment:

Tonya Schenk lives next door to the applicant and has been living in West Bountiful for four years. She is part of the Eldridge family. She is concerned that it may become a common practice to have residents ask to be removed from the historic zone as this is the third request in the past several years. She wants to know how the district can be preserved if it is so easy to be removed.

She would also like to understand what differences there are between the regulations applied to homes in the historic district and regular homes, why they are in place and if they were made to be broken.

Chairman Hopkinson explained that these are not necessarily homes on the historic register but are homes within the overlay district that do not want the additional building and design restrictions placed upon them. He added that the properties previously removed from the District were vacant lots.

Cathy Brightwell noted that the primary difference between the design regulations for garages in the historical overlay zone and standard residential zones is that detached garages in the historic district are required to be located in the rear yard as opposed to the side yard he prefers and must match the home in design and materials. The regulations were put in place primarily to deal with new construction in the Heritage Pointe subdivision as homes in this development were required to be built with historical designs to better fit the neighborhood. The current boundaries of the historic overlay zone are confusing as they include non-historic homes, and there are historic homes that are not included within the District.

As a member of the historic architectural review board, Alan Malan commented that the overlay zone captures the Historic District but is subject to the stricter building regulations.

Duane Huffman noted that people cannot remove themselves from the district without consent of the City Council after a public hearing and recommendation from planning commission. The city will be looking further into this zone and ordinance to see if there are modifications that need to be made since the main function may not be necessary any longer.

There were no other public comments.

Action Taken:

Corey Sweat moved to close the public hearing at 7:47 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

3. Consider Request to Remove Property at 788 N 800 West from Historic District.

Commissioner packets included a staff memorandum from Cathy Brightwell and Duane Huffman dated May 11, 2020 for a Request to Remove Property from the Historic District at 788 N 800 West along with an application and letter of request from Adam Winegar. The purpose of the request is the petitioner wants to build a new garage on his property and his plans do not comply with the requirements and restrictions of the Historical Overlay District.

Commissioners Comments:

Dee Vest and Mike Cottle are not supportive of this request and would like the whole district reevaluated in the near future.

Chairman Hopkinson is supportive of the request and noted that there is different criteria from National and State regulations for homes on the historical register. New homes located in the district are not subjected to State and National regulations. Chairman Hopkinson would like Staff to research if the zone and district is all inclusive before sending this recommendation to City Council.

Laura Charchenko, Alan Malan and Corey Sweat support the request for the property owner to build his garage but do not want it removed from the Historic District.

Duane Huffman is confused about the boundaries the Commissioners are referring to. Alan Malan noted that the boundaries were established when the Overlay zone was adopted, and it is not clear how or who decided which homes to include. Staff will do further research.

ACTION TAKEN:

Laura Charchenko moved to recommend approval of the request to remove the property at 788 N 800 West from the Historic Overlay District for purposes of building a garage with the recommendation that the property remains within the Historic District. Corey Sweat requested that staff verify that the property will only be removed from overlay zone and not the Historical District. Corey Sweat seconded the motion and voting passed in favor 3 to 2 with Mike Cottle and Dee Vest (alternate) voting nay.

4. Discuss Petition for Land Use Code Text Change for Cannabis Production Establishment by Wholesome Therapy

Commissioner packets included a memorandum from Duane Huffman dated May 8, 2020 regarding a Petition for Land Use Code text change for Cannabis Production Establishment from Wholesome Therapy. Also included was the Petition and full supporting documentation.

Mr. Huffman explained that as part of this application to change the city's land use code text received on May 1, 2020, the timeline requirements related to petitions involving cannabis production facilities as found in UCA § 10-9a-528(3)(b) were invoked.

The proposed text change would:

- a. Add "Cannabis Production Establishment [as defined by Utah Code]" as a permitted use to the A-1 and L-I zones.
- b. Add "Cannabis Production Establishment [as defined by Utah Code]" as a conditional use to the C-G zone.
- c. Add "Medical Cannabis Pharmacy [as defined by Utah Code]" as part of the already included permitted use of "Drug Store" in the C-G zone.

Included in the justification for the text change, the applicant states that the change is intended to make possible a cannabis production establishment at 580 W 100 N (known as the Carr Building), along with a medical cannabis pharmacy at the same location. It appears that the

applicant would cultivate, process, and retail the product all on site, which would require three separate licenses from the state. Their application includes explanations as to why Wholesome Therapy believes that the referenced location and existing building are suitable for the requested uses.

Mr. Huffman mentioned his concern with other companies that have tried to fit businesses in the same building (Carr Building) and wonders if the surrounding tenants might have concerns that would cause them to want to resign from or not renew their leases. He suggested that written input from surrounding businesses be obtained before a decision is made.

Utah Regulations – Cannabis

Mr. Huffman provided a summary of statewide requirements related to cannabis as found in Utah Code.

- a. The city is required to act within 45 days after a petition is made which gives us until June 15, 2020 to either enact an ordinance that regulates cannabis production establishments or make a land use decision on the application consistent with current code.
- b. Cannabis Production Establishments are defined as meaning “a cannabis cultivation facility, a cannabis processing facility, or an independent cannabis testing laboratory.” Under the current request, all three uses would be permitted uses within the A-1 and L-I zones, and a conditional use within the C-G zone.
- c. Unless the city otherwise designates by ordinance before June 15, 2020, all three types of cannabis production establishments will be permitted uses within each industrial zone (L-I and I-G). The city may designate just one of these zones if it so chooses.
- d. Unless the city otherwise designates by ordinance before June 15, 2020, all three types of cannabis production establishments will be permitted uses within any agricultural zone in the city (currently, only the A-1 zone). To avoid this result, the city would need to create a new agricultural zone, clarify that the current A-1 zone is not an agricultural zone, or both. It is important to note that state code does not require that a city allow cannabis production establishments within a commercial zone.
- e. Medical cannabis pharmacies are a permitted use “in any zone, overlay, or district within the municipality except for a primarily residential zone.” A city may enact an ordinance that governs the time, place, or manner of medical cannabis pharmacy operations in the municipality (as long as it doesn’t conflict with the state code). Under this language, a medical cannabis pharmacy is likely already a permitted use in all zones except the R-1-10 and R-22-zones so it will be allowed at the Carr Building. The proposed text change would essentially clarify that West Bountiful is not enacting any additional “time, place, or manner” regulations.

Staff provided the following items for Planning Commission discussion.

1. Timing – As state code provides minimal timing for a decision to be made, a public hearing is scheduled for the May 26th meeting. The planning commission should do whatever is necessary to have a recommendation for the city council at that meeting. Staff is working to prepare a proposed medical cannabis ordinance for consideration at the same meeting.

2. Agricultural and Industrial Zones – Should actions be taken to limit cannabis production establishments to one of the city’s industrial zones, or are they appropriate for both zones? Should any modifications be made to the number or type of agricultural zones or to the current areas considered “agricultural” to limit the areas wherein these facilities may locate? For example, should the city create an “R-1-43” zone in which agriculture is a permitted use, but the primary purpose of the zone is large lot (1 acre) residential?
3. Pharmacies – Is there any interest in enacting time, place, or manner regulations on medical cannabis pharmacies? It should be noted that state regulations currently include a significant number of these types of regulations (signage, operations, etc.).
4. Commercial Zone – Would allowing cannabis production facilities within the C-G zone be in the best interest of the community? Does it fit within the principals of the general plan? Does it fit within the stated purpose of the C-G zone? It is important to note that if the use is inserted within the C-G zone, it would be permitted throughout the entire zone, and not just in the Carr Building.
5. The Carr Building – If the planning commission is concerned with allowing cannabis production facilities within the full C-G zone, but believes that the Carr Building property may be suitable, would it consider changing the zone of the Carr Building to an industrial zone? Given the very limited commercial space within the city, is it in the community’s best interest?
6. Proximity Regulations—State law prohibits the location of a cannabis production establishment within 1,000 feet of a community location which is defined as including a public or private school. Does the planning commission consider the Kumon Center a private school?

Mr. Baird, on behalf of Wholesome Therapy, said this business would fit into the zone well and meets the goals for the city’s general plan. He feels that under the conditional use process all concerns can be mitigated regarding the production facility and the facilities are under strict regulations from the State. He supports the idea of having input from the surrounding businesses and suggested that it be done before the public hearing is held. He added that West Bountiful claims in its General Plan that there is only one school in the city, West Bountiful Elementary school, so the Kumon Tutoring center should not be considered a school.

Duane Huffman suggested the comments from the neighboring property owner (Thackeray Group) be provided in writing. He asked the Commission to consider whether the requested use fits within the Carr Building. If yes, then what zone should it be in? Industrial, C-H? If no, why not? He noted that any decisions made now would impact future occupants. He reiterated that the agricultural zoning issue needs to be addressed in the near future.

Commissioners Comments:

Chairman Hopkinson noted that we need to be prepared to address the public regarding this matter and have the recommendation we want to make to the City Council at the May 26th meeting. He asked the commissioners to review the material that has been given to them so they can make a decision and move forward with this proposal. He noted that there are state land use laws in place now that are driving city land use ordinances. He does not like to be

strong armed by the State to run our City in the way we feel may not be in the best interest of our citizens.

Corey Sweat is concerned about spot zoning and opposed to such. He would support language in the C-H zone to make the request feasible for the applicant without harming the zone. He asked what precedent we set moving in this direction regarding the A-I zone.

Mike Cottle agrees with Corey Sweat regarding spot zoning. He agrees that business surrounding the Carr building be given an opportunity to provide input.

Alan Malan does not want to rezone that area expressing that much thought went into that area when they put the zone in the first place. Kumon center is a private tutoring school and needs to be considered a school in relationship to the location of this business.

Dee Vest is interested in getting input in writing from surrounding businesses. He is concerned about additional traffic in an area that is already congested. He is nervous about the production facility and will ponder the CH zone idea that has been suggested.

Laura Charchenko is against rezoning from the CG to the LI zone. She thinks that if we make it a conditional use in the CG zone, the City will be able to maintain control. She is not concerned about the traffic since it will be less than a standard retail establishment. She added that in her opinion, Kumon is a tutoring center and not a school.

Kelly Enquist welcomes this pharmacy and stated he is glad that the building will be utilized. He has concerns about the production establishment and if it will affect air quality. He supports having it a conditional use in the CH Zone.

Duane Huffman addressed the spot zoning issue. There is nothing in state code that prevents them from changing the zone from CG to LI. He referred to the zoning map and noted that the Carr Building which is a more industrial building borders both the LI and the CG zones with only the freeway dividing the zone.

Steve Maxwell commented that the disposal of the buds is heavily state regulated and there will be no odors expelled into the air as cleansing handlers will be used.

Mr. Baird also stated that spot zoning is not illegal. He noted that it is possible to blend a conditional use tailoring it to a specific zone. He also pointed out that text changes can be tricky, and a development agreement could be a good tool to use as well.

Steve Doxey recommended a statement from Thackery should be received by May 20th so it can be included in the city council packet. He reminded them that cannabis will be allowed in the A-1 zone and a designation needs to be made by the city quickly as to how they want to regulate the zone. He recommends doing it as a package to give to the City Council at the same time they consider the Wholesome Therapy petition.

Mr. Huffman briefly introduced the proposal as part of a new Cannabis ordinance that is likely to be made by Staff which would add a new Agricultural zone such as A-1B and designate much of the existing A-1 as a R-1-43 zone thereby prohibiting medical cannabis pharmacies from going in. Changing the name of the zone does not change the use it just clarifies that it is primarily residential as opposed to primarily agricultural. He pointed out a few areas in the city that could be rezoned as strictly agricultural.

Corey Sweat asked if it would be an option not to allow this at all. Duane clarified that the pharmacy is allowed in any non-residential zone and the production establishment is allowed in Commercial or Industrial zones.

5. Discuss Proposed Changes to Restrictions for Flag Lots on Dead-end Streets.

Commissioner packets included a memorandum from Cathy Brightwell and Duane Huffman dated May 8, 2020 regarding Restrictions for Flag Lots on Dead-end streets and a redline copy of proposed changes.

Cathy Brightwell explained that the Planning commission has been discussing restrictions for flag lots on dead end streets after a resident requested a flag lot be included as part of a subdivision, he is proposing at 1390 W 1200 North.

In previous discussions, commissioners agreed that a dead-end street and cul-de-sac are similar. The primary difference is that one is intended to remain permanently closed and the other may or may not remain permanently closed. The maximum length of a cul-de-sac is 400 feet. To recognize the same maximum length when determining where the staff of a flag lot can begin on a dead-end street, it is proposed that the flag lot staff be allowed anywhere beyond 400 ft from the end of a dead-end street.

The redlined copy with proposed language changes is shown below:

WBMC 16.12.060.5 is proposed to change as follows: *“the staff of the Flag lot cannot extend from intersections, street corners, cul-de-sacs, or within four-hundred feet of the closed end of a dead end street. If the dead end street has a turnaround at the closed end, the distance will be measured from the center of the turnaround.*

WBMC 16.04.020 Definitions: Current: "Cul-de-sac" means a street which is designed to remain permanently closed at one end, with the closed end terminated by a vehicular turnaround.
Add new: *“Dead end street” means a street with only one way in or out. It may or may not have a turnaround for vehicles at the closed end.*

Mr. Doxey has reviewed the proposal and a public hearing is scheduled for May 26, 2020.

Commissioner Comments: All Commissioners were supportive of the changes proposed above.

6. Discuss Proposed Changes to Uses in the A-1 Zone including Non-Commercial Structures.

Commissioner packets included a memorandum dated May 8, 2020 from Cathy Brightwell and Duane Huffman regarding A-1 Uses, including storage structures.

Cathy Brightwell reviewed discussions from previous planning commission meetings to allow properties in the A-1 zone to have non-commercial structures for non-agricultural storage when there is not a house on the property. She noted that rather than go through a process to designate the structure as non-residential and non-commercial as discussed in the last meeting, Mr. Doxey suggested putting criteria in the code which provides consequences if the property is not being used properly. He suggests that the default would be the principal building deemed as an accessory structure and recorded with the property.

Corey Sweat has an issue with having a recorded agreement running with the land. He wants to protect the owner but agrees there should be consequences for non-compliance. Mr. Doxey explained that this is not a lien but a way to make future owners aware of restrictions on their property as well as clarify the zoning the current owner has agreed to. He does not think a non-recorded agreement would work.

Duane Huffman added that the city has no way to communicate with the next buyer about restrictions on a property other than to record an agreement. He stated that it also protects the City.

Chairman Hopkinson commented that he believes it is necessary. He does not want to encumber the owner or the future buyer but wants them to be able to determine the use at the present time. Duane noted that it is not that hard to remove the recorded agreement when no longer needed.

The following are the suggested changes for the public hearing on May 26, which have been reviewed by Mr. Doxey.

17.16 Agricultural District, A-1

17.16.010 Purpose

The purpose of providing the agricultural district A-1 is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt open spaces. This district is intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses harmful to the continuance of agricultural activity. It is also intended to allow and promote conditions favorable to large-lot family life, the keeping of limited numbers of animals and fowl, and reduced requirements for public utilities.

17.16.020 Permitted Uses

The following uses are permitted in the agricultural districts A-1:

1. Agricultural;
2. Single family dwelling;
3. Farm Animals;
4. Home Occupations;
5. Residential facility for persons with a disability; and.
6. Non-commercial structure.

17.16.030 Conditional Uses

The following uses are conditional in the agricultural district A-1:

1. Equestrian facilities, commercial stables;
2. Public or quasi-public uses;
3. Child day care or nursery (pursuant to Chapter 5.28 Home Occupations);
4. Flag lots;
5. Natural resource extraction;
6. Residential facility for elderly persons;
7. Kennels (pursuant to Chapter 5.28 Home Occupations);
8. Residential facility for Elderly Persons;
9. Accessory Dwelling Units (ADU); and
10. Restricted Lots (see definitions, Section 17.04.030).

17.04.030 Definitions

“**Non-commercial structure**” means a structure that: (1) is not designed or used for commercial purposes, (2) is not designed or used as a dwelling, (3) is not accessory to a principal building or use on the same lot, and (4) is not a landscape enhancement such as an arbor or trellis. Such conditions will be stipulated by a recorded agreement running with the land between the city and property owner.

Commissioner Comments:

After some discussion, all Commissioners were supportive of the language.

7. Public Hearing to Consider Proposed Changes to Title 16 Subdivision Timelines.

ACTION TAKEN:

Mike Cottle moved to open the public hearing at 9:01 pm. Laura Charchenko seconded the motion and voting was unanimous in favor.

Public Comment: No comments made.

ACTION TAKEN:

Corey Sweat moved to close the public hearing at 9:02 pm. Alan Malan seconded the motion and voting was unanimous in favor.

8. Consider Changes to Title 16 Subdivision Timelines.

Commissioner packets included a memorandum from Cathy Brightwell dated May 8, 2020 regarding Subdivision Timelines with a redline copy of proposed changes to the ordinance. Extending deadlines for subdividers to record a final plat has been discussed by planning commission for several months. The proposed changes below allow two six-month extensions when petitioned in writing at least 45 days prior to each deadline. At the April 14, 2020 meeting, the commission accepted the proposed language and asked staff to set a public hearing for tonight.

16.16.030 Final Plat

- O. Expiration of Final Approval. If the final plat is not recorded within twelve (12) months from the date of city council approval, such approval shall be null and void. The city council may extend this time period ~~may be extended by the city council~~ for up to a maximum of two additional periods of up to six

(6) months period each for good cause shown. The subdivider must petition in writing for this the first extension at least forty-five (45) days prior to the expiration of the original ~~six~~ twelve (12) month period. ~~The~~A subdivider may desiring a second extension must petition in writing for an additional six (6) month extension at least forty-five (45) days prior to the expiration of the first extended period. No extension will be granted if it is determined that it will be detrimental to the city. If any of the fees charged as a condition of subdivision approval have increased, the city may require that the bond estimate be recalculated and that the sub-divider pay any applicable fee increases as a condition of granting an extension.

16.28.070 Drainage Plan

E. If the final plat is not recorded within twelve (12) months from the date of city council approval, the drainage plan approval will be null and void. This time period may be extended by the city council pursuant to Section 16.16.030 of this Title, for up to an additional six (6) month period for good cause shown. The sub divider must petition in writing for this extension prior to the expiration of the original six (6) months. No extension will be granted if it is determined that it will be detrimental to the city. If any of the fees charged as a condition of subdivision approval have increased, the city may require that the bond estimate be recalculated and that the sub-divider pay any applicable fee increases as a condition of granting an extension.

ACTION TAKEN:

Alan Malan moved to accept the changes made to Title 16 Subdivision Timelines as presented and forward to the City Council for their review and consideration. Corey Sweat seconded the motion and voting was unanimous in favor.

9. Consider Additional Changes to Off-street Parking Ordinances, WBMC 17.52

Commissioner's packets included a memorandum date May 8, 2020 from Cathy Brightwell regarding Off-street Parking Ordinances, WBMC 17.52.

Ms. Brightwell explained that updates to the city's off-street parking ordinance have been discussed for several months by the planning commission and a public hearing was held on January 14, 2020 with no public comments offered. A few clarifications were suggested at the last meeting which have been incorporated in the attached draft and shown in highlights. An additional modification is included that formalizes the city's policy of allowing residential properties on corners to have a driveway on each street. It has also been proposed that the total drive approach width be increased from 32 ft to 36 ft. to better match the width of triple car garages that are becoming more common as each standard single driveway is typically 12 ft. wide.

There was discussion about removing an existing restriction that prohibits driveways from the rear property line. They explored the few areas in the City where this could happen, primarily cul-de-sacs and did not see any areas that would be a problem. The new proposal will allow street frontages on two streets as long as the primary access is in the front.

These proposed changes have been reviewed by legal counsel.

Commissioner Comments:

Dee Vest is supportive of the proposed changes.

Laura Charchenko is in favor of letting landowners do what they want on their property as long as there is no safety issue.

Resident, **William Goldberg** commented that he feels he should not be restricted from having a driveway all along the 85 feet frontage of his property if he chooses.

Corey Sweat asked why this would be an issue. Chairman Hopkinson noted that it mostly affects the R-1-10 and R-1-22 zone. He gave an example of what could be a potential safety hazard and shared his understanding of his reason for the limitations including drainage problems and homes having parking lots in their front yards. Mr. Sweat asked Mr. Doxey to decide if we want the definition included in. Mr. Doxey said another option would be to use percentages instead of footage which may work well in A-1 but may not work for small properties.

ACTION TAKEN:

Alan Malan moved to approve the additional changes to Off-street Parking Ordinance, WBMC 17.52 as presented this evening and forward it to City Council for their consideration. Mike Cottle seconded the motion and voting was unanimous in favor.

10. Staff Report

Cathy Brightwell:

- There are new owners of the Woodhaven Trailer Court. They want to add more trailers in that area and are trying to determine if they need to request a zone change as the property is located within two zones. This will be a complicated issue as it is a non-conforming grandfathered use with little history and split zoning. There are also access issues from 500 South to consider.

Duane Huffman:

- The city has been contacted by attorneys representing Equestrian Partners (Plumb Property) claiming the recent modifications to the General Plan did not meet the legislative requirements for moderate income housing. He will keep them posted.

Commission Questions:

- Chairman Hopkinson inquired about a trailer that has been on the Elks Lodge property for some time that appears to have set up residency.
- Corey Sweat noticed a powder coat oven at the business at 1100 W and 500 S. He noted that is not a good idea to have that piece of equipment set up in the middle of the parking lot. Staff will send the fire department out to look at it.

11. Consider Approval of Minutes from April 28, 2020 meeting.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the April 28, 2020 meeting as presented. Laura Charchenko seconded the motion and voting was unanimous in favor.

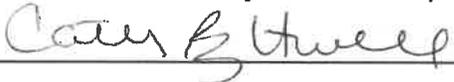
12. Adjourn:

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 9:34pm. 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 May 26, 2020, by unanimous vote of all members present.



Cathy Brightwell – City Recorder

