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Kenneth Romney

WEST BOUNTIFUL PLANNING COMMISSION

Chairman
Denis Hopkinson

**City Engineer/
Zoning
Administrator**
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Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

THIS MEETING WILL BE HELD BOTH IN-PERSON AND ELECTRONICALLY (See Zoom info below)

**THE PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM
ON TUESDAY, JUNE 23, 2020 AT CITY HALL, 550 N 800 WEST**

Prayer/Thought by Dennis Vest

1. Accept Agenda.
2. Public Hearing to Consider a Land Use Decision on Cannabis Production Establishment Petition at 580 W 100 North, and Medical Cannabis Ordinance Including Text Amendments to Existing Code, Potentially Affecting the Commercial-Highway, Light Industrial, Industrial General, Agricultural (A-1), and a Potential New Agricultural Zone.
3. Land Use Decision on Cannabis Production Establishment Petition at 580 W 100 North, and Medical Cannabis Ordinance Including Text Amendments to Existing Code, Potentially Affecting the C-H, L-I, I-G, A-1, and a Potential New Agricultural Zone
4. Conditional Use Application for Michael & Pam Vogel for a Home Occupation business.
5. Request from Jed Christensen for Hay Barn at 1347 N 800 West.
6. Conditional Use Application for Tyson Davis for an Accessory Dwelling Unit.
7. Conditional Use Application for Ben Savage for an Accessory Dwelling Unit.
8. Consider Final Plat Approval for Ashby Acres at the corner of 1100 West and Pages Lane.
9. Staff report.
10. Consider Meeting Minutes from June 9, 2020.
11. Adjourn.

Join Zoom Meeting – Meeting ID: 810 1037 3398

<https://us02web.zoom.us/j/81010373398>

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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 June 19, 2020 by Cathy Brightwell, City Recorder.

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 June 22, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 23, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.

MEMBERS ATTENDING: Vice Chairman Alan Malan, Dee Vest, and council member Kelly Enquist on-site. Corey Sweat, Mike Cottle, Laura Charchenko via Zoom.

MEMBERS EXCUSED: Chairman Denis Hopkinson

STAFF ATTENDING: Duane Huffman (City Administrator) on-site. Cathy Brightwell (Recorder), Debbie McKean (Secretary) and Steve Doxey (Legal) via Zoom.

VISITORS: On-site: Gary Jacketta, Larry Stanger, Jed and Cindy Christensen, Dino Pasqua, Bruce Baird, DJ Schanz, James Bruhn, Pam & Michael Vogel, Lloyd Carr.
Via Zoom: Becky Ginos, Rob Wall, Terri Wall, Tyson Davis

The Planning Commission meeting was called to order at 7:30 pm by Vice Chairman Alan Malan. Dee Vest offered a prayer.

1. Accept Agenda

Vice Chairman Malan reviewed and discussed the agenda. Mike Cottle moved to approve the agenda as presented. Dee Vest seconded the motion. Voting was unanimous in favor among all members present.

2. Public Hearing to Consider a Land Use Decision on Cannabis Production Establishment Petition at 580 West 100 North, and Medical Cannabis Ordinance Including Text Amendments to Existing Code, Potentially Affecting the Commercial-Highway, Light Industrial, Industrial General, Agricultural (A-1), and Potential New Agricultural Zone.

Duane Huffman introduced the public hearing on a petition for cannabis production and a medical cannabis ordinance including text changes to the existing code and a new ordinance. He stated that they have received comments from surrounding businesses that are not supportive of this new type of industry locating next to them. If it impacts current tenants' decisions to relocate, this could be detrimental to the city's revenue stream.

Action Taken:

Corey Sweat moved to open the public hearing at 7:38 pm. Mike Cottle seconded the motion and voting was unanimous in favor.

Public Comment:

- Bruce Baird (representing Wholesome Therapy) stated that this business is for medical purposes only and is strictly regulated. It is nothing like Colorado which it has been compared to. He reminded the commission that the pharmacy portion of the business has already been approved by the state and emphasized that the cannabis production business will be virtually invisible to the public. They have made every effort to contact the property manager, John Thackeray as promised. They were able to talk to Mr. Thackeray's son and business partner but could not get a formal response from the company. He expressed his frustration that they were not able to have a conversation and provide information that would help describe the business and its invisibility to the public. He offered to share a You-tube video that described the process of cannabis production and again addressed the issue of odor control. They believe they have met and satisfied all concerns and ask for a favorable vote this evening. He suggested they may want to consider each application separately.
- Councilmember James Bruhn stated he has spoken with several citizens and they are all opposed to this petition.
- No other members of the public came forward.

Commissioners shared their concerns about holding a public hearing that is so important during the Covid 19 pandemic. They took extra efforts to reach out to some citizens to get their feelings. Most discovered there is not a lot of support for this type of industry in this location. However, Laura Charchenko commented that she talked to individuals who would rather have this type of business in a secured facility such as the Carr building, than in an open field in our agricultural zone as it would be more secure.

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. **Land Use Decision on Cannabis Production Establishment Petition at 580 West 100 North, and Medical Cannabis Ordinance Including Text Amendments to Existing Code, Potentially Affecting the Commercial-Highway, Light Industrial, Industrial General, Agricultural (A-1), and Potential New Agricultural Zone.**

Commissioner packets included a memorandum from Duane Huffman dated June 19, 2020 regarding Petition for Land Use Code Text Change for Cannabis Production Establishment and

Medical Cannabis Ordinance – 17.62 with attached letters, supporting documents, proposed changes to text and a new ordinance.

Discussions on Wholesome Therapy's request for a text change for cannabis production establishment and a new cannabis ordinance have been ongoing for a couple months. Mr. Huffman informed the Commission that Mr. Thackeray contacted Mayor Romney stating that his tenants in the adjacent shopping center are opposed to having a production facility in the Carr building. He reminded the Commission that the city has 45 days to make a decision on the Petition so a recommendation should go to city council for their July 7th meeting. He noted that there is an invitation that still stands for attending a tour in a nearby production facility as well as the video Mr. Baird has offered to share.

Mr. Huffman reviewed the draft petition in its entirety. He reviewed all zones and their legal uses. He noted the creation of a new Agricultural Specialty zone is proposed for west of Legacy Parkway that would allow for a pharmacy as well as a production facility. He discussed an option to rezone the Carr building to C-H (commercial highway) that could allow as a conditional use, processing but not production. To make this work, the definition of cannabis production would need to be modified to exclude processing.

Corey Sweat prefers not to entertain a conditional use option. Duane Huffman explained that the proposed changes capture the necessities to be included in conditional uses if the commission decides to go that way.

Vice Chairman Malan responded to a request by Larry Stanger to take the stand for a comment. Mr. Stanger asked how many City Council members want this type of production in our City and stated they just need to say no.

Mike Cottle asked the applicant to explain the benefits to the city if this business is allowed. Mr. Baird responded that it a good use for the building which has gone unused for a long time; the pharmacy is approved by the state of Utah and co-locating the pharmacy and the production creates a more secure and efficient facility; adds jobs to the community; and does no harm as it will be invisible to the public. He does not see any harm to the city at all. Mike Cottle stated he is frustrated that the state makes such decisions that may not be best for our city especially when there is no tax benefit. He has not found any citizen support causing him to cast a positive vote.

Laura Charchenko has talked to people that support the production facility being located in a secured location rather than in the open fields closer to their homes.

Vice Chairman Malan is concerned that it is an industrial process in a retail zone and believes that it has the potential to grow bigger. He does not want production wholesaled to others outside this location. He added that he still has questions about odors. He gave the example of Holly Refinery who also has scrubbers to eliminate odors, but some still slip through.

Mr. Baird noted that conditional uses are nice because conditions and standards on the business can be set in such a way as to mitigate any detrimental effects. He gave examples for a butcher in a grocery store, paint mixing in a home improvement store, etc. where certain activities are not the preferred use but are ok in their setting. He feels that all concerns can be dealt with under conditional uses.

Mike Cottle asked how we should handle tenant concerns and the potential financial impact to the city. Mr. Baird stated that education of businesses and citizens are important to show that the proposed business may not be what they expect it to be.

Councilmember Enquist asked how many licenses have been issued by the state. Mr. Baird responded that there are 14 pharmacies and 8 growing facilities. Mr. Enquist asked how much would be leaving the building to be distributed outside of West Bountiful. Mr. Schanz said they are one of few vertically integrated companies who have both pharmacy and production licenses which they consider to be a more efficient way to operate. They may consider some wholesaling given the number of distributors versus the number of growers, but it will be based on their level of production which they expect to be about 300 pounds per month. He described how they harvest the product for medical use which is only the flower bud and not the whole plant. Industrial hemp used for recreational purposes is a cousin of marijuana that grows outdoors and produces odors.

Since the production element of the business is the most troublesome, they discussed whether the processing portion of Cannabis Production Establishment could be separated out, re-defined and allowed in the C-H zone. There was discussion about possible options to move the issues forward based on the discussion this evening

Option 1 – recommend adoption of the proposed land use ordinance; add cannabis production establishment as a conditional use in the C-H zone; rezone the Carr Building to C-H.

Option 2 - recommend adoption of the proposed land use ordinance; prohibit cannabis production establishment in the C-H zone; rezone the Carr building to C-H.

Option 3 - recommend adoption of the proposed land use ordinance; prohibit cannabis production establishment in the C-H zone. Do not rezone the Carr building to C-H.

Action Taken:

Corey Sweat moved to forward to City Council the following: Deny the Petition for Land Use Text Change for Cannabis Production Establishment at 580 W 100 North (Carr Building). Approve staff's proposed land use ordinance (WBMC Chapter 17.62) which includes adding Medical Cannabis Pharmacy as a Permitted Use in all Commercial and Industrial zones; Prohibit Cannabis Production Establishment in Commercial zones; add Cannabis Production Establishment as a Conditional Use in the L-I Zone; add Cannabis Production Establishment as a Permitted Use in the I-G zone; create an Agricultural Specialty (A-S) Zone that allows Medical Cannabis Pharmacy and Cannabis Production Establishment as a Permitted Use; modify the

existing A-1 zone to clarify it is a primarily residential zone; and rezone the Carr building to the C-H Zone. Dee Vest seconded the motion which passed with a 4-1 vote with Alan Malan, Corey Sweat, Dee Vest and Mike Cottle voting Aye, and Laura Charchenko Nay.

4. Conditional Use Application for Michael and Pam Vogel for a Home Occupation business.

Commissioner packets included a memorandum dated 19,2020 from Staff regarding Conditional Use Permit Request from Vogel Crane Service-2122 N 1000 W with an attached application and site plan from the applicant, and signatures from residence in the area supporting his request.

Cathy Brightwell explained Michael and Pam Vogel applied for a Home Occupation business license to have a home office in their house. They live on a half-acre lot in Kinross Estates that backs up to an empty field. They own a Crane service company that builds homes.

As discussed at the June 9, 2020 planning commission meeting, the Vogel's own two crane trucks that they park at their home when not in use. When needed, the trucks are driven to and from a work site and oftentimes are left on the site. When not in use, the cranes are parked within the fenced back yard until such time as a planned garage is built to store the cranes. Their son, an employee of the company, lives with them and drives one of the trucks.

Ms. Brightwell noted that the planning commission tabled this matter so more information could be collected. Since the last meeting, the Vogel's have completed fencing along the rear of the property and have talked with neighbors to see if there are concerns about having the cranes on the property. They focused on neighbors that live on 2100 N as their homes face the Vogel's rear yard and they drive by the yard daily. They were unable to find any neighbors who object to the cranes and provided a copy of signatures they received supporting them. Mr. Vogel also shared with staff that each crane is 33 ft long and 8 ft wide or 264 sq. ft. His planned garage is 48 ft. by 56 ft for a total of 2688 sq. ft. The city's Home Occupation ordinance allows the use of up to 25% of a garage with a home occupation license. Based on the above information, the cranes will take up approximately 20% of space in the garage. There is a picture included in the packet that shows the size of the crane in the location. She noted that Mr. Doxey supplied two possible motions that could be used.

Commissioner Comments:

Corey Sweat stated that this looks much better from last meeting and the conditions are reasonable.

Mike Cottle and Dee Vest do not object; they appreciated the picture and all the work that has been done.

Laura Charchenko is ok with the request.

Alan Malan said he talked with Ben White about potential damage the heavy equipment may cause to the road. He stated that it should not be a problem unless on a very hot day. Applicant

is responsible for any damage that may occur with ongoing use. Duane Huffman further explained that the road is designed to handle this traffic under normal circumstances. The main impact will be entering and exiting the property as turns are made during the hot months of the year. He recommends the additional condition of #7 be included in the motion as well that would state the responsibility of the resident to fix any road damages done going forward.

Action Taken:

Mike Cottle moved to approve the Conditional Use Application for Michael and Pam Vogel for a Home Occupation business at 2122 N 1000 West with the following findings: The proposed use at this 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; 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; the use and/or accompanying improvements will not inordinately impact schools, utilities, and streets; 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; will comply with the regulations and conditions specified in the land use ordinance for such use; will conform to the intent of the city's general plan; and the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of WBMC § 17.60.040.

Conditions: The home occupation must meet the requirements of WBMC § 5.28.040 regarding home occupations, including any requirements specified in these conditions. The home occupation will be limited to a home office in the dwelling. Use of any portion of a garage or accessory structure on the property for business purposes that exceeds 25% is prohibited (WBMC § 5.28.040.G) and with the following conditions: Sufficient off-street parking will be provided for all vehicles used in the business and for the residence, and the number of business vehicles on the property will not exceed the number of employees residing in the home, outdoor storage related to the home occupation will not be permitted (WBMC § 5.28.040.I), Any business vehicles or equipment over eight feet in height must be parked indoors; provided, that for a period of one year after issuance of this conditional use permit such vehicles or equipment may be parked outdoors as long as the following conditions are met: a. such vehicles or equipment are parked behind an opaque fence six feet in height and approved by city staff; and b. applicant provides and maintains landscaping to obscure such vehicles and maintain the residential character of the property in conformity with a landscape plan approved by city staff; any damages to concrete, sidewalk, curb, etc. be repaired in a timely manner by the resident; and applicant applies for, receives, and maintains a current Home Occupation and Business License. Laura Charchenko seconded the motion and voting was unanimous in favor.

5. Request from Jed Christensen for Hay Barn at 1347 North 800 West

Commissioner packets included a memorandum dated June 19, 2020 from Staff regarding a Request from Jed Christensen for Hay Barn and a letter from Mr. Christensen regarding the purpose for this dwelling.

Duane Huffman explained that Jed Christensen is seeking to erect a barn on his property at 1347 N 800 West. Agricultural uses, barns, and accessory structures are permitted in the R-1-10 zone as is the storage of personal property in the structure. His proposal to store and sell hay raises some questions about whether a business is being conducted. Mr. Huffman noted that if he were growing the hay on the property to sell, it would be different, but he is purchasing the hay off-site and selling it which looks more like a business.

Mr. Christensen stressed that there would be no semi-trucks bringing hay, only his personal truck and trailer. It was discussed that conditional uses could be put in place. Cindy Christensen noted that ninety percent of the hay that will be stored is delivered off-site so there isn't much traffic. This is just a way he can continue to do business as he has done for many years.

Duane Huffman noted that the current preferred access is through a residential street and could make it difficult working with neighbors around him. He suggested the Commission may want to look at options by considering modifications to the R-1-10 zone to consider language with a specification of size of property and type of business allowed or try to find a zone that would allow this and do a spot zone of this property.

Commissioner's Comments:

Mike Cottle is concerned we may open a can of worms if we grant this by changing the ordinance.

Corey Sweat referred to a similar request received last year and is not sure if we want to change the zoning ordinance but maybe it could be included in the home occupation ordinance.

Laura Charchenko supports what the Christensen's want to do and supports figuring out how to make it work.

Dee Vest favors tabling the item and let staff present something to us and see what some options are.

Vice Chairman Malan asked staff to look at the home occupation ordinance to see what options there could be to work things out for Mr. Christensen.

Action Taken:

Dee Vest move to table the item and direct staff to draft an amendment to our current Home Occupation permitted uses and present it for consideration to the Commission. Laura Charchenko seconded the motion and voting was unanimous in favor among those present.

6. Conditional Use Application for Tyson Davis for an Accessory Dwelling Unit.

Commissioner packets included a memorandum dated June 19, 2020 from Cathy Brightwell regarding an Accessory Dwelling Unit at 941 West 1950 North with attached application and site plan from applicant.

Ms. Brightwell explained that Mr. Davis has been issued a building permit to construct a new house in the Mountain View Estates subdivision. The house is designed to include an accessory dwelling unit (ADU) in the basement. A conditional use permit is required prior to using the potential apartment as an ADU. Staff recommended that Mr. Davis obtain the Conditional Use Permit for the ADU now for the simple reason that municipal and building codes change from time to time. It would be unfortunate if future changes to code prohibit the ADU or require structural changes for its approval. She explained that pursuant to our code, it is not visible from the street and there is adequate parking.

Before any conditional use permit may be issued for an ADU, the Planning Commission shall make an affirmative finding that the ADU will not create any injurious impacts to surrounding neighbors and/or the neighborhood where the ADU is to be located, and that the ADU otherwise meets the requirements of Chapter 17.60 of this title.

Action Taken:

Dee Vest move to approve the building permit for an ADU at 941 W 1950 North for Tyson Davis based on the following findings: 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; 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; and/or accompanying improvements will not inordinately impact schools, utilities, and streets; and the 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.

Conditions: the applicant will construct the addition in such a manner that WBMC 17.82.050 and the International Residential Building Code requirements for a second dwelling unit are satisfied; language will be included in any rental or lease agreement for the ADU that the lease will terminate upon sale of the property; this Permit is not transferable – if at any time the home is not occupied by the applicant or his immediate family or the applicant sells the property, the Permit shall be revoked pursuant to WBMC 17.60.080; and the applicant will execute the Conditional Use permit and ADU agreement which will be recorded in the County Recorder's office. Mike Cottle seconded the motion and voting was unanimous in favor among those present.

7. Conditional Use Application for Ben Savage for an Accessory Dwelling Unit

Commissioner packets included a memorandum dated June 19, 2020 from Cathy Brightwell regarding Accessory Dwelling Unit at 730 North 800 West with an application and site plan attached.

Cathy Brightwell informed the Commission that Mr. Savage has been issued a building permit for a garage remodel attached to his existing home that is intended to be used as separate living quarters for family members. A conditional use permit is required prior to using the potential apartment as an ADU. Ms. Brightwell explained that the unit is approximately 500 square feet with a door on the side to conform with city codes.

Before any conditional use permit may be issued for an ADU, the Planning Commission shall make an affirmative finding that the ADU will not create any injurious impacts to surrounding neighbors and/or the neighborhood where the ADU is to be located, and that the ADU otherwise meets the requirements of Chapter 17.60 of this title.

Cathy Brightwell noted that there is adequate parking on the property and on an RV pad. Councilman Enquist suggested putting a safety barrier in front of the unit for protection from vehicle driving into the building.

Action Taken:

Mike Cottle move to approve the building permit for an ADU at 730 N 800 West for Savage's based on the following findings: 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; 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; and/or accompanying improvements will not inordinately impact schools, utilities, and streets; and the conditions to be imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection.

Conditions: the applicant will construct the addition in such a manner that WBMC 17.82.050 and the International Residential Building Code requirements for a second dwelling unit are satisfied; language will be included in any rental or lease agreement for the ADU that the lease will terminate upon sale of the property; this Permit is not transferable – if at any time the home is not occupied by the applicant or his immediate family or the applicant sells the property, the Permit shall be revoked pursuant to WBMC 17.60.080; and the applicant will execute the Conditional Use permit and ADU agreement which will be recorded in the County Recorder's office. It is recommended that a barrier be placed in front of the unit for safety reasons. Dee Vest seconded the motion and voting was unanimous in favor among those present.

8. Consider Final Plat Approval for Ashby Acres at the corner of 1100 West and Pages Lane

Commissioner packets included a memorandum dated June 19, 2020 from Staff regarding Ashby Acres Subdivision-final plat with attached copy of the final plat.

Cathy Brightwell explained that James and Shelly Bruhn have applied for an 8-lot subdivision on the northeast corner of 1100 West and Pages Lane. The property is within the R-1-22 zone and consists of 4.62 acres. The eight lots meet the required R-1-22 zoning requirements for size and frontage. Will-serve letters have been received from the major utility companies.

The city engineer has reviewed the final plat submittal. He recommends addressing the items listed below as conditions for approval. Otherwise, the only updates to the plat and construction documents are several minor clarifications that have been provided to Mr. Bruhn for incorporation. Staff recommends approval of the final plat by planning commission.

Engineer's Comments:

In addition to several minor changes to the plat and grading plan, the following are highlighted:

- The proposed on-site storm drains and catch basins are adequate for the subdivision since the final development of the lots is only speculative. Additional catch basins will most likely be necessary when homes are constructed. If that turns out to be the case, then the storm drain in the rear of lot 4 can be extended by the property owners farther east.
- Move sewer service to be a common/single pavement cut with the irrigation service.
- Add PUE/D for storm drain pipe on lots 7 & 8.
- Add note for lot 7 that it complies with the fire code and Geotech study on file.

James Bruhn noted that his engineer has not done such a great job. He confirmed that there will be only one road cut by lot 7. The drainage between lots 7 and 8 has petroleum lines underground so they will be restricted in placing drain pipes so he wants to match the drainage line with Olsen Farms for the entire back of the property. Duane noted that that would have to be reviewed and accepted for final plat.

Corey Sweat noted that #1 would not be applicable as James has made his recommended changes.

Action Taken:

Corey Sweat moved to approve the Ashby Acres final plat for James and Shelley Bruhn and forward it to the city council for their approval with the following conditions: add public utility easement and drainage for storm drain pipe of lots 7 and 8; a driveway design for lot 7 that demonstrates compliance to the Fire Code and Geotech study that is on file at West Bountiful City; move sewer service at station 3+80 to be a common/single pavement cut with the irrigation service; obtain final design approval from Weber Basin and South Davis Sewer and obtain payment for storm drain impact fees for 6 lots and reimbursable costs from Pages Lane project. Drainage is subject to final review and approval from city engineer. Laura Charchenko seconded the motion and voting was unanimous in favor.

9. Staff Report

Cathy Brightwell:

- 800 West will be paved from 10th North and Pages Lane on Wednesday and Thursday and completely closed. Cars need to get out early morning but will not get back in for the evening and will have to park on other streets nearby.

- Haven Wood meeting tomorrow morning for some proposals for an upcoming meeting.
- City has been receiving lots of calls about the Hughes Property that is for sale on 1100 West. Homeowners have 90 days to clear property upon sale. There are concerns that some of that property could move to the property to the north. It was noted that homeowner has property in North Salt Lake where items can be relocated.

Duane Huffman:

- There have been many applicants for city engineer five of whom have been chosen for interviews. The 1st round of interviews will begin this week. Staff and Mayor will only recommend those that can do the job.
- Reported how Davis County is doing in relation to Covid -19. Shared data of confirmed cases by week and noted they are beginning to double on a weekly basis. Showed testing that has been steady since April. Hospitalizations have been steadily increasing and could be near capacity if numbers do not decline in the next week or so. Virus is being spread by healthy people to those with compromised immune systems. Encouraging West Bountiful residents to practice social distancing, mask protection and hand washing/sanitizing. North Salt Lake currently has the highest number of cases in Davis County.
- A meeting is scheduled with the Smith family to discuss with Mayor and staff the future of the Smith property. They have requested to de-annex some parcels of property from West Bountiful.

10. Consider Meeting Minutes from June 9, 2020.

Action Taken:

Corey Sweat moved to approve of the minutes of the June 9, 2020 meeting as presented. Laura Charchenko seconded the motion and voting was unanimous in favor.

11. Adjourn

Action Taken:

Laura Charchenko moved to adjourn the regular session of the Planning Commission meeting at 9:47 pm. Dee Vest seconded the motion. Voting was unanimous in favor.

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The foregoing was approved by the West Bountiful City Planning Commission on July 14, 2020, by unanimous vote of all members present.

Cathy Brightwell

 Cathy Brightwell – City Recorder

