

Mayor
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

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, JANUARY 9, 2018 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Public Hearing to Receive Comments for the West Yard Subdivision consisting of 11.22 acres at approximately 1410 W 1200 North.
3. Consider Final Approval for West Yard Subdivision at Approximately 1410 W 1200 North.
4. Public Hearing to Receive Comments on Proposed Changes to Yard Regulations in Title 17.
5. Consider Changes to Yard Regulations in Title 17.
6. Consider Final Plat for High Gate Estates at 1100 West and 100 North.
7. Staff report.
8. Consider approval of minutes from December 12, 2017 meeting.
9. Adjourn.

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 January 5, 2018 by Cathy Brightwell, City Recorder.

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 January 5, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 9, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

MEMBERS PRESENT: Acting Chairman Mike Cottle, Alan Malan, Laura Charchenko, Corey Sweat, and Council member Kelly Enquist

MEMBERS ABSENT: Chairman Denis Hopkinson

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

VISITORS: Dennis and Melanie Vest, Trent Vest, Brady Tracy, Gary Jacketta, Steve Maughan, Neal Hamilton, Jay Gough, Todd Willey

The regular Planning Commission Meeting was called to order at 7:30 pm by Mike Cottle. Laura Charchenko offered a prayer.

1. Accept Agenda

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

2. Public Hearing to Receive Comments for the West Yard Subdivision consisting of 11.22 acres at approximately 1410 W 1200 North

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 7:33 pm to receive comments for the West Yard Subdivision consisting of 11.22 acres at approximately 1410 W 1200 North. Alan Malan seconded the motion and voting was unanimous in favor of members present.

Ben White introduced and explained the history behind the property. Mr. White pointed out that the Sewer District is located on the west side of Legacy Highway and also owns some property on the east side. The Sewer District has agreed to sell parcels #2 and #3 to West Bountiful City. Parcel 4 will still be owned by the Sewer District. The City desires to divide Lot 3 which will create a small lot subdivision. The property will be used by the City to construct a new public works facility.

Public Comment:

No Public Comment

ACTION TAKEN:

Corey Sweat Moved to close the public hearing at 7:35 pm. Laura Charchenko seconded the motion and voting was unanimous in favor.

3. Consider Final Approval for West Yard Subdivision at Approximately 1410 West 1200 North

Commissioner packets included a memorandum dated January 4, 2018 from Ben White regarding the new West Yard Subdivision with attached Land Use Authority's Certification of Written Approval of Small Subdivision with a plat and a site plan.

West Bountiful City desires to purchase 5.37 acres of parcel 3, plus 0.33 acres parcel 2 of unincorporated Davis County to build a new public works facility. Because we are the ones wanting to subdivide we are the applicant instead of the Sewer District.

Alan Malan recommended curb, gutter and sidewalk be part of the improvements to continue from the Legacy Trailhead access parking lot.

Laura Charchenko asked if the property would need to be rezoned. Ben White explained that utilities and government entities have privileges to build within the zone.

Mike Cottle did not see the benefit of requiring curb, gutter and sidewalk; Laura Charchenko concurred.

Kelly Enquist felt there needed to be a deferral agreement on the curb, gutter and sidewalk.

Denis Vest recommended a wide path for horses and walkway and feels that they may be would not want to lock into a plan right away.

ACTION TAKEN:

Corey Sweat moved to give final approval for the West Yard small lot subdivision located at 1410 W 1200 North with the recommendation to City Council to consider requiring curb, gutter and sidewalk in that area. Alan Malan seconded the motion and a roll call vote was taken which passed 3-1.

Roll Call Vote:

Mike Cottle – Nay

Alan Malan- Aye

Corey Sweat – Aye

Laura Charchenko- Aye

4. Public Hearing to Receive Comments on Proposed Changes to Yard Regulations in Title 17.

Ben White introduced the changes made to the Title 17 Yard Regulations and explained the need to make changes. He pointed out that in the current document, some terms and language are unclear. Mr. White reviewed the suggested changes included in their packets. He stated no structural changes have been made to the document other than clarifying language.

ACTION TAKEN:

Laura Charchenko moved to open the public hearing at 7:49 pm to Receive Comments on Proposed Changes to Yard Regulations in Title 17. Corey Sweat seconded the motion and voting was unanimous in favor.

Public Comment:

No Public Comment was made.

ACTION TAKEN:

Corey Sweat moved to close the public hearing at 7:50 pm. Alan Malan seconded the motion and voting was unanimous in favor.

5. Consider Changes to Yard Regulations in Title 17

Commissioner packets included a memorandum from Ben White dated January 5, 2018. Clarifying language is proposed to better identify factors in required setback for main and accessory building structures. There is also a proposed change to clarify what setbacks can and cannot be modified by a Conditional Use Permit.

Corey Sweat inquired about 3.c. and felt the language could be made clearer; he suggested striking "from the front lot line." Mr. White will talk with legal counsel. Laura Charchenko is also concerned with this same language.

Steve Maughan inquired if the new document allows a small accessory building on the side lot. Mr. White answered to the affirmative.

Alan Malan inquired about the definitions of "yard" being redundant. Ben White explained that listing them as they are will allow the definitions to stay in line within the "Yard" section. Alan Malan feels it is important to include the diagram of the yard area in the Code to help explain the language. Staff will see if it is possible. Mr. Malan also inquired about A.2. and felt the language reads strange. He pointed out that A.3.B. is a duplication of A.3.D. and should be deleted.

Mike Cottle feels the changes are appropriate and support the changes.

ACTION TAKEN:

Corey Sweat moved to approve the proposed changes to the Yard Regulations in Title 17 as discussed, including removing A.3.B and including a diagram in the Code and forward to City Council for final approval. Alan Malan seconded the motion and voting was unanimous in favor.

6. Consider Final Plat for High Gate Estates at 1100 West and 100 North

Ben White introduced the layout for the High Gate Estates and pointed out some of the unique features of the development. He noted that Parcel A is ½ acre and is located in the B/U zone with all other lots being 1 acre in the A-1 residential zone. He explained that the sidewalk along the northside of the entrance road will be 6 feet wide. The Sewer District has agreed to construct the sewer line ½ mile west of the development at their cost. A Holly Frontier waste line runs through the development and the Sewer district will work with Holly to release the easement and make that line obsolete. Some discussion took place in these regards.

Corey Sweat asked Steve Maughan if he was comfortable with the discharge into the canal between Lots 1 and 2. Ben White pointed out that plan has been changed and moved onto Lot 26 and 27. Steve Maughan likes that change.

Alan Malan had no further comments except to make sure the fire hydrants and street lights are in their proper placement.

Mike Cottle asked if the fire marshal needs access to Lot 26 and 27. Ben White explained the necessary requirements and pointed out that the criteria can change depending on where the house is placed on the property. He asked about fencing the canal and the developer responded that fencing will be required in the CCR's.

ACTION TAKEN:

Alan Malan moved to approve the final plat for High Gate Estates at 1100 West and 100 North. Laura Charchenko seconded the motion and voting was unanimous in favor.

7. Staff Report

Ben White:

- State Legislature is proposing to make changes to law regarding Conditional Use Permits that may make them more difficult to issue. We may have to be more specific in giving direction and may very likely lose latitude.
- Possible annexation application for the Equestrian Center area.

Cathy Brightwell:

- Disclosure statements will be included in their folders and they will need to be signed and returned to her by next meeting.

8. Consider Approval of Minutes from December 12, 2017.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the December 12, 2017 meeting as presented. Alan Malan seconded the motion and voting was unanimous in favor.

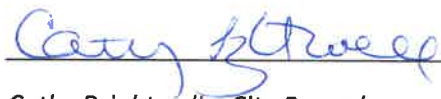
9. Adjournment

ACTION TAKEN:

*Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:20 p.m.
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 January 23, 2018, by
unanimous vote of all members present.*


Cathy Brightwell – City Recorder

