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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

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, FEBRUARY 13, 2018 AT THE CITY OFFICES

Welcome. Prayer/Thought by Invitation

1. Accept agenda.
2. Public Hearing for Preliminary Plat for Kinross Estates at 1100 W and Porter Lane.
3. Consider Preliminary Plat for Kinross Estates, by Hamlet Development, at 1100 W and Porter Lane.
4. Discuss Conceptual Plat for Proposed Subdivision by Bountiful Pastures at approximately 2000 North 1100 West.
5. Staff report.
6. Consider approval of minutes from January 23, 2018 meeting.
7. 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 February 9, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission**

FEBRUARY 13, 2018

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 February 9, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, February 13, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

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

VISITORS: Gary Jacketta, Michael Hensley, Cameron Till, Rick and Alex Jackson, Zach and Mike Brodsky, Ironwood Development representative

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

2. Public Hearing for Preliminary Plat for Kinross Estates at 1100 West and Porter Lane

Chairman Hopkinson introduced the Kinross Estate Preliminary Plat and invited the Public to share their views on this topic.

ACTION TAKEN:

Laura Charchenko moved to open the Public Hearing for comment for Preliminary Plat for Kinross Estates at 1100 West and Porter Lane at 7:35 pm. Corey Sweat seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT:

- **Cathy Brightwell** read a letter from a resident in the neighborhood who said they were unable to attend the hearing. The resident asked to remain anonymous. Chairman Hopkinson stated the letter will be treated as invalid without a name associated with it.
- **Michael Hensley** apologized for his emotions on this subject. He reviewed the various hearings that have taken place over the last year and commented that he believes 50 percent of the lots in the development are under half acre. He feels that track homes will decrease value of the surrounding properties that have quality custom built homes. He asked why West Bountiful changed their values and ideas on the things they are allowing to be developed.

Chairman Hopkinson corrected some of the misinformation that Mr. Hensley had received regarding lot sizes. Commissioner Charchenko explained that the City requested the smaller lots on five of the eight lots that are under ½ acre to better accommodate the detention basin for the project.

ACTION TAKEN:

Corey Sweat moved to close the Public Hearing at 7:40 pm. Alan Malan seconded the motion and voting was unanimous in favor.

3. Consider Preliminary Plat for Kinross Estates at 1100 West and Porter Lane

Commissioners received a packet including a memorandum from Ben White dated February 9, 2018 regarding the Kinross Estates PUD Preliminary Plat Public Hearing and attached preliminary site plans.

Mr. White informed the Commissioners that the PUD application along with the Development Agreement were approved by the City Council at their January 16th meeting. The Development Agreement, WBMC Titles 16 and 17 are now the subdivision and zoning codes that the Subdivision will be subject to while reviewing the plat.

This PUD subdivision consists of thirty-four lots. The three largest deviations from a typical subdivision included in the Development Agreement are: 1) varying lot sizes with eight lots smaller than 0.5 acres (five of these lots were reduced in size to accommodate a larger detention basin on the west open parcel); 2) a dead-end street that exceeds the city standard; and 3) deed restrictions on certain lots until environmental issues are resolved.

The southwest corner has a dead-end street with a temporary bubble. When the road to the south adjacent property is completed, the city will remove the bubble with funds contributed by the developer. Property owners will be responsible for their own landscaping.

Some things to note regarding the Preliminary Plat are:

- Lot layout is approved per the Development Agreement;
- City minimum standards are met for the right of way of street cross sections, widths, and construction of curb and sidewalk along 1100 West and Porter Lane frontage;
- Provision in the Development Agreement for the Developer to contribute \$10,000 for the future removal of the temporary turn around to construct a standard road cross section; the turnaround on the east side is permanent;
- Street lights will be included throughout the development including street corners;
- Both culinary and secondary water utility designs are consistent with general design guidelines and a new secondary water line extending east on Porter Lane to the Birnam Woods subdivision is being proposed;
- Sanitary Sewer design is consistent with standard design practices and the existing sewer lift station control panels and electrical services located approximately at 1100 West and Porter Lane corner will need to be relocated because of installation of curb, gutter and sidewalk;
- There will be underground piping along 1100 West and Porter Lane in the front yards with private rear yard drains and piping in the proposed streets. Due to the shallowness of the existing drainage system, it is not possible to cover the pipe in the paved street area;
- An old well has been identified and will not be used in the development;
- Other documents available for review along with the Development Agreement are the Geotechnical study, wetland delineation, environmental reports and project CCR's.

Commissioner Comments:

Alan Malan inquired about the drainage in the area. Mr. White informed him that homes will be built above the flood plain level. Mr. Malan had some issues with the prior Development Agreement but those have been resolved to his satisfaction.

Corey Sweat asked if the ditch will remain open on Porter Lane and Ben White answered that it will be piped in, although there will be a small section on adjoining properties that will not be piped. Other drainage issues on abutting properties will become the individual property owners' responsibility.

Laura Charchenko asked if the old well will be active. Ben White answered that it will not be used in the development.

Mike Cottle commented that he thought there were only three lots under ½ acre. He did not remember approving the lots for the detention basin use. Ben White explained that Commissioners asked to move the lot line boundaries to accommodate the detention basin so it could be in the open parcel and not part of 5 different lots. Laura Charchenko explained their reasoning including that it will make clean out much easier for the Public Works crew.

Council member Kelly Enquist informed the Commission that the vote to approve the Kinross Estates PUD by City Council passed by a vote of 3 to 2.

ACTION TAKEN:

Corey Sweat moved to approve Kinross Estates per the executed Development Agreement and the ten items listed in the memorandum from Ben White. Laura Charchenko seconded the motion which passed with a vote of 3-2.

A Roll call vote was taken:

Denis Hopkinson- Nay

Mike Cottle- Nay

Corey Sweat- Aye

Laura Charchenko- Aye

Alan Malan- Aye

4. Discuss Conceptual Plat for Proposed Bountiful Pastures Subdivision by Ironwood Development at approximately 2000 North 1100 West.

Commissioner packet included a memorandum dated February 9, 2018 from Ben White regarding the Bountiful Pasture Subdivision Concept Plan with an attached site plan. He showed the conceptual plans of the developer and noted that there is nothing to approve at this point.

This development is zoned half acre, has 23.68 acres and is located north of the DSB canal at approximately 2000 North extending to the east and west from D&RG right of way to 1100 West. This property abuts Kinross Estates to the north and cannot be developed without the development of the Kinross Estates; we cannot grant final on this development until Kinross moves forward.

Mr. White commented on several aspects of the proposal for the Commission to consider. He pointed out a sharp knuckle in the road on the east side and made suggestions regarding radius to make a less sharp corner to things more driver friendly through the development. He also mentioned a slight weave to road on the west end coming from the Kinross development. He suggested it be straightened out some to not look like a mistake. He also noted that some

drainage issues have been pointed out to the Developer including the need for a way to retain storm water.

The property is located in the R-1-22 (1/2 acre zone) and includes 35 lots that meet the minimum size and frontage requirement of the zone. Mr. White pointed out other points of interest in his memorandum which included:

- Challenges due to overhead and underground easements are present;
- Connections to the Kinross development reduce the northeasterly dead-end street to just under 1000 feet. The project cannot meet city requirements without the Kinross Development in place;
- A temporary turn around will be required on the northeast dead-end;
- Road design could be adjusted to be friendlier
 - All curves of road must be a minimum of 150-foot center line radius
 - Review options for the “knuckle” abutting Lot 20;
- Storm water needs to be better defined before preliminary plat is considered;
- A wetland study should be prepared prior to submitting the preliminary plant.

Corey Sweat likes the design of the development with the few suggested changes mentioned this evening. He is happy with the half acre proposal.

Mike Cottle concurred.

Laura Charchenko does not mind the knuckle and concurs with Corey Sweat’s comments.

5. Staff Report

Ben White:

- UDOT is working on a traffic light at 10th North and 5th West by Country Inn & Suites. There has been some concern with how that will affect traffic in the area. They may also be addressing some issues in the Costco area on 5th West due to congestion and accidents.
- The Pages Lane project was awarded to MC Green Company and is expected to start sometime in June.
- 640 West road project (Porter to the Centerville round-about) will be done this summer. Curb and Gutter will be added on both side of the road in West Bountiful and on the east side in Centerville. There may be a week where the road will be completely closed.

Cathy Brightwell:

- No Report

6. Consider Approval of Minutes from January 23, 2018.

ACTION TAKEN:

Laura Charchenko moved to approve of the minutes of the January 23, 2018 meeting as presented. Corey Sweat seconded the motion and voting was unanimous in favor.

7. Adjournment**ACTION TAKEN:**

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:15 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 February 27, 2018 by unanimous vote of all members present.

Cathy Brightwell
 Cathy Brightwell - City Recorder

