

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
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.

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NOTICE OF PUBLIC HEARING

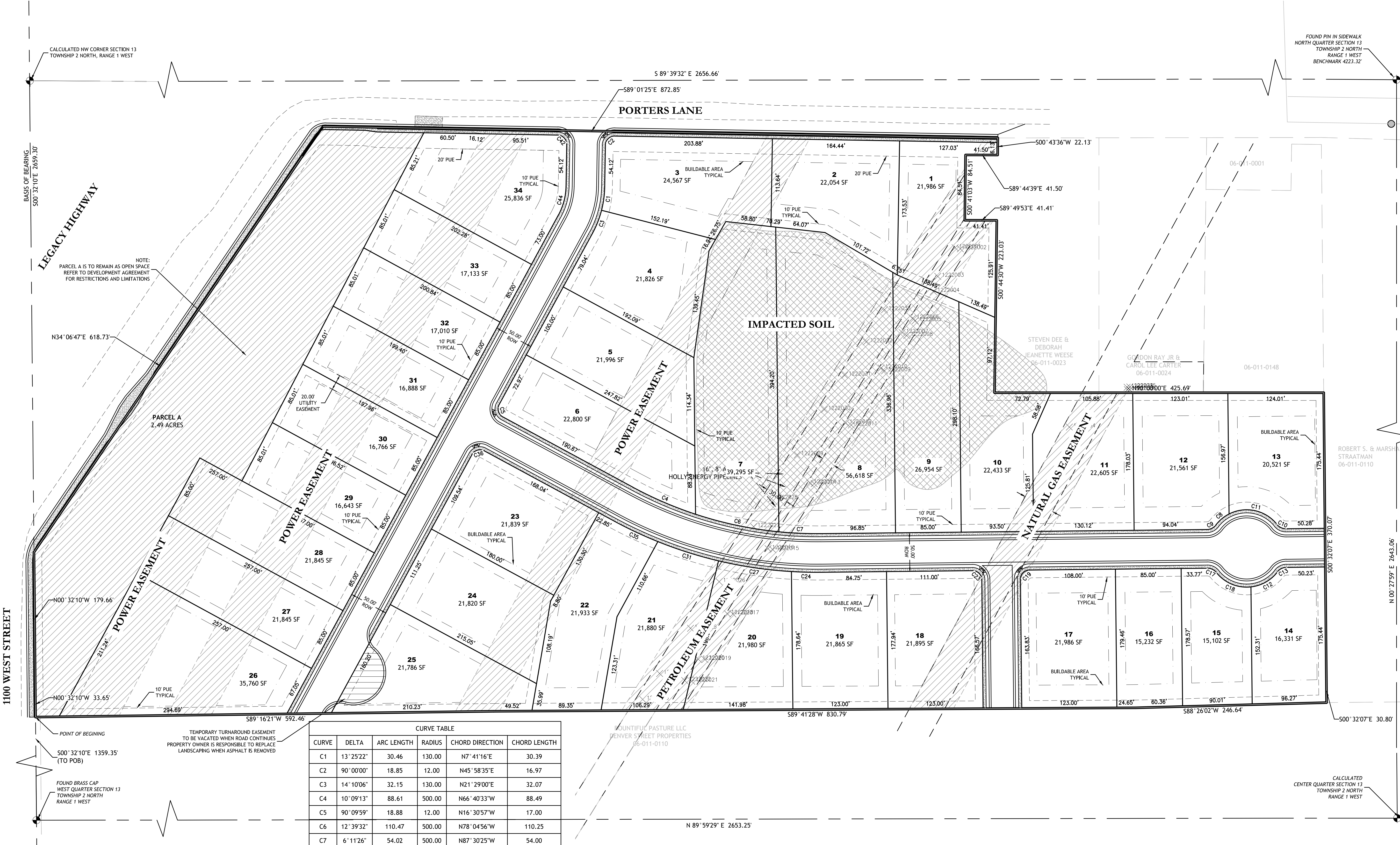
The West Bountiful Planning Commission will hold a Public Hearing on **Tuesday, February 13, 2018 at 7:30 p.m.**, or as soon thereafter as possible, at the City offices, 550 North 800 West.

The purpose of the hearing is to receive public comment regarding the preliminary plat of a 34-Lot Subdivision, Kinross Estates, at Porter Lane and 1100 West by Hamlet Development.

A copy of the proposal may be viewed on the City website: www.wbcity.org. All interested parties are invited to participate. Written comments may be submitted to the City Offices prior to the meeting.

Cathy Brightwell
City Recorder

C:\Users\Nick\Dropbox\EDM\Projects\Kinross Estates\Drawings\2 Preliminary\Parcels.dwg

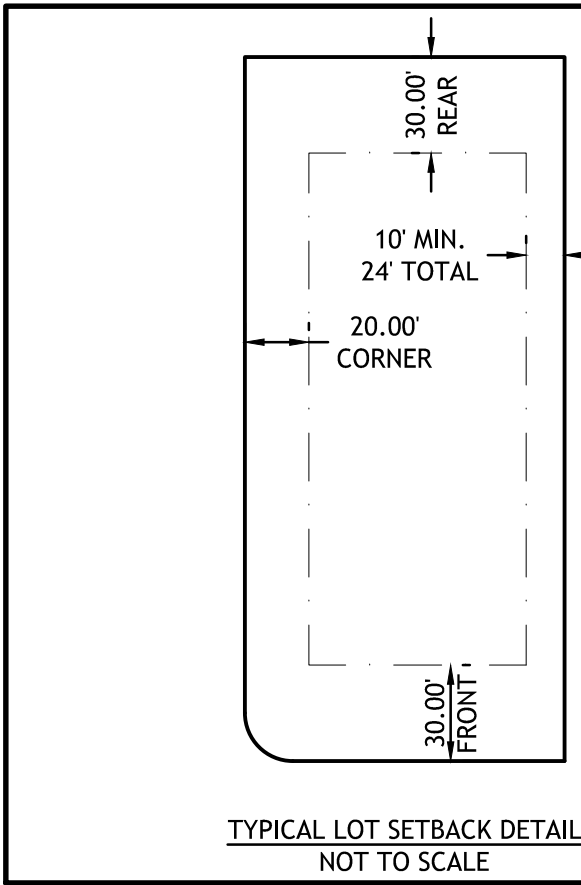


BASIS OF BEARING
NORTH 00° 32'10" WEST, BEING THE BEARING OF THE SECTION LINE BETWEEN A FOUND BRASS
CAP MONUMENT AT WEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST AND
A CALCULATED MONUMENT AT NORTHWEST CORNER OF SECTION 13, TOWNSHIP 2 NORTH,
RANGE 1 WEST

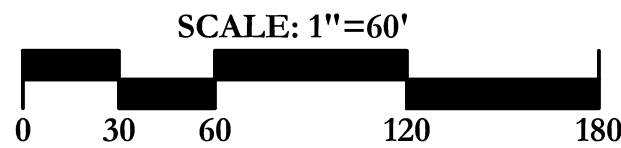
BOUNDARY DESCRIPTION
BEGINNING AT A POINT ALONG THE SECTION LINE N00° 32'10" W 1359.35 FEET FROM THE
WEST QUARTER OF SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND
MERIDIAN; AND RUNNING THENCE ALONG SAID SECTION LINE N00° 32'10" W 213.32 FEET,
THENCE N34° 06'47" E 618.73 FEET, THENCE A DISTANCE OF 46.92 FEET ALONG AN ARC OF A
1,826.44 FOOT RADIUS CURVE TO THE RIGHT (CHORD BEARS N34° 53'14" E A DISTANCE OF
46.92 FEET), THENCE S89° 01'25" E 872.85 FEET, THENCE S00° 43'36" W 22.13 FEET, THENCE
N89° 44'39" W 41.50 FEET, THENCE S00° 41'03" W 84.51 FEET, THENCE S89° 49'53" E 41.41 FEET,
THENCE S00° 44'30" W 223.03 FEET, THENCE N90° 00'00" E 425.69 FEET, THENCE S00° 32'07" E
400.87 FEET, THENCE S88° 26'02" W 246.64 FEET, THENCE S89° 41'28" W 830.79 FEET, THENCE
S89° 16'21" W 592.46 FEET TO THE POINT OF BEGINNING.

CONTAINS 23.01 ACRES IN AREA

CURVE TABLE					
CURVE	DELTA	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	13° 25'22"	30.46	130.00	N7° 41'16"E	30.39
C2	90° 00'00"	18.85	12.00	N45° 58'35"E	16.97
C3	14° 10'06"	32.15	130.00	N21° 29'00"E	32.07
C4	10° 09'13"	88.61	500.00	N66° 40'33"W	88.49
C5	90° 09'59"	18.88	12.00	N16° 30'57"W	17.00
C6	12° 39'32"	110.47	500.00	N78° 04'56"W	110.25
C7	6° 11'26"	54.02	500.00	N87° 30'25"W	54.00
C8	25° 33'50"	22.31	50.00	S50° 09'35"W	22.12
C9	52° 01'12"	13.62	15.00	S63° 23'16"W	13.16
C10	52° 01'12"	13.62	15.00	N64° 35'32"W	13.16
C11	78° 28'35"	68.48	50.00	N77° 49'13"W	63.25
C12	46° 16'51"	40.39	50.00	N60° 31'05"E	39.30
C13	52° 01'12"	13.62	15.00	N63° 23'16"E	13.16
C17	52° 01'12"	13.62	15.00	S64° 35'32"E	13.16
C18	57° 45'33"	50.40	50.00	S67° 27'42"E	48.30
C19	90° 00'00"	23.56	15.00	N44° 23'52"E	21.21
C23	90° 00'00"	18.85	12.00	S45° 36'08"E	16.97
C24	3° 59'17"	38.28	550.00	S88° 36'30"E	38.27
C27	9° 56'34"	95.44	550.00	S81° 38'34"E	95.32
C31	8° 34'59"	82.39	550.00	S72° 22'48"E	82.31
C35	6° 29'22"	62.30	550.00	S64° 50'38"E	62.26
C36	89° 50'01"	18.81	12.00	N73° 29'03"E	16.95



3980 S. 700 E., # 22 Salt Lake City, UT 84107
(801) 201-7494 www.edmlc.net



DEVELOPER:

Hamlet Development
308 East 4500 South, Suite 200
Murray, UT 84107
801-281-2223



SURVEYOR'S CERTIFICATE

I, TYLER E. JENKINS DO HEREBY CERTIFY THAT I AM A
PROFESSIONAL LAND SURVEYOR AND THAT I HOLD
CERTIFICATE NO. 4938730 AS PRESCRIBED UNDER THE
LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY
THAT BY THE AUTHORITY OF THE OWNERS, I HAVE
MADE A SURVEY OF THE TRACT OF LAND SHOWN ON
THIS PLAT AND DESCRIBED BELOW, AND HAVE
SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND
STREETS, HEREAFTER TO BE KNOWN AS:

KINROSS ESTATES SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED
AND STAKED ON THE GROUND AS SHOWN ON THIS
PLAT.

NOTES

- All sanitary sewer improvements shall conform with the standards and specifications of South Davis Sewer District.
- All culinary water improvements shall conform with the standards and specifications of West Bountiful City.
- All improvements in the public right of way shall conform with the standards and specifications of West Bountiful City.
- All private improvements shall conform to APWA standards and specifications.
- Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
- Typical setbacks are:
 - Front: 30'
 - Rear: 30'
 - Side Interior: 10' min. 24' total
 - Side Corner: 20'
- Impacted soils information based upon a site map from Tesoro Logistics identified with project number K014TSMPS.

PROJECT STATISTICS

Total Area 23.01 Acres
Total Lots 34 (1.48 per acre)



Kinross Estates

Preliminary Plat

PROJECT: 1770
DRAWN BY: NMM
REVIEWED BY: PMD
REVISIONS:
No. DATE REMARKS

DATE: January 17, 2018

SHEET NUMBER:

O-2

MEMORANDUM



TO: Planning Commission

DATE: February 9, 2018

FROM: Ben White

RE: Kinross Estates PUD Preliminary Plat Public Hearing and Plat Consideration

The City Council approved the PUD application for Kinross Estates along with the accompanying Development Agreement in its January 16th meeting, as recommended by the Planning Commission. The approved Development Agreement, together with Title 16 and 17, become the subdivision and zoning codes as the City now reviews that subdivision plat. The three largest deviations included in the Development Agreement are:

1. Varying lot sizes with some of the lots smaller than 0.5 acres;
2. A dead-end street that exceeds the city standard; and
3. Deed restrictions on certain lots until environmental issues are resolved.

A public hearing is required prior to the Planning Commission approving a preliminary plat. The hearing has been scheduled for February 13th meeting.

Preliminary Plat Consideration

The preliminary plat dated January 17, 2018 is included with this memo. Notable items included with or on the plat include:

1. The lot layout is as approved in the Development Agreement.
2. Right of way widths and street cross sections which meet the city minimum standards. This includes the construction of curb and sidewalk along 1100 West and Porter Lane frontage.
3. A temporary turn around on the south street stub. There is a provision in the Development Agreement for the Developer to contribute \$10,000 for the future removal of the temporary turn around the construction of a standard road cross section. The turn around on the east side of the project is intended to remain permanently.
4. Proposed street lighting is consistent with the Development Agreement which includes lighting throughout the development including street corners.
5. Culinary water and secondary water utility designs appear to be consistent with general design guidelines. A new secondary water line is proposed to extend east on Porter Lane to the Birnam Woods subdivision to connect to an existing secondary water pipe.

6. Sanitary sewer design appears to be consistent with standard design practices. An existing sewer lift station near the 1100 West Porter Lane corner will require the relocation of control panels and electrical service (as indicated on the preliminary plat) to accommodate the construction of curb and sidewalk.
7. A shallow one-acre storm detention basin is proposed in the open space parcel. The development also includes underground piping along 1100 West, Porter Lane, private rear yard drains and piping in the proposed streets. The storm drain pipe along Porter Lane will be in the front yards. Due to the shallowness of the existing drainage system, adequate cover over the pipe cannot be achieved within the paved street.
8. An old well has been identified on the site. If it is not to be used, it
9. Will serve letters from the required utility companies have been provided.
10. The following documents are attachments to the Development Agreement and are available at city hall for review:
 - a. Geotechnical Study
 - b. Wetland Delineation
 - c. Environmental Reports regarding the impacted soils
 - d. Project CCRs

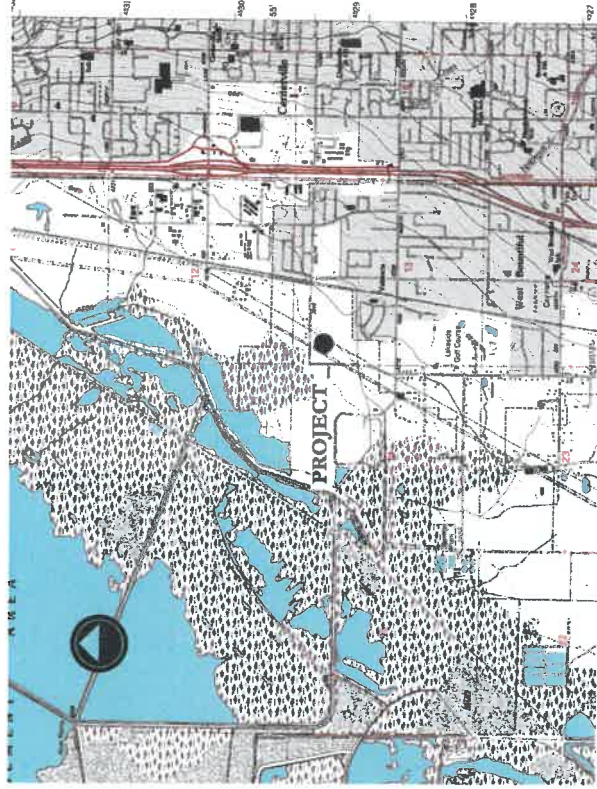
We have not received an executed Development Agreement. The delay results from the time required for Tesoro Pipeline to execute the Indemnity Agreement. Once it is signed, staff expects the Development Agreement to be forth coming.

Possible Motions

- A. Following the public hearing, the Planning Commission may consider a motion to approve the Preliminary Plat conditioned upon items identified by the Planning Commission and execution of the Development Agreement as approved by the City Council.
- B. Planning Commission may table the item until the Development Agreement is executed.



VICINITY MAP
1" = 200'



LOCATION MAP
1" = 1000'

BENCHMARK

Project benchmark is a found pin in the sidewalk (North Quarter of Section 13, T2N, R1W, SLB&M.)
Elevation = 4223.32

GEOTECHNICAL STUDY

A site specific geotechnical study has been prepared for this project by Gordon Geotechnical. The report is dated July 10, 2017, was prepared by Patrick Emery, and is listed as job number 036-028-17.

The requirements outlined in this study shall be followed on this project.

SHEET INDEX

- O-1 Title Sheet
- O-2 Preliminary Plat
- O-3 Overall Utility Plan
- O-4 Overall Grading & Drainage Plan



DEVELOPER

Hemlock Development
1000 West 1000 South, Suite 200
Murray, UT 84017
801-281-2223



NOTES

1. All utility sewer improvements shall conform with the standards and specifications of Salt Lake County.
2. All utility sewer improvements shall conform with the standards and specifications of West Jordan City.
3. All improvements to the public right-of-way shall conform with the standards and specifications of West Jordan City.
4. All improvements to the public right-of-way shall conform with the standards and specifications of West Jordan City.
5. Construction of all utilities shall be completed prior to beginning work.
6. The proposed improvements to all utilities shall be completed prior to beginning work.
7. The proposed improvements to all utilities shall be completed prior to beginning work.
8. The proposed improvements to all utilities shall be completed prior to beginning work.

PRODUCT STATISTICS

Total Area 23.01 Acres
Total Lots 34 (11 of 66 are sold)



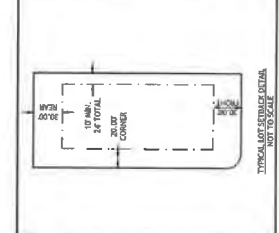
Kinross Estates Preliminary Plans

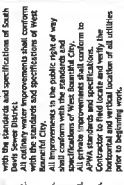
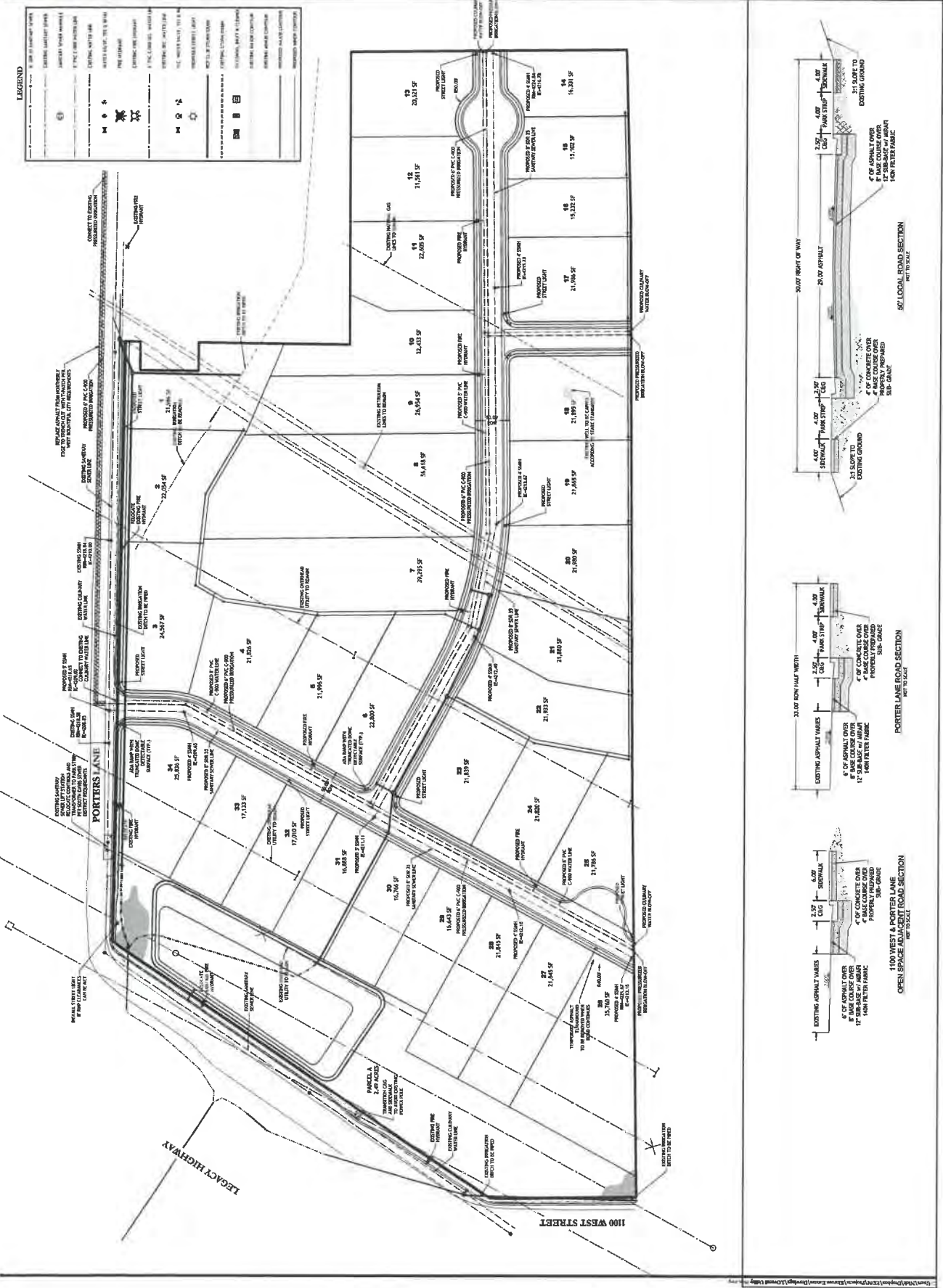
Title Sheet

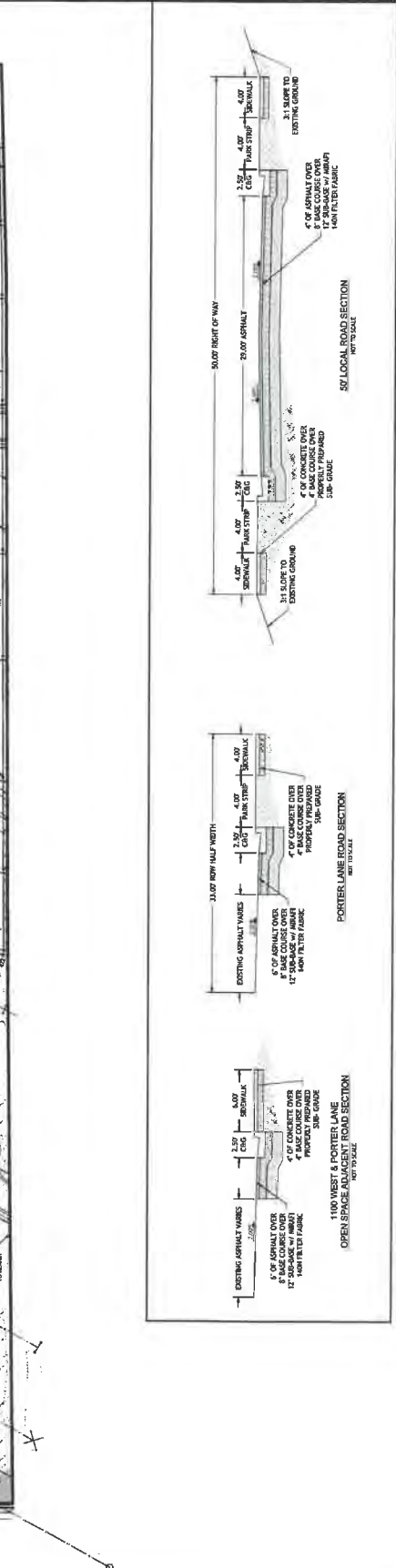
PROJECT:	KT2
DESIGNED BY:	PKD
REVIEWED BY:	PKD
DATE:	REMARKS
NO. DATE	

DATE: January 17, 2018
SHEET NUMBER:

O-1

[illegible]

0-3



MEMORANDUM



TO: Planning Commission
DATE: February 9, 2018
FROM: Ben White
RE: Bountiful Pasture Subdivision – Concept Plan

Bountiful Pasture, LLC has accepted an offer from Ironwood Development to purchase the 23.68 acre parcel of land north of the DSB canal at approximately 2000 North and running east – west from the D&RG right of way to 1100 West street. The Kinross Subdivision borders the property for most of the north boundary.

The property is within the R-1-22 (half acre zone). The concept plan includes 35 lots that appear to meet the minimum size and frontage requirement for the zone. Other points of interest in the proposal include:

1. Overhead and underground easements present a development challenge.
2. The connections to the Kinross development reduce the northeasterly dead-end street to just under 1000 feet. This project is feasible only if the Kinross development moves forward.
3. A temporary turn around will be required on the northeast dead-end.
4. The reverse curve in the street abutting lots 3, 4 and 5 should have a centerline radius increased to about 200 feet. The smaller radius curve makes the road seem like a “mistake.” Particularly with the curve entering the subdivision, this reverse curve as proposed would be less driver friendly.
5. Need to verify that all other curves have a minimum of a 150 foot center line radius.
6. Multiple opinions have been expressed regarding the “knuckle” abutting lot 20. Some like it because it slows down traffic. Others do not for the same reason. It is not as friendly as a more sweeping curve. A sweeping curve would require a “creative design” to keep the same number of lots that meet the minimum code requirements.
7. Storm water needs to be better defined before a preliminary plat is considered.
8. A wetland study should be prepared prior to considering a preliminary plat.

A concept plan review does not require a motion from the Planning Commission. It is merely an opportunity for the developer and the city to enter a dialog regarding the proposal prior to a preliminary plat submission.



1100 West Street

Developer:
VHD, LLC
50 E. 2500 N., #101
North Logan, UT 84341
(435) 752-1480

Bountiful Pasture Subdivision

West Bountiful City, Davis County, Utah

**West Bountiful City
Planning Commission**

PENDING

JANUARY 23, 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 January 19, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, January 23, 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)

MEMBERS/STAFF EXCUSED:

VISITORS: Robert Thornsbury, Drew Vanderstek, Xander Hulet, Justin Odekirk, Tony Thompson, and Brandon Wood.

The Planning Commission Meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Corey Sweat 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. Consider Conditional Use Application from Justin Odekirk, 440 N 1100 West, for a garage twenty-three feet in height.

Commissioner packets included a memorandum from Ben White dated January 18, 2018 regarding the Odekirk accessory building Conditional Use Permit for 440 North 1100 West, a Conditional Use Permit application, and a site plan.

Ben White explained that the Odekirk's live on lot 1 of Alice Acre's which is half acre and would like to construct a single level, detached garage to store boats and RV's that may require a taller than normal garage door. The accessory building will be located in the southeast corner of the lot. The garage will be 27'x46' with walls that are 16 feet tall. A 6:12 roof pitch pushes the roof peak to nearly 23 feet. The lot is large and deep and the main structure has already been constructed. Mr. White stated that this is similar to others that have come before us for approval in the past.

ACTION TAKEN:

Corey Sweat moved to approve the Conditional Use Application from Justin Odekirk, 440 N 1100 West, for a garage twenty-three feet in height with the condition to follow the City Code and affirmative 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; The proposed use 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 proposed use will comply with the regulations and conditions specified in the land use ordinance for such use; and the proposed use will conform to the intent of the city's general plan. Mike Cottle seconded the motion and voting was unanimous in favor among those members present.

3. Consider Conditional Use Application from Robert Thornsburg, 2297 N 880 West, for a tool/storage shed less than ten feet from main structure.

Commissioners received a packet including a memorandum from Ben White dated January 19, 2018 regarding an accessory building Conditional Use Permit for Robert Thornsburg with the Conditional Use Permit application and a site plan.

Mr. White introduced the application for a Conditional Use Permit for Robert Thornsburg who would like to build an 8x10 ft. shed on his property at 2297 N 880 West. Ben White explained that besides the footprint of the existing house, nearly his entire property is restricted for construction primarily due to a Dominion Energy Pipeline in his rear yard and with typical zoning setbacks, the only available building area is behind the garage and adjacent to the house. This would make the location of the shed less than 10 feet from the main structure and triggers the need for a Conditional Use Permit in the R-1-10 zone as stated in Section 17.24.050.B. The structure is less than 200 sq. ft. so a building permit is not required. The shed will be used for storage for tools and such.

Staff suggests that the structure be located less than four inches (4") from the house or more than 3 feet from the house for safety reasons, that clearance for the HVAC unit maintenance be accessible, and that side yard setback requirements be maintained.

ACTION TAKEN:

Corey Sweat moved to approve a Conditional Use Permit for Robert Thornsburg for an accessory building at 2297 North 880 West with the condition that the structure be built within 4 inches of the house, that clearance for the HVAC unit maintenance and access be maintained, and minimum side yard setback requirements be maintained. The following affirmative findings apply: The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use and 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. Alan Malan seconded the motion and voting was unanimous in favor among those members present.

4. Consider Conditional Use Application for Davis County for Mill Creek Sediment Basin Project.

Commissioner packet included a Conditional Use Permit Application from Davis County Government for their Public Works department to build a sediment basin on Mill Creek as part of its flood control operation at approximately 23 North 1100 West in West Bountiful, UT.

Ben White introduced this application for Davis County and explained the way the basin will be constructed. They will be widening 300 linear feet of the channel to 90 feet wide. This will include a ramp into the basin and a rock/concrete retaining wall around the perimeter. Sediment will be removed once or twice a year with an excavator and hauled off with dump trucks. There will be minimal impact to neighbors. This sediment basin replaces the one on the west side of I-15 on 500 South

Chairman Hopkinson asked for some detailed information regarding the dynamics of the basin which was satisfied by Mr. White.

Alan Malan asked if the pipe that is existing will remain and Mr. White answered to the affirmative. Mr. White complimented the County on their details and engineering designs for the project.

ACTION TAKEN:

Mike Cottle moved to approve the Conditional Use Permit for Davis County Government for a sediment basin - 300 linear feet long and 90 feet wide with a ramp and retaining wall on Mill Creek as part of the flood control operations at approximately 23 North and 1100 West in West Bountiful with the following conditions: the basin be routinely cleaned during normal hours of business; that the security of the basin is lined with a six foot fence; and that tracking of mud and debris onto 1100 west be cleaned up immediately. He cited the following affirmative 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 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; improvements will not inordinately impact schools, utilities and streets; will provide 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 conditions will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purpose of this subsection. Alan Malan seconded the motion and voting was unanimous in favor.

5. Discuss Preliminary Plat for Kinross Estates at 1100 W and Porter Lane, and set public hearing.

Commissioner packet included a short memorandum from Ben White on January 18, 2018 regarding Kinross Estates Subdivision Preliminary Plat.

Ben White informed the Commission that the City Council approved the PUD application for Kinross Estates along with the accompanying Development Agreement at the January 16th Council meeting. The approved Development Agreement with Titles 16 and 17 are the subdivision and zoning codes for the subdivision plat. There are three large deviations in the Development Agreement which include varying lot sizes with some smaller than 0.5 acres, a dead end street that exceeds the city standard, and some deed restrictions on certain lots until environmental issues are resolved. The City Council changed the lot line adjustment on five lots to accommodate the detention basin for environmental issues. The PUD approval passed the Council by a 3 to 2 vote.

The City's PUD code states that once any proposed PUD Overlay is approved, both the review and approval of the subdivision preliminary and final plat are delegated to the Planning Commission which means that the City Council will not review or approve the final plat.

There was discussion regarding the dead end streets and Ben White reported that Ten Thousand dollars (\$10,000) will be given to the City by the developer for the removal of the dead end bubble on the south side with curb/gutter and sidewalk when ready. The bubble on the east side will remain even after the east property is developed.

The process now is to approve a subdivision and a Public Hearing is required.

ACTION TAKEN:

Alan Malan moved to set a public hearing for February 13th at 7:30 pm. or as soon thereafter as time permits. Laura Charchenko seconded the motion and voting was unanimous in favor.

6. Staff Report

Ben White

- Bids going out next week for the Pages Lane Project from 800 West to 1100 North. Project includes curb, gutter, sidewalk on both sides and is mostly funded by grant money.
- Report on the RAP Study from the Parks consultant may be coming to Planning Commission. Chairman asked that the City Council first determine how they want to proceed.
- Road Construction will close 640 from West Bountiful to Centerville (Porter to Parrish Lane) this spring/summer. Chairman Hopkinson asked Ben to speak to Centerville about

modifying the round-about in front of the movie theatre as it is dangerous due to being too small.

- Corey Sweat asked for an update on the clarifying side yard language that was approved by city council. Ben White showed the Commissioners the new language.

7. Consider Approval of Minutes from January 9, 2018.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the January 9, 2018 meeting as corrected. Mike Cottle seconded the motion and voting was unanimous in favor.

6. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:30 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 13, 2018 by unanimous vote of all members present.

Cathy Brightwell – City Recorder