

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
Dennis Vest, Alternate

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A MEETING BEGINNING AT 7:30 PM ON TUESDAY, MAY 22, 2018 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing to Receive Comments Regarding Land Use Fees in the West Bountiful Consolidated Fee Schedule.
3. Consider New Land Use Fees in the West Bountiful Consolidated Fee Schedule and Corresponding Language Change to Section WBMC 16.08.050.
4. Public Hearing to Receive Comments on Proposed Changes to the Subdivision Ordinance Regarding Secondary Water in WBMC 16.20.020.
5. Consider Proposed Changes in Subdivision Ordinance Regarding Secondary Water.
6. Discuss Concept Plan for Grover Subdivision at 1811 N 800 West.
7. Discuss Proposed Process to Modify a PUD Agreement and Set Public Hearing.
8. Discuss Proposed Regulations for Home Day Care/Preschools.
9. Staff report.
10. Consider Approval of Minutes from May 8, 2018 Meeting.
11. 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 May 18, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

May 22, 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 May 18, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, May 22, 2018 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

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

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

VISITORS: Phil Holland, Ryan Johnson, Gary Jacketta, Makayla Hamilton

The Planning Commission Meeting was called to order at 7:30 pm by Chairman Hopkinson. Alan Malan 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 all members.

2. Public Hearing to Receive Comments Regarding Land Use Fees in the West Bountiful Consolidation Fee Schedule

Commissioner packet included a memorandum dated May 17, 2017 from Ben White regarding Fee Schedule Update.

Ben White introduced the information to be considered for tonight. He reviewed the fee schedule changes that need to be modified. Some discussion took place regarding the suggested fees on the schedule.

ACTION TAKEN:

Laura Charchenko moved to open the public hearing at 7:35 pm to receive comments regarding land use fees in West Bountiful Consolidation Fee Schedule. Mike Cottle seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT: No Public Comment Received

ACTION TAKEN:

Alan Malan moved to close the public hearing at 7:36 pm with no public comment. Corey Sweat seconded the motion and voting was unanimous in favor.

3. Consider New Land Use Fees in West Bountiful Consolidation Fee Schedule and Corresponding Language Change to Section WBMC 16.08.050

ACTION TAKEN:

Corey Sweat moved to recommend the suggested land use fees for section 16.08.50 to the City Council for review and approval. Laura Charchenko seconded the motion. Some discussion took place and voting was unanimous in favor.

4. Public Hearing to Receive Comments on Proposed Changes to the Subdivision Ordinance Regarding Secondary Water in WBMC 16.20.020

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 7:43 pm to receive comments regarding proposed changes to the Subdivision Ordinance regarding secondary water in WBCM 16.20.020. Alan Malan seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT: No Public Comment Received

ACTION TAKEN:

Alan Malan moved to close the public hearing at 7:44 pm with no public comment. Corey Sweat seconded the motion and voting was unanimous in favor.

5. Consider Proposed Changes in Subdivision Ordinance Regarding Secondary Water

Commissioner packets included a memorandum from Ben White dated May 17, 2018 regarding Secondary Water Requirements for Subdivisions.

Chairman Hopkinson made a small change to the language that was proposed suggesting that the word "new" be inserted before subdivisions in the first line of document. No other comments from the Commissioners.

ACTION TAKEN:

Corey Sweat moved to approve the proposed changes to the Subdivision Ordinance regarding secondary water in WBMC 16.20.020 with the change to adding the word "new" before subdivisions in

the first sentence; and forward the document to the City Council for their review and approval. Alan Malan seconded the motion and voting was unanimous in favor.

6. Discuss Concept Plan for Grover Subdivision at 1811 North 800 West

Mike Cottle recused himself from the discussion due to a conflict of interest.

Commissioner packets included a memorandum dated May 17, 2018 from Ben White regarding Grover Subdivision at 1811 North 800 West with an attached conceptual site plan.

Wright development is proposing a 12-lot residential development located at 1811 North 800 West. Mr. Holland is presenting their plan in concept this evening.

The proposed subdivision is located in the R-1-10 zone. The conceptual plans include a proposal for two cul-de-sacs. There are some drainage issues that will need some extra attention along the 800 West side of the development. An existing dwelling on the property will likely stay a part of the development. Currently that dwelling does not meet the 30 ft setback code on 800 West. That will have to be met along the cul-de-sac side of the development. All other structures on the property will be removed. The pipelines and communication lines along the west side of the property will impact the owners use of the property but will not affect the main structure setbacks. The developer will be able to utilize some of the stubs for water and sewer services that were put in when the road was reconstructed in 2014. The City Council will need to decide if the proposal meets the 5- year moratorium in place on road construction. That moratorium is due to expire in September of 2019. Some items for future discussion need to include where the road will be stubbed in and issues that may exist because UTA owns a large strip of property in that area.

Phil Holland was invited to take the stand to share comment. He noted they are working through lots of engineering issues. This is the third iteration of their concept plan and is getting closer to what they feel will work. The two cul-de-sacs are more favorable for them as developers because when they tried to connect the two roads it caused them to give up several lots. He welcomes all suggestions and comments.

Commissioner Comments:

Alan Malan is not in favor of cul-de-sacs.

Laura Charchenko favors two cul-de-sacs rather than connecting two roads.

Dee Vest feels that there are no apparent obstacles with this plan.

7. Discuss Proposed Process to Modify a PUD Agreement and Set Public Hearing

Commissioner packets included a memorandum dated May 18, 2018 from Ben White regarding Requirements to Modify a PUD Agreement.

Ben White informed the Commission that legal council has viewed the document. The red-lines included in the document are suggested text options from legal counsel that Mr. White feels may not be

necessary to be included in this document. Legal counsel approves both leaving in the red-line or taking it out.

In a recent update of the PUD ordinance to clarify language to what can and cannot be modified in a PUD application, language was left out as to what those requirements would be. The recommended requirements from Staff and the Planning Commission for the PUD Development Agreement have been reviewed by legal counsel. Legal counsel gave four possible text options that could be inserted into the document. Staff is in support of the option that the Planning Commission chose, which is to insert the language “or otherwise alters requirements in Title 16 and 17”. Commissioners reviewed all language for the draft.

Commissioner Comments:

Corey Sweat feels the red-line language should stay in the document.

Laura Charchenko and Alan Malan do not like the red-line additions.

Chairman Hopkinson concurs.

A public hearing was set for June 12th and a clean draft will be provided for review at that time.

8. Discuss Proposed Regulations for Home Day Care/Preschools

Commissioner packets included a memorandum dated May 18, 2018 from Ben White/Cathy Brightwell regarding Home Child Daycare and Preschool Regulations with attached proposed language for 5.28 Home Occupations

Cathy Brightwell presented the changes that were discussed in the last meeting. She informed the Commissioners that the document before them is a clean document with those changes. She stated that these changes include changes from State Code, Staff suggestions and Commissioner’s desires.

Commissioner Comments:

Alan Malan likes the document.

Laura Charchenko inquired about the regulation for the number of children allowed and verified that change.

Corey Sweat feels that all in all it is a good compromise. Some discussion took place regarding the hours of pre-school vs daycare and the state regulation for each.

Mike Cottle supports the document.

Dee Vest asked if we wanted to add some language to outdoor play area fenced area for clarification stating the minimum of a 4 ft height.

9. Staff Report

Ben White:

- 640 West Centerville June 4 will be a 7- day closure

Cathy Brightwell:

- Informed the Commission that there will only be one meeting in June on the 12th. The 26th of June will be the Primary Elections. They have an option to schedule a meeting at another time if they would like to do so.

10. Consider Approval of Minutes from May 8, 2018.

ACTION TAKEN:

Corey Sweat moved to approve of the minutes of the May 8, 2018 meeting as presented. Mike Cottle seconded the motion and voting was unanimous in favor.

11. Adjournment

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:25 pm. Laura Charchenko seconded the motion. Voting was unanimous in favor.

.....

The foregoing was approved by the West Bountiful City Planning Commission on June 12, 2018 by unanimous vote of all members present.



Cathy Brightwell – City Recorder

