

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
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Chairman
Denis Hopkinson

Commissioners
Laura Charchenko
Mike Cottle
Alan Malan
Corey Sweat
Dennis Vest, Alternate

AMENDED

THE WEST BOUNTIFUL PLANNING COMMISSION WILL HOLD A REGULAR MEETING BEGINNING AT 7:30 PM ON TUESDAY, JUNE 12, 2018 AT THE CITY OFFICES

Prayer/Thought by Invitation

1. Accept Agenda.
2. Public Hearing to Receive Comments Regarding the Preliminary Plat for Mountain View Estates at approximately 2000 N 1100 West by DEV Group.
3. Consider Preliminary Plat for Mountain View Estates Subdivision at 2000 N 1100 West by DEV Group.
4. Public Hearing to Receive Comments Regarding New Language to the Planned Unit Development Ordinance, WBMC 17.68.150 – Limitations on Applications that Sets Out How to Modify a Development Agreement.
5. Consider New Language to WBMC 17.68.150 Regarding How to Modify a Development Agreement.
6. Discuss Grover Subdivision at 1811 N 800 West.
7. Consider Final Plat for Dirty Dog Subdivision at 887 N 800 West by Brandon Jones.
8. Discuss Residential Outside Storage.
9. Staff report.
10. Consider Approval of Minutes from May 22, 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 June 11, 2018 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

June 12, 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 June 8, 2018 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, June 12, 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: Mark and Greg Garza

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

1. Accept Agenda

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

2. Public Hearing to Receive Comments Regarding the Preliminary Plat for Mountain View Estates at approximately 2000 North 1100 West by DEV Group

ACTION TAKEN:

Corey Sweat moved to open the public hearing at 7:35 pm to receive Comments Regarding the Preliminary Plat for Mountain View Estates at approximately 2000 North 1100 West by DEV Group. Laura Charchenko seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT: No Public Comment Received

ACTION TAKEN:

Laura Charchenko 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 Preliminary Plat for Mountain View Estates Subdivision at 200 N 1100 West by DEV Group.

Commissioner's packets included a memorandum dated June 7, 2018 from Ben White regarding Mountain View Subdivision-Public Hearing and Preliminary Plat with attached site plan.

Ben White introduced the application and stated there is nothing out of the ordinary for this subdivision application. The DEV Group is proposing a 43-lot subdivision at approximately 2000 North east of 1100 West on a 26.70-acre property that extends from 100 West to the right of way of the Prospector Trail.

The property is in the R-1-22 zone (half acre). The conceptual plans appear to meet the minimum size standards for the zone. A few lots require some adjustment with their size (Lots 117,118 and 119 have 80 feet frontage and need to be 85 feet to meet standards). The following are points of interest regarding the development:

- As with most property in that area, overhead and underground easements present a challenge for the developer.
- Road connection to the Kinross Development reduce the northeast dead-end street to just under 1000 feet.
- The street corner radii need to be verified and meet City standards. Currently they are not labeled on the plat.
- Trail connection will need approval from Davis County.
- A temporary turn around will be required on the northeast dead-end.
- Street lights are included at the intersections and will be periodically placed throughout the development.
- A fire hydrant is required at the east end of the road.
- Drainage needs to be addressed at the northeast end of the road.
- Rear yard drains will be required.
- Secondary water will be provided. There is a tentative agreement in place with Hamlet Homes for that issue.
- The existing on-site well will be abandoned
- Staff has received the geotechnical report and a list of water rights associated with the development.
- Lots 121 and 122 will have a turn around and will not provide access into the Kinross Development.

Alan Malan does not believe we are ready to approve the preliminary plat this evening as some information is missing. He asked about defined boundaries and lot measurements. In answer to his concern, Ben White pointed out that all these drawings and information has been submitted and showed those specifics on the overhead screen. Utilities are all identified but not shown to scale in these drawings. Some discussion took place regarding lot 111 and how a home will sit on that lot.

Chairman Hopkinson asked Mark Garza to take the stand and explain how the development will work. Mr. Garza stated that they were hired to obtain approval of the development and the intent is to sell lots to individual builders to build custom homes. There may be a few challenging lots that they will place spec homes on. He clarified that there are only 42 lots instead of 43 due to mis-numbering.

Alan Malan asked if any of the lots are located in the flood plain. Ben White pointed out that the shaded area on the site plan is the flood plain and will have to be dealt with. There should be little

concern or problem with this. There maybe a little higher insurance charge but they will not be required to raise the elevation except to meet the trail area.

Councilmember Enquist asked if there needs to be a stipulation on the grade at this point. Mr. White answered that could be included in the final approval. Some discussion took place regarding drainage. South side will defiantly need drains and north side may be able to work together with Hamlet Homes for shared drains. Alan Malan inquired about doing the drainage without CCR's as defined in our ordinance. Ben White stated that a note will be included on the plat.

ACTION TAKEN:

Corey Sweat moved to approve the preliminary plat for Mountain View Estates Subdivision at 200 North 1100 West. Mike Cottle seconded the motion. Some discussion took place regarding if the motion should move forward with important missing information. There was an amended motion by Corey Sweat to include that all items outlined in the memorandum received in the packet regarding Mountain View Estates be addressed and that the width of the lots be defined. Mike Cottle seconded the amendment motion and a roll call vote was taken with 4 Aye and 1 Nay vote.

Roll Call Vote:

Alan Malan-Nay
Mike Cottle- Aye
Corey Sweat-Aye
Laura Charchenko-Aye
Denis Hopkinson-Aye

4. **Public Hearing to Receive Comments Regarding New Language to the Planned Unit Development Ordinance, WBMC 17.68.150 -Limitation on Applications that Set Out How to Modify a Development Agreement**

ACTION TAKEN:

Laura Charchenko moved to open the public hearing at 7:56 pm to receive comments Regarding New Language to the Planned Unit Development Ordinance, WBMC 17.68.150 -Limitation on Applications that Set Out How to Modify a Development Agreement Corey Sweat seconded the motion and voting was unanimous in favor.

PUBLIC COMMENT: No Public Comment Received

ACTION TAKEN:

Corey Sweat moved to close the public hearing at 7:57 pm with no public comment. Alan Malan seconded the motion and voting was unanimous in favor.

5. **Consider New Language to WBMC 17.68.150 Regarding How to Modify a Development Agreement**

ACTION TAKEN:

Laura Charchenko moved to approve the proposed new language to WBMC 17.68.150 Regarding How to Modify a Development Agreement as presented and forward the document to the City Council for their review and approval. Mike Cottle seconded the motion and voting was unanimous in favor.

6. Discuss Grover Subdivision at 1811 North 800 West

Commissioner packets included a memorandum dated June 8, 2018 from Ben White regarding Grover Subdivision at 1811 North 800 West with an attached site plan. Memorandum gave an update of the subdivision.

Developer asked permission from city council last week to cut into the road before the 5-year moratorium period is concluded. City Council gave approval to cut the road and work with Public Works Staff to approve the patching. Developer will need to pay the excavation permit fee. Dee Vest commented that the patching job on 1100 West and 1200 North are the best patch jobs he has seen.

Davis County Public Works will look at providing a new storm drain line discharging directly into the DSB canal instead of using a storm water pump to lift the water into the canal.

7. Consider Final Plat for Dirty Dog Subdivision at 887 N 800 W

Ben White informed the Commissioners that Brandon Jones' Dirty Dog 1-lot subdivision was approved in 2016 but never recorded. He is now ready to move forward and submitted a plat amendment to the original plan that was submitted 2 years ago. Mr. White noted that if this would have been a regular subdivision it would have to be reapproved.

8. Discuss Residential Outside Storage

Mr. White discussed the issues of residents keeping old equipment and junk on their property and storing trailers, RVs, etc. Vacant property has become a real concern regarding storage items on residential property. The city receives many complaints about junk yards and properties becoming storage yards, in some cases running a storage business. Property owners have a right to keep things on their property but when does it cross the line and impact neighbors?

He reviewed the current code regarding outdoor storage and pointed out specific things in the ordinance which addresses commercial property but not specifically residential property. Mr. White asked the Commission if they want to consider making some changes to the ordinance to address these issues. Cathy Brightwell explained some of the issues that they deal with from complaints of residents. Ben White offered an example of vacant property that stores trailers and such.

Staff would like to have some guidelines as to what could be acceptable.

Alan Malan does not feel it is our business to tell people what they can and can't have on their property.

Laura Charchenko agreed with Commissioner Malan although she might consider requiring some fencing to keep storage out of sight.

Corey Sweat feels that we should only address weeds and not what is in the weeds.

Mike Cottle feels badly for the staff that receives the complaints but feels it would be very difficult to police the storage on personal property.

Dee Vest agrees but is concerned with safety issues that may be hazardous like gases and chemicals.

Councilmember Enquist asked how you define a nuisance. One man's junk is another man's treasure. He is not sure how could this be defined.

Chairman Hopkinson recognizes the pains that Staff deals with regarding this issue. He stated that the Commission does not support putting more regulation in place. He encouraged the Commissioners to ponder how to address this issue and bring your ideas for solutions back for discussion. He asked Staff to put it on the agenda again in two months and provide some ideas to ponder.

9. Staff Report

Ben White:

- Next meeting needs to be scheduled in June because of heavy agenda items. A special meeting could be held in July.
- Pages Lane construction will begin in two to three weeks and last for a duration of about 10 weeks.
- High Gate Subdivision went from 27 to 24 lots
- City Council is receiving push back on warranty bonds (10% cash) the balance is placed in a bank and can be drawn on. Ben gave examples of letters of credit that went sour for the City. He asked if they would like a presentation regarding information about the various ways to address a warranty bond so they would be able to make some decisions on how to handle them with the least amount of risk for the City. Some discussion took place regarding what instrument(s) to use. Commissioners concurred that the Cash deposit is the best and most secure avenue for the City to use. City currently allows an insured bank to hold funds with the City having control of those funds.

Cathy Brightwell:

- Next meeting will be July 10th. If we need to have an extra meeting, keep in mind that City Council will not be holding a meeting until July 17 due to Independence Day.
- ULCT is holding a Land Use 101 training on June 23rd if you want to register for the event. Commissioner Vest is scheduled to attend.

10. Consider Approval of Minutes from May 22, 2018.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the May 22, 2018 meeting as presented. Laura Charchenko seconded the motion and voting was unanimous in favor.

11. Adjournment

ACTION TAKEN:

Mike Cottle moved to adjourn the regular session of the Planning Commission meeting at 8:47 pm. Corey Sweat 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 10, 2018 by unanimous vote of all members present.


Cathy Brightwell – City Recorder

