

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 ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, MARCH 24, 2020 AT THE CITY OFFICES AND ELECTRONICALLY

Prayer/Thought by Invitation

1. Accept Agenda
2. Conditional Use Request from D & S Paint Correction & Auto Restyling at 1116 W 500 South.
3. Preliminary Plat for Ashby Acres 8-Lot Subdivision at 1100 West & Pages Lane.
4. Staff report.
5. Consider Approval of Minutes from March 10, 2020 Meeting.
6. Adjourn.

Individuals participating electronically and/or 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 March 20, 2020 by Cathy Brightwell, City Recorder.

**West Bountiful City
Planning Commission Meeting**

March 24, 2020

Posting of Agenda - The agenda for this meeting was posted on the State of Utah Public Notice website, on the West Bountiful City website, and at city hall on March 20, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, March 24, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference measures. Those present at City Hall were Cathy Brightwell (Recorder) and Denis Hopkinson (Chairman) and Duane Huffman (City Administrator). All others tuned in by electronically.

MEMBERS ATTENDING: Chairman Denis Hopkinson, Vice Chairman Alan Malan, Dee Vest, Laura Charchenko, Mike Cottle, and Council member Kelly Enquist.

MEMBERS EXCUSED: Corey Sweat

STAFF ATTENDING: Cathy Brightwell (Recorder), and Debbie McKean (Secretary)

VISITORS: James Bruhn, Dwayne Clark (via teleconference),

The Planning Commission meeting was called to order at 7:30 pm by Chairman Denis Hopkinson. Chairman Hopkinson offered a prayer.

1. Accept Agenda

Chairman Hopkinson reviewed the agenda. Mike Cottle moved to accept the agenda. Alan Malan seconded the motion. Voting was unanimous in favor among all members present. Motion was amended by Mike Cottle to switch Items 2 and 3 to allow time for Mr. Clark to join in the meeting. In addition, Item 5 should read March 10th instead of March 6, 2020.

2. Preliminary Plat for Ashby Acres 8-Lot Subdivision at 1100 West & Pages Lane

A memorandum dated March 20, 2020 from Cathy Brightwell regarding Preliminary Plat for Ashby Acres 8-Lot Subdivision at 1100 West and Pages Lane was included in the Packet.

Chairman Hopkinson welcomed James Bruhn and invited Cathy to introduce the application.

Cathy Brightwell informed the Commissioners that James and Shelly Bruhn have applied for an 8-lot subdivision on the northeast corner of 1100 West and Pages Lane. The property is within the R-1-22 zone and consists of 4.62 acres. The eight lots meet the required R-1-22 zoning requirements for size and frontage. Will-serve letters have been received from the major utility companies.

She reviewed the following summary of points of interest. The items in bold text need to be addressed.

1. The property is encumbered by multiple overhead and underground utility easements. Easement widths need to be verified.

2. Lot 204. A future dwelling will be set back approximately 210 feet from 1100 West. With a frontage that exceeds 85-ft. this lot is not a flag lot.

- a. The fire marshal is requiring an additional fire hydrant be placed within 400 ft of the structure. **Staff proposes the new hydrant be placed on 1100 West at the north side of Lot 204 driveway. (After discussion this evening, this item is pending further fire marshal evaluation and determination).**
- b. The fire marshal is requiring a fire apparatus turn-around as shown on the plans so that no portion of a building is located more than 150-feet from fire apparatus access.
- c. The fire marshal is requiring a fire vehicle access road consisting of an all-weather surface designed to support and maintain imposed loads of 75k lbs. for fire apparatus with a turning radius of 28-ft. It must have a minimum clear width of 20-ft. and a minimum vertical clear height of 13-ft 6-inches. The fire vehicle access road must be identified and have signage prohibiting obstructions. **A soils report should be required to verify the road can support the load of fire apparatus. (Some discussion took place whether a soil report would be enough to determine what the road can support. Further investigation on this matter will be done by Mr. Bruhn).**
- d. The driveway is proposed to be 35-ft wide. Should No Parking signs be required, or does it exceed the 20-ft. fire minimum access width enough that additional restrictions do not apply? **(After discussion among the Commissioners, this item will be pending with the proposal from a future building permit).**
- e. Should the type of drive (asphalt, concrete, gravel) be specified? **(Commissioners determined that was not necessary at this time).**
- f. Existing buildings on this lot must be removed prior to issuing any building permits.
3. Streetlights. There is a streetlight on the southeast corner of 1100 W and Pages Lane and another light at 1050 W Pages Lane. As power was not available along the 1100 West frontage of Olsen Ranches no streetlights currently exist. **Should a new streetlight be located on 1100 West? (Commissioners deemed it not necessary to have an additional streetlight in this area).**
4. Staff is recommending curb, gutter and sidewalk be required along 1100 West as shown on the plans. **(Commissioners determined that curb, gutter and sidewalk will be required along 1100 West).**
5. The Ashby Acres subdivision is being proposed as a single subdivision; however, there is a chance the sub-divider may break up the subdivision into two phases. The 1st phase would include Lots 101, 102, and 103. The 2nd phase would include Lots 201, 202, 203, 204, and 205. This decision will need to be made prior to submitting final plat.

WBMC Title 16 defines preliminary plat as a step in the process that shows the design of a proposed subdivision and the existing conditions in and around the subdivision. The plat is graphically accurate to a reasonable tolerance but need not be based upon a detailed final survey of the property. Approval of the preliminary plat by the planning commission does not constitute final acceptance but authorizes the sub-divider to proceed with the preparations of plans and specifications and with the preparation of the final plat.

Commissioners Comments:

Chairman Hopkinson wanted to know if this project will be done in phases. He pointed out the infrastructure that is already in place. Mr. Bruhn is unsure of that currently.

81
82 **Mike Cottle** said it looks like the easement for 101, 104 and 206 would not give enough property to
83 build on. James Bruhn responded that all the lots have adequate buildable space.
84

85 **Chairman Hopkinson** asked if documents from the fire marshal have been received. Ms. Brightwell
86 answered to the affirmative. Some discussion took place regarding Item C and if the soil report will
87 verify the needed support. Chairman Hopkinson advised Mr. Bruhn to check out information in this
88 regard.
89

90 **Discussion regarding 2.a**

91 Some discussion took place regarding the location of the new hydrant and the distance between the
92 existing hydrants and the new hydrant. Mr. Bruhn spoke to the fire marshal and they did some
93 calculations. The marshal will get back to him regarding if the new hydrant is even needed. This item
94 will be pending the report back from the fire marshal's recommendations.
95

96 **Discussion regarding 2.b. & d.**

97 The fire apparatus turnaround (hammerhead) will not be available for parking so additional parking will
98 be needed elsewhere. It will depend on the placement of the driveway to determine if signs are needed
99 or not. This is not a flag lot situation; it is a driveway and cannot be determined until a building permit
100 is applied for. Chairman Hopkinson stated it is premature to make a determination at this time. Mr.
101 Malan suggested that they put this on the plat as a deed restriction. Councilman Enquist suggested it
102 be noted on the final plat so the future buyer of the property knows what they are dealing with.
103

104 **Discussion 2.c.**

105 Sufficient streetlights are already in place on Pages Ln. Ms. Brightwell suggested considering placing one
106 on 1100 W at the northside of the property since there are none from Pages Lane to 1850 No. Some
107 discussion took place it was determined that an additional light would not be needed and may be too
108 close to the fire hydrant.
109

110 **Dee Vest** asked if the fire apparatus turnaround needs to be on Lot 204. Ms. Brightwell responded that
111 is required by the fire department due to the distance from the street.
112

113 **Commissioners** agreed that curb, gutter and sidewalk will be required on 1100 West.
114

115 Mr. Bruhn and Ms. Brightwell have a copy of all the requirements from the fire marshal.
116

117 Commissioners were supportive of the preliminary plat as presented pending outstanding issues listed
118 above.

119 **ACTION TAKEN:**

120 *Alan Malan moved to approve the Preliminary Plat for Ashby Acres Subdivision at 1100 West and Pages*
121 *Lane for James and Shelly Bruhn. The issues discussed above will be resolved prior to consideration of*
122 *final plat approval, including determination by the fire marshal as to whether an additional hydrant is*
123 *necessary to service Lot 204, and verification of easement locations. Mike Cottle seconded the motion*
124 *and voting was unanimous in favor.*

126 **3. Conditional Use Request from D&S Paint Correction & Auto Restyling at 1116 West 500**
127 **South**

128 Commissioner packets included a memorandum from Cathy Brightwell dated March 20, 2020 regarding
129 D&S Paint Correction & Auto Restyling with attached application and a diagram of their site location.

130 Cathy Brightwell introduced a request from Mr. Clark for a business license for D & S Paint Correction and Auto
131 Restyling at 1116 W 500 South. She informed the Commissioners that they have leased 3 bays to do this work
132 and have six parking stalls assigned to their business.

133 The business provides auto detailing, paint touch-up and polishing, clear coat bra installation and window
134 tinting. Vehicles are polished with a polisher and compounds; scratches and swirl marks are removed from
135 paint. When touch-up is necessary, a specialized touch-up pen is used; no aerosol cans or paint guns are used.

136 This business is in the Commercial Highway (C-H) zone, and the city has historically required a conditional use
137 permit for similar types of businesses

138 Mr. Clark stated that the majority of his work is auto detailing as he has a contract with Performance Ford to do
139 their auto detailing, window tinting and clear bra installation.

140 The Conditional Use ordinance, Section 17.60.040, requires the planning commission to *consider* whether:

- 141 1. The proposed use at the particular location is necessary or desirable to provide a service or facility
142 that will contribute to the general well-being of the neighborhood and the community.
- 143 2. The proposed use will not be detrimental to the health, safety, or general welfare of persons
144 residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- 145 3. The proposed use and/or accompanying improvements will not inordinately impact schools,
146 utilities, and streets.
- 147 4. The proposed use will provide for appropriate buffering of uses and buildings, proper parking and
148 traffic circulation, the use of building materials and landscaping which are in harmony with the
149 area, and compatibility with adjoining uses.
- 150 5. The proposed use will comply with the regulations and conditions specified in the land use
151 ordinance for such use.
- 152 6. The proposed use will conform to the intent of the city's general plan; and
- 153 7. The conditions to be imposed in the conditional use permit will mitigate the reasonably
154 anticipated detrimental effects of the proposed use and accomplish the purposes of this
155 subsection.

156 **Alan Malan** inquired how many parking spaces were available for the business. Mr. Clark answered
157 that he had 6 spaces. Chairman Hopkinson stated that it is important that the parking stalls not be filled
158 with inoperable vehicles.

159 Commissioners were all supportive of approving this permit.

160 **ACTION TAKEN:**

161 ***Laura Charchenko moved to approve the Conditional Use Permit for D & S Paint Correction & Auto***
162 ***Restyling at 1116 West 500 South based on the following findings: the proposed use at the particular***
163 ***location is desirable to provide a service or facility that will contribute to the general well-being of***

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; will not inordinately impact schools, utilities, and streets; will provide for appropriate buffering of uses and buildings, proper parking and traffic circulation and 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 the conditions imposed will mitigate the reasonably anticipated detrimental effects of the proposed use and accomplish the purposes of this subsection. The following conditions apply: 1) fire inspection approval, 2) drains will be connected to sanitary sewer and approved by South Davis Sewer District before business, 3) no outdoor storage will be allowed beyond operable cars being serviced, 4) business will comply with city signage regulations, 5) upon issuance of conditional use permit a West Bountiful City business license will be obtained, and 6) signage needs to be put in place to identify the specific stalls assigned to this business. Mike Cottle seconded the motion and voting was unanimous in favor.

4. Staff Report

Cathy Brightwell:

- City Council approved the Goldberg/Kilpack Annexation. They have filed for a subdivision but have not brought in a preliminary plat yet.
- Olive Garden and Cubby's are currently on hold with their construction.
- Raising Cane is still making inquiries with the City on a weekly basis.
- Duane Huffman reported 800 West is proceeding as scheduled and laying water lines. They have been given the go ahead to continue as far south as they can get since school is out until May 1st. Dominion Energy is working to replace lines as well and we hope things are not held up by their late entry into the project.
- No earthquake damage at City Hall. The only damage they know of was a water break by Dollar Tree and they are not certain that was in related the quake.

5. Consider Approval of Minutes from March 10, 2020 meeting.

ACTION TAKEN:

Mike Cottle moved to approve of the minutes of the March 10, 2020 meeting with additional comment added from Alan Malan. Dee Vest seconded the motion and voting was unanimous in favor.

6. Adjourn:

ACTION TAKEN:

Alan Malan moved to adjourn the regular session of the Planning Commission meeting at 8:35 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 April 14, 2020, by unanimous vote of all members present.



Cathy Brightwell – City Recorder

