

Mayor
Kenneth Romney

**City Engineer/ Land
Use Administrator**
Kris Nilsen

**City Recorder/
Community
Development**
Cathy Brightwell

WEST BOUNTIFUL PLANNING COMMISSION

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCity.org

Chairman
Denis Hopkinson

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

The Mayor and the Planning Commission Chair have determined that due to the current COVID-19 pandemic and the physical distancing required to prevent the spread of infection, public meetings present a substantial risk to the health and safety of those who may be present at the meetings. That risk can be substantially mitigated by holding this meeting through electronic means that allow for public participation without an anchor location.

THE PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING AT 7:30 PM ON TUESDAY, SEPTEMBER 8, 2020

Meeting will be held exclusively via Zoom (see info below)

Prayer/Thought by Dennis Vest

1. Accept Agenda.
2. Public Hearing to Consider a Proposed Change to WBMC 17.62 Regarding Signage Regulations for Medical Cannabis Pharmacies.
3. Consider Proposed Change to WBMC 17.62 Regarding Signage Restrictions for Medical Cannabis Pharmacies.
4. Consider Request for Conditional Use Permit by Jonathan & Kaitlyn Sowards to Reduce the Standard Points for Small Farm Animals at 316 N 750 West.
5. Presentation by Doug Coons Regarding Options for His Property at 582 W 1000 N.
6. Staff report.
7. Consider Meeting Minutes from August 25, 2020.
8. Adjourn.

Join Zoom Meeting

<https://us02web.zoom.us/j/84653680518>

Meeting ID: 846 5368 0518

One tap mobile +14086380968,,84653680518# US (San Jose)

Dial by location

+1 408 638 0968 US (San Jose)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Germantown)

+1 312 626 6799 US (Chicago)

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 September 4, 2020 by Cathy Brightwell, City Recorder.

Mayor
Kenneth Romney

**City Engineer/
Zoning
Administrator**
Kris Nilsen

City Recorder
Cathy Brightwell

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Dee Vest, Alt.

NOTICE OF PUBLIC HEARING

A public hearing will be held by the West Bountiful Planning Commission on Tuesday, September 8, 2020 via Zoom beginning at 7:30 p.m. Participation information will be available on the city website (www.wbcity.org) on September 4.

The purpose of the hearing is to consider a proposed change to WBMC 17.62 regarding signage regulations for Medical Cannabis Pharmacies.

Information is available for review at www.WBCity.org under the Public Notice tab. All interested parties are invited to participate in the hearing. If unable to attend, written comments and questions may be submitted to info@WBCity.org prior to the meeting.

Cathy Brightwell
City Recorder



APPLICATION TO REZONE/CHANGE TEXT

West Bountiful City
PLANNING AND ZONING
550 N 800 W
West Bountiful, UT 84087
(801) 292-4486
www.WBCity.org

PROPERTY ADDRESS: 580 W 100 N, Suite 1 West Bountiful, UT **DATE OF APPLICATION:** 8/20/20

PARCEL NUMBER: 060390128 **CURRENT ZONE:** Commercial Highway **PROPOSED ZONE:**

LEGAL DESCRIPTION ATTACHED: ☒ YES ☐ NO

Applicant Name(s): Wholesome Therapy, llc (DBA WholesomeCo Cannabis) Alex Iorg, Chris Jeffery, DJ Schanz

Applicant Address (if different than above):

Primary phone: 814-574-7770 **E-mail address:** Chris@wholesome.co; Alex@wholsome.co

Describe in detail the request for which this application is being submitted and the reasons why the change will benefit the people of West Bountiful. A separate sheet with additional information may be submitted if necessary.

WholesomeCo Therapy, llc is submitting an Application for Text Change to Municipal Code 17.62.030 Medical Cannabis Pharmacies, Section #3a(ii).

This particular section, having to do with Advertising Medical Cannabis Pharmacies, limits the dimensions of signage to not exceed 4ft x 5ft in size.

This size limitation, seemingly pulled from the original, but now stricken language in HB-425, presents a significant challenge for the Pharmacy in terms of patient visibility.

Furthermore, with the limited opportunities in marketing and communications to patients under current State regulations that WholesomeCo has to follow,

signage visibility becomes a much more important aspect of the business. For these reasons, as well as others outlined in the attached document, we respectfully

request a Text Change to Municipal Code 17.62.030 to be consistent with other similarly situated commercial establishments.

I hereby apply to change text in the West Bountiful Municipal Code, or rezone the property identified above in accordance with the provisions of Utah State Code 10-9a-503. I certify that the above information is true and correct to the best of my knowledge.

Date: 8/20/2020

Applicant Signature: 

FOR OFFICIAL USE ONLY

Application & \$150 Fee Received Date: **Public Hearing Date:** 9/8/2020

Letters sent to affected neighbors: 8/28/2020

Planning Commission Approval: **City Council Approval:**

State Regulations

House Bill 425 (<https://le.utah.gov/~2020/bills/static/HB0425.html>), sponsored by Senator Vickers and signed into law by the Governor in March 2020, struck the size restrictions on Medical Cannabis Pharmacies signage. The intent of this change was to provide for an equitable and fair approach to signage that is consistent with other similarly situated commercial establishments, whether that similarity be by building size and/or zone.

Below are the relevant provisions of HB 425, with the original language stricken (highlighted).

- 1025 26-61a-505. Advertising.
- 1026 (1) Except as provided in Subsections (2) and (3), a medical cannabis pharmacy
may
- 1027 not advertise in any medium.
-
- 1028 (2) Notwithstanding any municipal or county ordinance prohibiting signage, a
medical
- 1029 cannabis pharmacy may use signage on the outside of the medical cannabis pharmacy
that:
- 1030 (a) includes only:
- 1031 (i) the medical cannabis pharmacy's name and hours of operation; and
- 1032 (ii) a green cross; and
- 1033 ~~[(b) does not exceed four feet by five feet in size; and]~~
- 1034 ~~[(e)]~~ (b) complies with local ordinances regulating signage.
- 1035 (3) A medical cannabis pharmacy may maintain a website that includes information
- 1036 about:
- 1037 (a) the location and hours of operation of the medical cannabis pharmacy;
- 1038 (b) a product or service available at the medical cannabis pharmacy;
- 1039 (c) personnel affiliated with the medical cannabis pharmacy;
- 1040 (d) best practices that the medical cannabis pharmacy upholds; and
- 1041 (e) educational material related to the medical use of cannabis.

Proposed Language Change

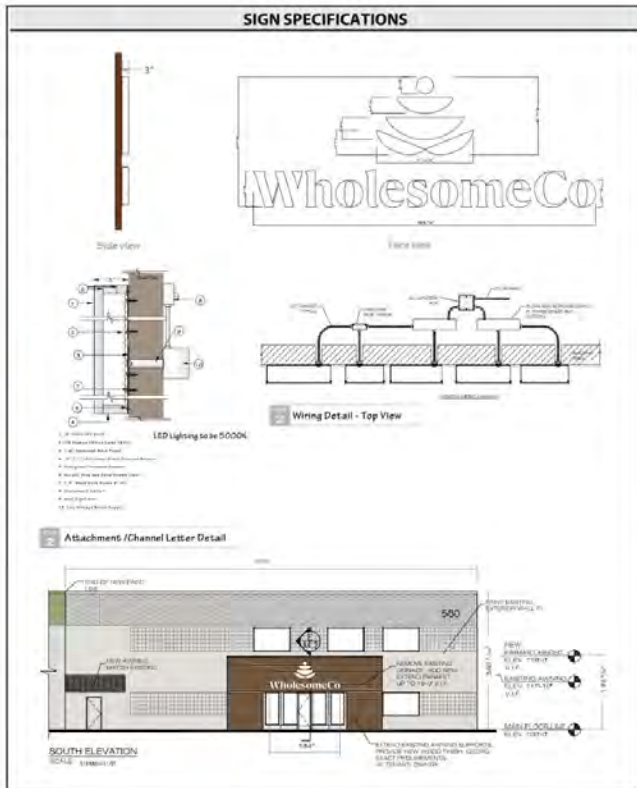
In drafting Municipal Code 17.62.030, it seems as though the intent was to mirror HB425 as it relates to Medical Cannabis Pharmacies and Advertising. As such, WholesomeCo proposes West Bountiful City Council amend the current text to remain consistent with the updated text of HB425, relating to size restrictions on signage. WholesomeCo proposes West Bountiful adopts new text for Medical Cannabis Pharmacy sign restrictions that are consistent with current city code for similarly situated commercial establishments (e.g. Carr Printing).

Proposed Signage Design

Furthermore, the existing business in this building, Carr Printing, has signage that is well beyond the size and scope of the proposed WholesomeCo signage, and has been in place for many years. Some of the existing Carr Printing signage can be seen in the images below.



ITEM 2	ITEM DESCRIPTION
Sign Type	Flexiglass 3" Deep Channel Letters/ Letter Block Sign LED Layers
Voltage:	120 Volt 20 AMP
Sq Ft:	89



identity signs
14941 NE 95th St.
Redmond, WA 98052
425.655.7727
sales@identitysigns.com

Project #42579

Project Name:
Wholesome Co
Address:
580 W 100 N.
City/State:
West Bountiful Utah
84010

Client Approval:

Date:
Landlord Approval:

Date:

Project Manager:

Kim E.

Designer:

Brent A.

Sheet Description

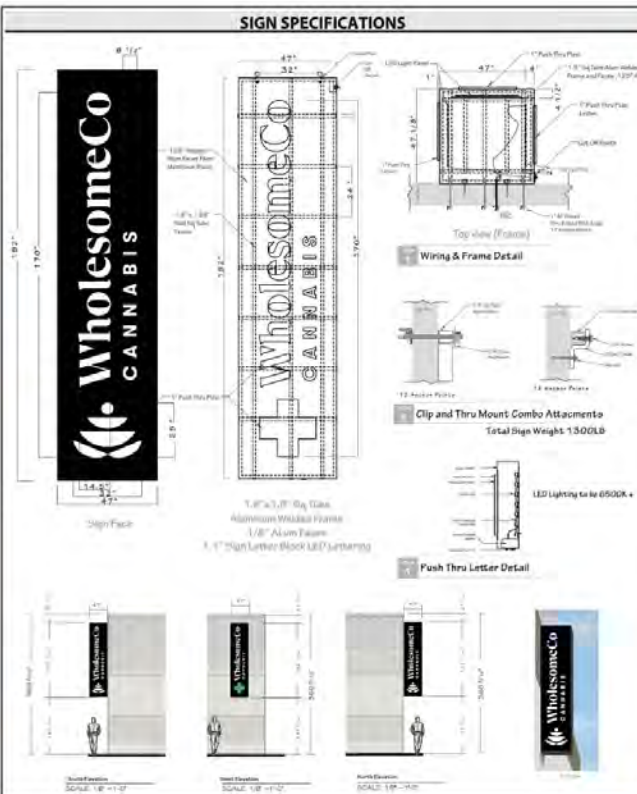
Scale:

DESIGN DRAWING

Page 3 of 3

© 2019 Identity Signs

ITEM 1	ITEM DESCRIPTION
Sign Type	16"x4' Wall Mounted Sign - 3 Sided - 1.5" Alum Sq tube Frame - 1/8" Alum Faces - 1" Sign LED Flexiglass.
Voltage:	120 Volt 20 Amp Supplied By Client
Sq Ft:	64



identity signs
14941 NE 95th St.
Redmond, WA 98052
425.655.7727
sales@identitysigns.com

Project #42579

Project Name:
Wholesome Co
Address:
580 W 100 N.
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West Bountiful Utah
84010

Client Approval:

Date:
Landlord Approval:

Date:

Project Manager:

Kim E.

Designer:

Brent A.

Sheet Description

Scale:

DESIGN DRAWING

Page 2 of 3

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MEMORANDUM



TO: Planning Commission

DATE: September 3, 2020

FROM: Staff

RE: Medical Cannabis Pharmacy Signage Restrictions

This memo continues the discussion for Wholesome Therapy's, dba WholesomeCo Cannabis, request for a text change to the city's medical cannabis ordinance related to the specific size limitations on signage following public notice and a public hearing.

Background

West Bountiful's recently adopted cannabis ordinance, WBMC 17.62.030.3, restricts the size of signs for Medical Cannabis Pharmacies to 4 ft. X 5 ft. For other businesses within the C-H zone, code allows wall signs to be up to 15% of aggregate area of building elevation on which the signs are installed.

The city's medical cannabis code was modeled after state code; however, state code removed this specific size restriction in March 2020.

Request

WholesomeCo has proposed two signs: one 3-sided rectangular cube measuring 16 ft. by 4 ft. (total 188 sq.ft.) on the freeway side of the Carr building with sign face displayed on the south, west and north sides, and another sign is proposed to go over the front entrance of the business. Both signs comply with the general provisions of West Bountiful's sign ordinance, but do not comply with the size restrictions specific to medical cannabis pharmacies.

WholesomeCo has submitted the attached application for a text change and includes their justification for their request. Perhaps their primary argument for removing the restriction is the claim that the legislature struck the statewide restriction "to provide for an equitable and fair approach to signage that is consistent with other similarly situated commercial establishments."

The proposed change to WBMC 17.62.030 is reflected below:

17.62.030 Medical Cannabis Pharmacies

2. Advertising. A medical cannabis pharmacy may not advertise in any medium, except as provided in this section.
 - a. A medical cannabis pharmacy may use signage on the outside of the medical cannabis pharmacy that includes only:
 - i. the medical cannabis pharmacy's name and hours of operation; and
 - ii. a green cross; and
 - iii. ~~does not exceed four feet by five feet in size; and~~
 - iv. complies with city signage regulations.

Staff Analysis

Staff notes that beyond the size restriction, state code and city code both have other signage restrictions specific to medical cannabis pharmacies that differentiate them from other commercial establishments, such as the state prohibition that limits what can be on the sign, and the city requirement that the exterior façade of the building avoid drawing attention. Staff also interprets both state and city regulations to limit the content of signage to only the business name and a green cross – no cannabis logo.

Staff recommends that the planning commission evaluate this request using the legislative discretion and standards laid out in state code for enacting land use regulations, to:

- a) provide for health, safety, and welfare;
- b) promote prosperity;
- c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d) protect the tax base;
- e) secure economy in governmental expenditures;
- f) foster the state's agricultural and other industries;
- g) protect both urban and nonurban development;
- h) protect and ensure access to sunlight for solar energy devices;
- i) provide fundamental fairness in land use regulation;
- j) facilitate orderly growth and allow growth in a variety of housing types; and
- k) protect property values.

Possible Motions:

Recommend city council:

1. Approve the request to strike the size restriction from WBMC 17.62.030 – provide reasons.
2. Deny the request to strike the size restriction from WBMC 17.62.030 – provide reasons.

MEMORANDUM



TO: Planning Commission

DATE: September 3, 2020

FROM: Cathy Brightwell

RE: Conditional Use Application for Chickens & Ducks – 316 N 750 West

Jonathan and Kaitlin Sowards, currently have 5 ducks and 5 chickens on their property at 316 N 750 West, which consists of .41 acres. Chickens and ducks are 4 points each, so they currently qualify for 10 chickens.

The Soward's have applied for a Conditional Use Permit to decrease the number of points for each small animal from 4 points to 2 points pursuant to WBMC 17.24.080 (attached) so they can have an additional 5 ducks and 5 chickens. With the larger number of fowl, they will expand their current coop and duck house from 8' x 8' to 16' x 8' as shown on the attached diagram. This animal shelter is located 6 ft from the property line which meets the setback requirements. If the animals happen to escape the run, the back yard is fully enclosed with a 6' fence which will prevent them from escaping the property.

Adjacent neighbors have been contacted and none object to the request.

WBMC 17.24.080 A.2. authorizes the Planning Commission to decrease the number of points for small animals from 4 points to 2 points each subject to approval of a conditional use permit. Additionally, WBMC 17.60.090.A. Conditional Use – Farm Animals, states that any conditional use permit allowing increased density of farm animals on a property shall expire upon sale of the property.

Staff does not object to the request subject to the conditions listed below. In addition, the Planning Commission must consider the following findings prior to approving the conditional use:

1. 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;
2. 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;
3. The proposed use and/or accompanying improvements will not inordinately impact schools, utilities, and streets;
4. The proposed use will provide for 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;
5. The proposed use will comply with the regulations and conditions specified in the land use ordinance for such use;

6. The proposed use will conform to the intent of the city's general plan; and
7. The 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.

Proposed Conditions:

1. This Conditional Use Permit will expire upon sale of the property.
2. Chicken coop/run will be located a minimum of 6 feet from any property line or dwelling.
3. To protect the health, safety, and welfare of the animals and the public, animal waste debris, noise, odor, and drainage shall be kept in accordance with usual and customary health standards associated with chickens.
4. Failure to comply with these regulations will invalidate the Permit.



FARM ANIMAL CONDITIONAL USE PERMIT APPLICATION

West Bountiful City
550 N 800 W
West Bountiful, UT 84087
Phone: (801) 292-4486
www.WBCity.org

DATE OF APPLICATION 9-1-2020

APPLICANT NAME: Jonathan and Kaitlin Sowards

PROPERTY ADDRESS: 316 N 750 W

PRIMARY PHONE: 801-882-8312 E-MAIL: kaitlinsowards@gmail.com

PARCEL NUMBER: 063200002 ZONE: 0057 SIZE OF PROPERTY (owned): 41 (leased): _____

CURRENT POINTS ALLOWED: 40 CURRENT POINTS USED: 40

Please provide the following information.

1. Attach a diagram of your property indicating dwellings, fences and enclosures, and outbuildings.
2. Describe the number and types of animals currently kept on the above property.
Currently we have 5 Ducks and 5 Chickens.
3. For what additional animals are you requesting approval?
An additional 5 Ducks and 5 Chickens.
4. How will you house the additional animals?
In a run 8'x8' to be expanded to 16'x8' and current coop and duck house.
5. How will you ensure containment?
In a run most of the day. The varieties of birds we have are non-flying, and a in a fully fenced yard.
6. How will you protect adjoining fences, vegetation and personal property on or near the property line?
The run is over 6' all fence and property lines. They will not have any access to vegetation other than where we allow them in our yard.

I hereby apply for a Conditional Use Permit in accordance with the provisions of Title 17, West Bountiful Municipal Code. I understand that to protect the health, safety and welfare of the animals and the public, the City requires animal waste, debris, noise, odor, and drainage to be kept in accordance with usual and customary health standards associated with the type of animal(s). I understand that I am authorizing the City to inspect my property as needed. I understand that the information on this application may be made available to the public upon request.

I certify that the above information is true and correct to the best of my knowledge.

Date: 9-1-2020

Applicant Signature: Jon Sowards

FOR OFFICIAL USE ONLY

Application Received date: _____

Heard by Planning Commission date: _____

Application Fee Received date: _____

Neighbor Notification: _____



COOP 4'x6'

RUN 8'x8'

17.24.080 Farm Animal Regulations

A. Farm animals may be kept on properties according to the following requirements:

1. For each acre, a parcel, or adjacent properties, whether owned or leased, shall be eligible to contain or house farm animals rating one hundred (100) points or prorated for any part thereof.
 - a. Large animals such as horses, ponies, donkeys, mules, llamas and cows require a minimum area of .40 acres: Forty (40) points each.
 - b. Medium animals such as sheep and goats, and other animals of similar size: Twenty (20) points each.
 - c. **Small animals such as ducks, chickens, geese, rabbits and turkeys: Four (4) points each.**
 - d. Pigs, provided that pens are located at least two hundred (200) feet from neighboring dwellings: Forty (40) points each.
 - e. Miniature or pygmy farm animals will have one-half the points of the normal sized species.
2. The points listed in Subsection A.1 above may be decreased for large, medium and small animals subject to approval of a conditional use permit by the planning commission pursuant to Chapter 17.60 of the West Bountiful Municipal Code and the provisions below.
 - a. The minimum points allowed shall be twenty-five (25) for each large animal, ten (10) for each medium animal, and **two (2) for each small animal.**
 - b. Neighbors adjoining the applicant's property for which the conditional use permit is requested will be notified by city staff at least five (5) days prior to the public meeting. Such notification will include the name and address of the applicant, the specific reason for the application, and the date, time and location of the planning commission meeting at which the application will be discussed.
3. Dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s).
4. Adopted dependent offspring, up to nine (9) months of age, shall not be counted in determining the total number of animals on the parcel(s), subject to approval of a conditional use permit as outlined in Subsection A.2. above. Such conditional use permit shall be valid for no longer than nine months, as determined by the planning commission.
5. Honeybees, pursuant to the requirements of Title 4, Chapter 11 of the Utah Code.

- B. For multiple properties to be eligible for combined point calculation under Subsection A, the following criteria must be met:
1. The properties shall be owned or leased by the same person or entity.
 2. All properties used for the combined point calculation must be contiguous.
 3. If one or more properties are leased:
 - a. The lease must be in writing and signed by both parties.
 - b. The leased property, in its totality, must be used in some meaningful way by lessee in the keeping of farm animals.
- C. All animals, except bees, must be kept in an area enclosed by a fence or structure sufficient to prevent escape.
- D. Setbacks for all structures shall meet applicable zoning requirements for each parcel, as well as the following requirements, as applicable
1. No animal shelter, including pens, coops, and beehives, may be located less than six (6) feet from any property line or dwelling.
 2. Barns, stables, corrals, or similar structures used to house medium and large animals may not be located less than seventy-five (75) feet from any neighboring dwelling.
 3. An apiary, housing colonies of bees, must be at least six (6) inches above the ground and, if located less than fifteen (15) feet from a property line, a solid six (6) foot vertical barrier running along or near the property line and extending at least four (4) feet beyond the apiary in each direction is required.
- E. To protect the health, safety and welfare of the animals and the public, animal waste, debris, noise, odor, and drainage shall be kept in accordance with usual and customary health standards associated with that type of animal.
- F. Failure to comply with any portion of this section shall invalidate any use specified in this section and shall subject the owner to penalties and/or fines as specified elsewhere in this title.

HISTORY

Adopted by Ord. 374-15 on 11/18/2015

DOUGLAS COONS CONSTRUCTION LLC
DOUGLAS COONS, GENERAL CONTRACTOR
673 WEST 2300 NORTH
WEST BOUNTIFUL, UT 84087
Northslope3871@hotmail.com

September 1, 2020

Planning & Zoning
550 North 800 West
West Bountiful, UT 84087

Re: Property at 582 W. 1000 N., West Bountiful, UT 84087

Dear Planning & Zoning:

I have recently purchased the property at 582 West 1000 North, West Bountiful which includes three separate parcels of property.

Parcel 1, includes the land east of 550 North.

Parcel 2, is a piece of property that the Deppe's purchased some years ago. That property is west of the home and qualifies for a building lot.

Parcel 3, is the property with the existing home and garage on it.

One of my options for this property is to either rent the home out for a period of time, or resell the home and build residential homes on the other properties.

I am aware of West Bountiful City's concerns of the property and their efforts to immediately move forward to complete the development of those properties to resolve safety issues and concerns of the West Bountiful residents.

A second option for this property that would address the concerns of our city would be to tear down the existing structures. In order to make it financially feasible for me to tear down the home and garage, remove and haul off the fences, trees and shrubbery, etc., to create enough visibility to make the corner safe, I would need to do five building lots on the property as shown by the drawings.

Since the current zoning will not allow for five building lots I request the following.

1. A new zone to be added to deal with smaller left over or odd shaped tracts of land,
or

2. The current PUD ten acre minimum requirement to be changed to apply to smaller tracts of land under certain circumstances.

If such changes could be made it would make it possible to apply the same standards to this smaller piece of property as have already been applied to larger tracts of land in our city and would apply to this land as follows

1. The area of one of the lots would be less than the required 10,000 sq. ft.
2. Three of the lots would have a 70 foot frontage rather than the 85 foot frontage.

I feel that some minor changes would give the Planning and Zoning Committee additional flexibility to deal with certain odd and leftover pieces of property in our city which would result in solving safety issues now instead of years down the road, and would further enhance, update, and beautify our city.

I appreciate the opportunity working with West Bountiful City's staff and to submit ideas to our Planning and Zoning Committee and welcome any additional ideas concerning this property.

Sincerely,

Douglas Coons, General Contractor

See attachments

cc: Cathy Brightwell



1, JEREMIAH R. CLINNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

THE PURPOSE OF THE SURVEY WAS TO ADJUST AND MARK THE PROPERTY CORNERS BETWEEN THE PARCELS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE STREET MONUMENTS IN 1000 NORTH STREET, AS SHOWN ON RECORD BEARINGS AND DISTANCES ARE TAKEN FROM THE "WEST BOUNTIFUL CITY STREET INTERSECTION MONUMENT SYSTEM" PLAT ("WBISM") PREPARED FOR THE CITY BY HILL, JAMISON AND ASSOCIATES (HJA). IN 1995, THIS SURVEY TIES TO THE SECTION CORNER MONUMENTS FROM THE ROAD INTERSECTION MONUMENTS AND USES A DAVIS COUNTY SURVEYOR'S BASES OF BEARINGS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13. FROM THERE, THE SECTION LINE BEARINGS VARY FROM THE PUBLISHED DAVIS COUNTY SURVEYOR'S BASES BASED ON GPS AND GROUND MEASUREMENTS.

WE ALSO RETRACED TWO ADDITIONAL SURVEYS ON THESE PARCELS, BOTH PERFORMED BY HJA IN 1996 (SURVEY #2161) AND IN 1998 (SURVEY #3005). THE FORMER APPEARS TO USE THE DAVIS COUNTY BEARING ALONG THE NORTH LINE OF SECTION 24, AND THE LATTER USES THE WABMS BEARING ALONG THE SAME LINE. FOR THIS SURVEY, WE USE THE WABMS BEARING BECAUSE IT REPRESENTS THE SECTION LINE BEARING WHEN USING THE 1000-NORTH-STREET MONUMENTS FOR THE BASIS. THIS SERIES OF PARCELS ALONG 1000 NORTH STREET SUFFER FROM DEED GAPS. THE SURVEYED PARCEL IS NO EXCEPTION. OCCUPATION LINES AND RECORD SURVEYS APPEAR TO BE THE BEST EVIDENCE OF BOUNDARIES.

THUS, THE NORTH LINE OF THE SURVEYED PARCELS IS BOUNDED BY THE EASTLAND SUBDIVISION (ENTRY #1291604, DAVIS COUNTY RECORDER), WHICH FOLLOWS THE SECTION LINE. THE EAST AND SOUTH LINES OF THE PARCELS ARE BOUNDED BY 1000 NORTH AND 550 WEST STREETS, AS SHOWN ON THE WSBMS PLAT. THE WEST LINE ON THE WHOLE PARCEL WAS DETERMINED USING OCCUPATION AND USE LINES IN THE AREA. THIS IS THE SAME SOLUTION SHOWING ON THE 1996 HJA SURVEY, WHICH SHOWS THE OCCUPATION AND USE LINE AS THE BOUNDARY LINE (DESCRIBED THEREON AS THE "QUIT CLAIM AREA").

TAX PARCEL #06-014-0106
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2778592 IN BOOK 4301 AT PAGE 186, DAVIS COUNTY
RECORDER.

BEGINNING 791.99 FEET WEST AND 10 RODS NORTH FROM SOUTHEAST CORNER LOT 1, BLOCK 14, NMC PLAT. SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 10 RODS, THENCE WEST 72.5 FEET TO A POINT 52 RODS 6.5 FEET WEST FROM SOUTHEAST CORNER LOT 1; THENCE NORTH 10 RODS, THENCE EAST 72.5 FEET TO POINT OF BEGINNING.

TAX PARCEL #06-014-0050
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2278590 IN BOOK 4301 AT PAGE 184, DAVIS COUNTY
RECORDER.

COMMENCING 51.55 RODS WEST FROM THE NORTHEAST CORNER OF SECTION 24, (IN BLOCK 14) IN TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, (NORTH MILL CREEK PLAT), RUNNING THENCE WEST 5.33 RODS, THENCE SOUTH 10 RODS TO THE NORTH LINE OF A FOUR ROD STREET RUNNING EAST AND WEST, THENCE EAST 5.33 RODS ALONG THE NORTH LINE OF SAID STREET, THENCE NORTH 10 RODS TO THE POINT OF COMMENCEMENT.

TAX PARCEL #06-014-0129
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2278589 IN BOOK 4301 AT PAGE 183, DAVIS COUNTY
RECORDER.

PARCEL WEST OF ROAD, BEGINNING AT POINT WHICH IS SOUTH 89°47'36" WEST 847.73 FEET ALONG THE SECTION LINE TO THE WEST LINE OF S50 WEST STREET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASIN AND MERIDIAN; AND RUNNING THENCE SOUTH 15°25'26" WEST 121.97 FEET ALONG THE WEST LINE OF S50 WEST STREET; THENCE NORTH 00°12'24" WEST 117.46 FEET; THENCE NORTH 89°47'36" EAST 32.86 FEET TO THE POINT OF BEGINNING.

WEST PARCEL
BEGINNING AT A POINT ON THE SOUTH LINE OF THE EASTLAND SUBDIVISION THAT IS SOUTH 89°47'36" WEST
ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°09'49" EAST
103.35 FEET; THENCE SOUTH 11°26'41" EAST 64.22 FEET TO THE NORTH LINE OF 1000 NORTH STREET;
THENCE SOUTH 89°50'22" WEST 93.00 FEET ALONG SAID NORTH LINE TO A POINT THAT IS
SOUTH 89°58'22" WEST 43.38 FEET ALONG THE CENTER LINE AND NORTH 00°41'00" WEST 33.00 FEET FROM
THE CORNER THAT AT THE INTERSECTION OF 1000 NORTH AND 600 WEST STREETS; THENCE
NORTH 00°14'09" EAST 166.26 FEET TO SAID SOUTH LINE OF EASTLAND SUBDIVISION AND TO THE SECTION
LINE; THENCE NORTH 89°47'36" EAST 79.28 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE POINT
OF BEGINNING.

CONTAINS 0.314 ACRES

EAST PACEWAY (REMAINDER, INCLUDING TAX PARCEL 560-014-0121)
 BEGINNING AT A POINT ON THE SOUTH LINE OF THE EASTLAND SUBDIVISION THAT IS SOUTH 89°47'36" WEST
 ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1
 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 89°47'36" EAST
 125.26 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE WEST LINE OF 550 WEST STREET;
 THENCE SOUTH 15°25'35" WEST 172.78 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF 1100 NORTH
 STREET AND A POINT THAT IS SOUTH 89°50'22" WEST 16.75 FEET ALONG THE CENTERLINE AND
 NORTH 00°09'38" WEST 33.08 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 NORTH AND 550
 WEST STREETS, THENCE NORTH 11°41'41" WEST 66.15 FEET ALONG SAID WEST LINE TO THE
 THENCE NORTH 11°41'41" WEST 64.22 FEET, THENCE NORTH 00°09'49" WEST 103.35 FEET TO SAID SOUTH
 LINE OF EASTLAND SUBDIVISION AND TO THE SECTION LINE AND TO THE POINT OF BEGINNING.

CONTAINS 2.381 ACRES



Mr. David Scott
 10001 Sun Ranch
 SMC
 (714) 442-4300
 Mr. J. J.
 10001 Sun Ranch

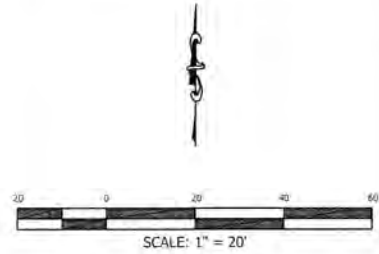
KEVIN & JOYLYN DEPPE

582 WEST 1000 NORTH STREET
TAX PARCELS 006-014-0050, 006-014-0106, 006-014-0129
LOCATED IN THE SE 1/4 OF SEC. 13 & THE NE 1/4 OF SEC. 24, T.2N., R.1W., S.1E.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTH

REF. #	COMMENT	REVISION DATE
REF. 1:		DATE
REF. 2:		DATE
REF. 3:		DATE
REF. 4:		DATE
REF. 5:		DATE
REF. 6:		DATE
REF. 7:		DATE
REF. 8:		DATE

DRAWN:	DEW 03-02-20
APPROVED:	JRC 03-02-20
PROJECT #:	1612001

C201
BOUNDARY SURVEY



LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
ROAD CENTERLINE	_____
SECTION LINE	_____
TIE TO MONUMENT	_____
DEED LINE	_____
RECORD CALLS ()	
SET 5/8" REBAR WITH "ENTELLUS" CAP, AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR ACCORDING TO THE LAWS OF THE STATE OF UTAH, DO CERTIFY THAT I HAVE SURVEYED THE PARCEL OF GROUND SHOWN HEREON ACCORDING TO UTAH STATE CODE 17-23-17.

NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO ADJUST AND MARK THE PROPERTY CORNERS BETWEEN THE PARCELS. THE BASIS OF BEARING WAS ESTABLISHED BETWEEN THE STREET MONUMENTS IN 1000 NORTH STREET, AS SHOWN. RECORD BEARINGS AND DISTANCES ARE TAKEN FROM THE "WEST BOUNTIFUL CITY STREET INTERSECTION MONUMENT SYSTEM" PLAT (WBSIMS) PREPARED FOR THE CITY BY HILL, JAMISON AND ASSOCIATES (HJA) IN 1995. THIS SURVEY TIES TO THE SECTION CORNER MONUMENTS FROM THE ROAD INTERSECTION MONUMENTS AND USES A DAVIS COUNTY SURVEYOR'S BASIS OF BEARINGS ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 13. FROM THERE, THE SECTION LINE BEARINGS VARY FROM THE PUBLISHED DAVIS COUNTY SURVEYOR'S BASIS BASED ON GPS AND GROUND MEASUREMENTS.

WE ALSO RETRACED TWO ADDITIONAL SURVEYS ON THESE PARCELS, BOTH PERFORMED BY HJA IN 1996 (SURVEY #2161) AND IN 1998 (SURVEY #3005). THE FORMER APPEARS TO USE THE DAVIS COUNTY BEARING ALONG THE NORTH LINE OF SECTION 24, AND THE LATTER USES THE WBSIMS BEARING ALONG THE SAME LINE. FOR THIS SURVEY, WE USE THE WBSIMS BEARING BECAUSE IT REPRESENTS THE SECTION LINE BEARING WHEN USING THE 1000-NORTH-STREET MONUMENTS FOR THE BASIS. THIS SERIES OF PARCELS ALONG 1000 NORTH STREET SUFFER FROM DEED GAPS. THE SURVEYED PARCEL IS NO EXCEPTION. OCCUPATION LINES AND RECORD SURVEYS APPEAR TO BE THE BEST EVIDENCE OF BOUNDARIES.

THUS, THE NORTH LINE OF THE SURVEYED PARCELS IS BOUNDED BY THE EASTLAND SUBDIVISION (ENTRY #1291609, DAVIS COUNTY RECORDER), WHICH FOLLOWS THE SECTION LINE. THE EAST AND SOUTH LINES OF THE PARCELS ARE BOUNDED BY 1000 NORTH AND 550 WEST STREETS, AS SHOWN ON THE WBSIMS PLAT. THE WEST LINE ON THE WHOLE PARCEL WAS DETERMINED USING OCCUPATION AND USE LINES IN THE AREA. THIS IS THE SAME SOLUTION SHOWING ON THE 1996 HJA SURVEY, WHICH SHOWS THE OCCUPATION AND USE LINE AS THE BOUNDARY LINE (DESCRIBED THEREON AS THE "QUIT CLAIM AREA").

1470 South 600 West
Woods Cross, UT 84010
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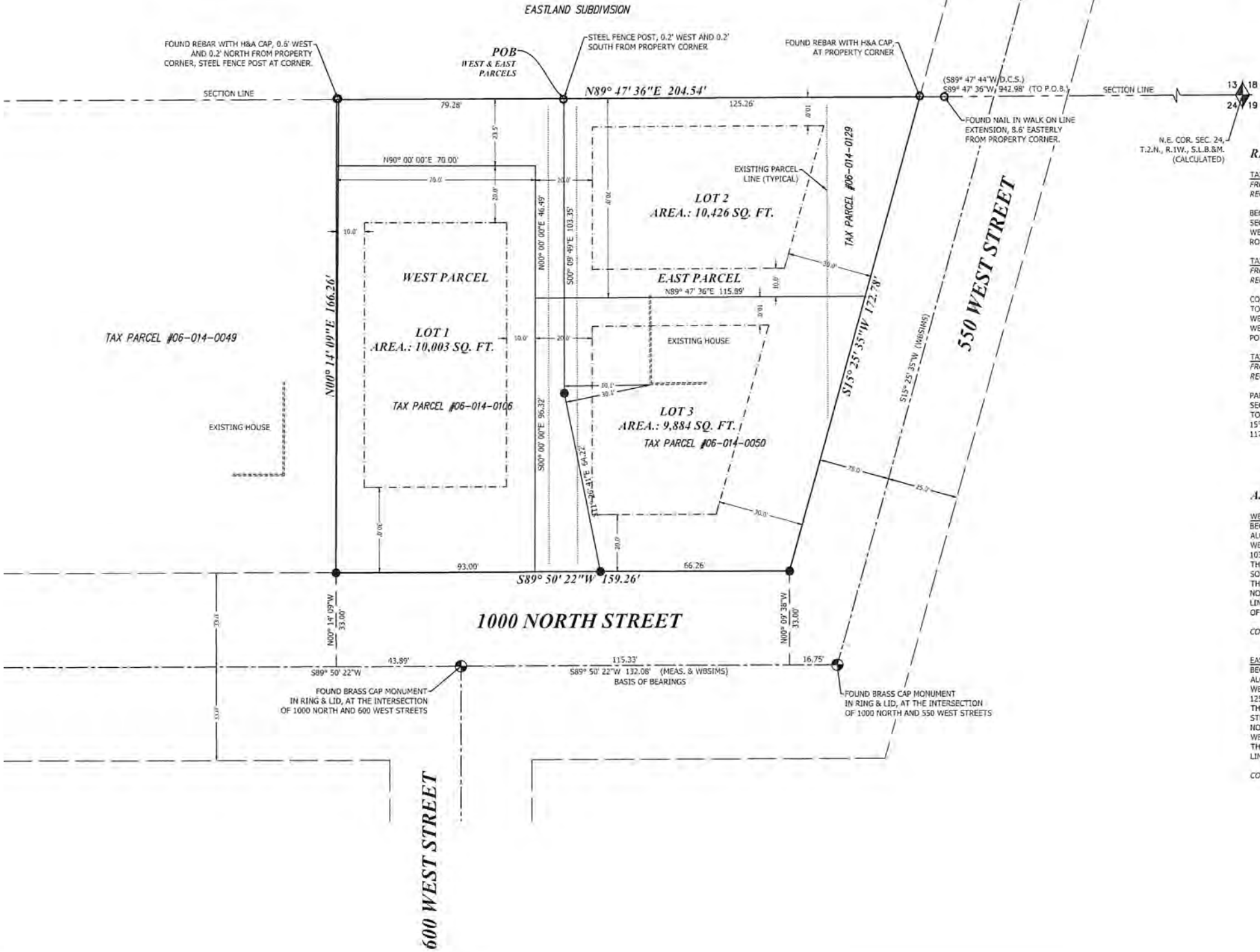
Client: KEVIN DEPPE
Contact: -
Phone #: 801.833.4835
Address: -
Email: -

KEVIN & JOYLYN DEPPE

582 WEST 1000 NORTH STREET
TAX PARCELS #06-014-0050, #06-014-0106, #06-014-0129
LOCATED IN THE SE 1/4 OF SEC. 13 & THE NE 1/4 OF SEC. 24, T.2N., R.1W., S.L.B.&M.
WEST BOUNTIFUL CITY, DAVIS COUNTY, UTAH

REV #	DATE	REVISION	DATE
REV 1	DATE	REVISION	DATE
REV 2	DATE	REVISION	DATE
REV 3	DATE	REVISION	DATE
REV 4	DATE	REVISION	DATE
REV 5	DATE	REVISION	DATE
REV 6	DATE	REVISION	DATE
REV 7	DATE	REVISION	DATE
REV 8	DATE	REVISION	DATE

DRWN: DEW 03/02/20
APPROVED: JRC 03/02/20
PROJECT #: 1612001
1612001.dwg
C201
BOUNDARY SURVEY



RECORD DESCRIPTIONS

TAX PARCEL #06-014-0106
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2278592 IN BOOK 4301 AT PAGE 186, DAVIS COUNTY RECORDER.

BEGINNING 791.99 FEET WEST AND 10 RODS NORTH FROM SOUTHEAST CORNER LOT 1, BLOCK 14, NMC PLAT, SECTION 13, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN; THENCE SOUTH 10 RODS, THENCE WEST 72.5 FEET TO A POINT 52 RODS 6.5 FEET WEST FROM SOUTHEAST CORNER LOT 1; THENCE NORTH 10 RODS, THENCE EAST 72.5 FEET TO POINT OF BEGINNING.

TAX PARCEL #06-014-0050
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2278590 IN BOOK 4301 AT PAGE 184, DAVIS COUNTY RECORDER.

COMMENCING 51.55 RODS WEST FROM THE NORTHEAST CORNER OF SECTION 24, (IN BLOCK 14) IN TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE MERIDIAN, (NORTH MILL CREEK PLAT), RUNNING THENCE WEST 5.33 RODS; THENCE SOUTH 10 RODS TO THE NORTH LINE OF A FOUR ROD STREET RUNNING EAST AND WEST; THENCE EAST 5.33 RODS ALONG THE NORTH LINE OF SAID STREET; THENCE NORTH 10 RODS TO THE POINT OF COMMENCEMENT.

TAX PARCEL #06-014-0129
FROM A QUIT-CLAIM DEED, RECORDED AS ENTRY #2278589 IN BOOK 4301 AT PAGE 183, DAVIS COUNTY RECORDER.

PARCEL WEST OF ROAD; BEGINNING AT POINT WHICH IS SOUTH 89°47'36" WEST 817.73 FEET ALONG THE SECTION LINE TO THE WEST LINE OF 550 WEST STREET FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 15°25'26" WEST 121.97 FEET ALONG THE WEST LINE OF 550 WEST STREET; THENCE NORTH 00°12'24" EAST 117.46 FEET; THENCE NORTH 89°47'36" EAST 32.86 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED DESCRIPTIONS

WEST PARCEL
BEGINNING AT A POINT ON THE SOUTH LINE OF THE EASTLAND SUBDIVISION THAT IS SOUTH 89°47'36" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE SOUTH 00°09'49" EAST 103.35 FEET; THENCE SOUTH 11°26'41" EAST 64.22 FEET TO THE NORTH LINE OF 1000 NORTH STREET; THENCE SOUTH 89°50'22" WEST 93.00 FEET ALONG SAID NORTH LINE TO A POINT THAT IS SOUTH 89°50'22" WEST 43.89 FEET ALONG THE CENTERLINE AND NORTH 00°14'09" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 NORTH AND 600 WEST STREETS; THENCE NORTH 00°14'09" EAST 166.26 FEET TO SAID SOUTH LINE OF EASTLAND SUBDIVISION AND TO THE SECTION LINE; THENCE NORTH 89°47'36" EAST 79.28 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE POINT OF BEGINNING.

CONTAINS 0.314 ACRES

EAST PARCEL (REMAINDER, INCLUDING TAX PARCEL #06-014-0129)
BEGINNING AT A POINT ON THE SOUTH LINE OF THE EASTLAND SUBDIVISION THAT IS SOUTH 89°47'36" WEST ALONG THE SECTION LINE FROM THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 89°47'36" EAST 125.26 FEET ALONG SAID SOUTH LINE AND SECTION LINE TO THE WEST LINE OF 550 WEST STREET; THENCE SOUTH 15°25'35" WEST 172.78 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF 1100 NORTH STREET AND A POINT THAT IS SOUTH 89°50'22" WEST 16.75 FEET ALONG THE CENTERLINE AND NORTH 00°09'38" WEST 33.00 FEET FROM THE MONUMENT AT THE INTERSECTION OF 1000 NORTH AND 550 WEST STREETS; THENCE SOUTH 89°50'22" WEST 66.26 FEET ALONG SAID NORTH LINE; THENCE NORTH 11°25'11" WEST 64.22 FEET; THENCE NORTH 00°09'49" WEST 103.35 FEET TO SAID SOUTH LINE OF EASTLAND SUBDIVISION AND TO THE SECTION LINE AND TO THE POINT OF BEGINNING.

CONTAINS 0.381 ACRES



**West Bountiful City
Planning Commission Meeting**

August 25, 2020

PENDING – NOT APPROVED

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 August 21, 2020 per state statutory requirement.

Minutes of the Planning Commission meeting of West Bountiful City held on Tuesday, August 25, 2020 at West Bountiful City Hall, Davis County, Utah.

Those in Attendance:

Due to the Coronavirus outbreak this meeting was held by teleconference measures using Zoom.

MEMBERS ATTENDING: *All attending via Zoom:* Chairman Denis Hopkinson, Vice Chairman Alan Malan, Mike Cottle, Dee Vest, Corey Sweat, Laura Charchenko and Council member Kelly Enquist.

STAFF ATTENDING: Kris Nilsen (City Engineer), Cathy Brightwell (Recorder) in house and Debbie McKean (Secretary) and Steve Doxey (Legal) via Zoom.

VISITORS: Alex Iorg, DJ Schanz, Mike McCabe, Trent Williams via Zoom.

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

1. *Accept Agenda*****

Chairman Denis Hopkinson reviewed and discussed the agenda. Mike Cottle moved to approve the agenda as presented. Alan Malan seconded the motion. Voting was unanimous in favor among all members present.

2. **Request by WholesomeCo Cannabis for Text change to WBMC 17.62.030.3 Regarding Medical Cannabis Pharmacy Signage Restrictions**

Commissioner packets included a memorandum dated August 21, 2020 from Staff regarding medical cannabis pharmacy signage restrictions with an attached application for rezone/text change, a copy of state regulations, examples of proposed signs, and a site plan/map.

Cathy Brightwell explained WholesomeCo has requested a text change to the city's medical cannabis ordinance related to the specific size limitations on signage and gave the following background information:

West Bountiful's recently adopted cannabis ordinance, WBMC 17.62.030.3, restricts the size of signs for Medical Cannabis Pharmacies to 4 ft. X 5 ft. For other businesses within the C-H zone, code allows wall signs to be up to 15% of aggregate area of building elevation on which the signs are installed. The city's

medical cannabis code was modeled after state code; however, state code removed this specific size restriction in March 2020.

Ms. Brightwell described the request of WholesomeCo to have two signs: one 3-sided rectangular cube measuring 16 ft. by 4 ft. (total 188 sq. ft.) on the freeway side of the Carr building with sign face displayed on the south, west and north sides and another sign proposed to go over the front entrance of the business. Both signs comply with the general provisions of West Bountiful's sign ordinance but do not comply with the size restrictions specific to medical cannabis pharmacies. She noted that notwithstanding the size restrictions, the applicant will have to modify the proposed signage to ensure that it contains only the business name and a green cross – no company logo).

WholesomeCo provided justification for their request. Their primary argument for removing the restriction is that the legislature struck the statewide restriction "to provide for an equitable and fair approach to signage that is consistent with other similarly situated commercial establishments."

Staff believes that beyond the size restriction, state code and city code both have other signage restrictions specific to medical cannabis pharmacies that differentiate them from other commercial establishments, such as the state prohibition that limits what can be on the sign, and the city requirement that the exterior façade of the building avoid drawing attention.

Staff recommended that the Planning Commission evaluate this request using the legislative discretion and standards laid out in state code for enacting land use regulations, to:

- a) provide for health, safety, and welfare;
- b) promote -prosperity;
- c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- d) protect the tax base;
- e) secure economy in governmental expenditures;
- f) foster the state's agricultural and other industries;
- g) protect both urban and non-urban development;
- h) protect and ensure access to sunlight for solar energy devices;
- i) provide fundamental fairness in land use regulation;
- j) facilitate orderly growth and allow growth in a variety of housing types; and
- k) protect property values.

Chairman Hopkinson invited Alex Iorg, representing WholesomeCo, to share his understanding of the code. Mr. Iorg noted that due to other restrictions on advertising their signage is the only way they have to advertise and they need the extra size to have people be aware of where they are, especially from the freeway. He added they are just asking to have the city match the revised State Code. They made their signs according to the State Code and he does not feel the signs will be disruptive to the City in any way.

DJ Schanz shared his appreciation for West Bountiful and again invited them to tour the site to see what it is all about. He noted that this is a medical dispensing pharmacy and would like to be treated as other pharmacies. They intend to be good neighbors and fit into the community with respect to their neighbors.

Cathy Brightwell noted that the freeway sign and front door sign have the Cannabis Logo which is not allowed as part of city or state code. DJ will contact the Department of Health to get clarification regarding logo restrictions. He noted that other dispensaries in the state are allowing the cannabis logo. Based on the language, Staff's interpretation is that is out of compliance and needs to be replaced with green cross.

Commissioner's were asked to share their thoughts, and all were supportive of the proposed change regarding size but were not sure about the argument that logo should be allowed. They asked for further study on the issue.

Steve Doxey reviewed the legislative history and believes the City can have more restrictive language in their code if they want.

Chairman Hopkinson commented on the state's striking of the size restriction and noted that if the commissioners feel the signage regulations are appropriate, we can recommend to the City Council to keep the restriction in place. He pointed out that everyone recognizes the green cross and the cannabis logo and know what it stands for. He believes it is important to consider the impact to the neighboring businesses regarding what signage is allowed. Chairman Hopkinson referred to the list of items Staff put in their memorandum to consider including impacts to the businesses that surround them.

A public hearing will be scheduled for the next meeting on September 8 as required for a zoning text change.

Corey Sweat suggested Staff to reach out to the surrounding businesses to see what their feelings are regarding signage before the public hearing. Councilmember Enquist stated that public notice should be provided as required by law to the adjacent property owners but does not think it is fair for Staff to personally contact the individual businesses. Commission concurred. Cathy added that notice will also be provided in the newspaper and on the website.

Chairman Hopkinson asked staff to move forward with the suggested changes to present at the next meeting and public hearing.

3. Discuss Woodhaven Mobile Home Park Expansion Proposal Including Site Plan, Development Agreement and WBMC 17.72 Mobile Home Parks and Mobile Home Subdivisions.

Commissioner packets included a memorandum dated August 21, 2020 from Kris Nilsen, Cathy Brightwell, and Steve Doxey regarding the Woodhaven Mobile Home Park Expansion with a copy of the site plan and development agreement proposal.

The new owners of Woodhaven mobile home park are proposing to expand the existing property consisting of 7.46 acres by eight lots/spaces (from 44 to 52).

Kris Nilsen introduced the findings and recommendations from Staff. He noted that they need to address more specific things than are in our current code and reviewed the following recommendations following their review of the proposed site plan, lighting plan, draft Development Agreement, and draft ordinance:

1. Recommend the City receive a copy of the ALTA survey for our records.
2. Recommend a copy of UDOT consent/approval be provided for city records.
3. Recommend a copy of Fire Marshal consent/approval be provided for city records.

Because the site drawings will be part of a development agreement, Staff recommended the following drawings be provided, and offered the following comments (Site Plan, Utility Plan, Grading and Drainage Plan, Lighting Plan and Landscape Plan). The following is their recommendation to the Planning Commission for consideration and review:

Site Plan

4. Recommend the typical site layout be called a standard site layout and include the following: minimum dimensions for the distance between adjacent structures (identify if existing structure is adjacent), site depth, site width, carport depth, carport width, interior front site line setback. Also include the following maximum dimensions for site depth, site width, home depth, home width, carport depth and carport width.
5. Sheet 2 shows existing site 40 will require the trailer to be relocated to south side of site 40. The trailer on the adjacent site 41 is on the north side of site 41, so the two trailers will be nearest to the shared site line. Recommend the site plan label the spacing between these two adjacent trailers as per fire marshal requirements for adjacent trailers.
6. Recommend the site plan identify and label all existing features that are to be removed, such as structures, utilities, irrigation, meters, signs, buildings, valves, hydrants, fence, drive approaches, curb, sidewalk, etc.
7. Recommend site plan show location, size, type or material of all existing utility lines, stubs, laterals, connections, meters, etc., for the entire existing park area.
8. Recommend the site plan include the area to be security storage. Site plan shall show security storage location, access, circulation, security fencing, parking, etc., as planned. Recommend at least one parking stall/spot be provided for the security area
9. Recommend the site plan include the area(s) to be park common area. Site plan shall show park common area location, amenities, access, parking (if any), fencing (if any) etc., as planned.
10. Recommend the site plan include the area for the proposed park Mailbox site. Site plan shall show mailbox location, access, circulation, fencing (if any), parking, etc., as planned.
11. Recommend the site plan show proposed vehicle staking or parking at the new mailbox location so that vehicles collecting mail will not block through traffic. Recommend at least one parking stall/spot be provided for the mailbox area.

Utility Plan

12. Recommend utility plan show location, size, type or material of all planned utility lines, stubs, laterals, connections, meters, valves, etc., for the new expansion area and also where applicable for the entire existing park.

Grading and Drainage Plan

13. Indicate the direction and path of the existing drainage of the entire existing park site area. Indicate the path of surface drainage and any know subsurface flow, inlets, pipes, etc.
14. Indicate the direction and path of the proposed drainage on the new expansion area of the park. Indicate the path of surface drainage and any planned subsurface flow, inlets, pipes, etc.

15. The drainage from proposed site 2, proposed site 3 and the landscape area on the frontage of 500 south is proposed to flow to the northwest, to the entrance road and then into Millcreek. Recommend the site plan show finished grade spot elevations or contours of the path the runoff from site 2, site 3 and the subject landscape area will take to get into proposed site 6 and then into to Millcreek. If any grading or drainage improvements are required, they should be part of the utility or demolition/ relocation construction.

Lighting Plan

16. Lighting design with 10 poles provides acceptable lighting along the entrance road.

Landscape Plan

17. Recommend the existing landscape area(s) (open, common, set aside, etc.) of the entire park be indicated on a landscape plan.
18. Recommend the areas of new landscape (open, common, set aside, etc.) with the proposed expansion be indicated on the landscape plan. Provide a landscape design of the new landscape area(s) for review by the planning commission.
19. Page 1, number 2, third sentence reads that no home or add-on shall be located closer than five (5) feet from the nearest portion of any other home or add-on. Recommend this be a minimum of ten (10) feet or as approved by Fire marshal/building inspector.
20. Page 1, number 3. Unless building code for manufactured/mobile homes is provided, recommend the Marlette Installation Manual be listed as a reference standard and city can use where applicable.
21. Page 1, 3.d., recommend adding a sentence that refers to the site plan, something like, except any grading and drainage improvements as shown on the Site Plan. I currently am requesting some additional final grade information be added to the Site Plan to verify storm water runoff from the proposed expansion area.
22. Page 1, 3.e., recommend adding an item (6) for UDOT requirements, such as to remove existing approach on 500 South (as that is what I currently understand will be required by UDOT).

Mike McCabe informed the Commission that he got a new email from the fire department and they will require a second exit because of the increase in homeowners being added. This maybe a deal breaker for them as it will be very difficult and costly to build a bridge over the canal. Chairman Hopkinson directed staff to work with the fire marshal and owners to consider options. They will review some possibilities and report back to the city. Crossing over the canal is cost prohibited. Mike will contact Holly Corp to see if there is a way to obtain a right of way on their property to the north for a relief zone. Further discussion took place regarding fire issues and possible solutions.

Mike McCabe gave a brief update regarding the status of the project. He noted that they met with UDOT and it appears UDOT is supportive of the plan.

There was discussion about Kris's requirements listed on page 9 of the development agreement and whether they pertain to the old units as well as the new ones. Kris responded that these items are intended for the new development.

Cathy Brightwell noted a public hearing was discussed for the next meeting but with the uncertainty of the project due to fire marshal issues asked if it should be postponed. Chairman Hopkinson asked her cancel the public hearing at this point.

4. Staff Report

Kris Nilsen

- 800 West - Will be meeting in the morning with MC Green and staff to set a schedule in place for the remaining work to be done. They are planning to pave this Saturday.
- This week the only access to the City Hall parking lot is through the school but they not allowed to park in the school parking area because they are reserved for teaching staff at this time.
- Alan Malan commended Kris on the information that he put together for Woodhaven; the detailed list of items was very helpful.
- In response to Chairman Hopkinson's inquiry, Kris reported on the low elevation of the school parking lot and noted there is a box that collects drainage in that area. It appears it was designed to handle all the surrounding drainage.
- Denis asked about the box that appeared to be abandoned by the City Hall entrance of the 800 West project. Kris reported it is being addressed and was shut down due to a gas line.
- Laura Charchenko asked about the road seal cost project and how many more roads are left to be done. She noted her frustration trying to maneuver through the city last week with all the sealing projects going on. Kris responded that they will be finishing up this week.

Cathy Brightwell

- Informed the Commission that their iPads are in and ready to be picked up.
- She asked how the commission would like the Woodhaven issues to be addressed. The rezone and ordinance changes should be separated from the expansion and development agreement issues.

5. Consider Meeting Minutes from August 11, 2020

Action Taken:

Alan Malan moved to approve of the minutes of the August 11, 2020 meeting as presented. Corey Sweat 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 8:44 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 September 8, 2020, by unanimous vote of all members present.

Cathy Brightwell – City Recorder